



11 Saint Andrews Terrace, St Andrews

Gazing across scenic St Andrews golf course to the river beyond, this home is perfectly positioned for the views. Picturesque vistas provide an uplifting backdrop for everyday living and entertaining. Generous glazing in the lounge and master bedroom frame the restful panorama. The balcony also basks in the landscape. It is very tempting to while away the time absorbing the sun and scenery. Built in the 1950s and brought to market for just the second time, the painted brick residence sits on concrete block basement on an elevated site backing onto Braid Road. While a high-pitched second family living area has been added, the interior tends to harken back to its glory days. Potential exists for value-added improvements. Bedrooms and bathrooms spread over two levels, and the master bedroom boasts an ensuite, walk-in robe, and an auxiliary room ideal for a nursery or office. The current configuration presents Airbnb possibilities, with the ground floor bedroom and bathroom peacefully separated from the main living upstairs. There is a gas fire in the formal lounge, a series of gas hot water panels to heat the home throughout, and spacious double garaging. Kids can run around on the back lawn and walk to Braid Road shops via the rear access way. St Andrews clubhouse and restaurant is an amble down the road from this prized location, close to popular cafes, local shops, schools, CBD, Te Rapa and The Base.

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Land area	903 m ²
Floor size	274 m ²
Rateable value	\$1,120,000
Rates	\$5,638.00



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