



📍 86 Sandwich Road, St Andrews

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Very easy to warm to, your St Andrews residence is full of relaxed homeliness. Cosy in winter and outdoorsy over summer, it delivers all-season comfort and enjoyment. A natural host, your sun-kissed home makes everyone feel welcome. It nestles in a leafy, private environment with restful garden outlooks. The conservatory attracts afternoon sun and is a delightful spot for your coffee break. Large windows in the lounge and master bedroom allow natural light to fill these spaces. Bedrooms are double size, supported by a fully equipped family bathroom. Your floorplan is topped off with a separate laundry and single garage. Your fully fenced section is complete with established fruit trees providing you with a sense of nature. Your snug nest lies in a neighbourly community footsteps from the river esplanade and cycle way in a much favoured location close to cafes, golf course, The Base and Chartwell mall. To view the property files, copy and paste the following link to your web browser:

<https://www.propertyfiles.co.nz/property/833300004>

**Floor size** 100 m<sup>2</sup>  
**Rates** \$3,001.00



**Richard Hartles**

☎ 07 838 3800  
📱 027 3693 001  
✉ richard.hartles@lugtons.co.nz  
🌐 <https://www.weisenchow.co.nz/>



**Hugo Hartles**

☎ 07 838 3800  
📱 020 4076 0475  
✉ hugo.hartles@lugtons.co.nz