



9 Warwick Avenue, St Andrews

3 bedrooms, 1 bathroom, 1 car space

Offering outstanding lifestyle convenience and easy-care living, this well-presented three bedroom brick home nestles in the quiet and leafy suburb of St Andrews. Set across a single level layout, this home presents an ideal opportunity for families, downsizers and investors alike. The gourmet chef's kitchen is over-sized with a large island bench, stone bench tops and quality appliances. The open plan living and dining area is enhanced by wooden floors and seamlessly flows from indoors to outdoors. Multiple outdoor entertaining spaces, the sun-drenched front deck overlooks the grassed lawns and rear covered area, an ideal space for two cars and additional off-street parking, heat-pump, alarm system, vegetable gardens and a fully fenced section for children and pets. Situated in the sought-after St Andrews location delivering great lifestyle benefits. Close proximity to The Base Shopping Centre, CBD, cafe's, river walks, St Andrews Golf Club and set in a position nearby Te Rapa Straight for easy commuting.

Land area	614 m <sup>2</sup>
Rateable value	\$540,000
Rates	\$2,936.03



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