



📍 88C Braid Road, St Andrews

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Cocooned down a quiet right-of-way in a peaceful sunny spot, this home delivers an easy-care lifestyle in a St Andrews location. The fully insulated dwelling offers privacy with the security of a neighbourhood community. Built in the 1980s, it delivers open plan living and a cosy conservatory for warm winter relaxation, a separate laundry and two-car internal access garage. Both bedrooms are double sized and there is heat pump comfort. The house is fully insulated. While highly suited to professionals, the property also bridges the gap between family home and retirement village. It meets the expectations of the active 50-plus market looking to scale back their busy lives and focus more on leisure and relaxation. St Andrews is renowned for its river aspect, golf course and urban cafe culture. It is well-served by public transport, public library and local shops. There is no crossing a bridge to get into the CBD and Te Rapa Straight is handy for north-bound destinations and The Base.

Rateable value \$590,000
Rates \$3,049.83



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