



64 Braid Road, St Andrews

All decked out for summer living, this tidy brick home has a sunny outdoor focus and superb family orientation. There are great play areas for kids, and alfrescoes front and back for relaxation and entertaining. The trim-kept, secure 953m² section has a lovely leafy aspect and spacious lawns for quintessential Kiwi living. Enhanced interiors include a high ceiling, light-filled lounge with large sliders onto the patio and an attractive garden outlook. The free flowing layout embraces open plan dining and kitchen set on native timber flooring, a modern bathroom and three family bedrooms. Gas ducted heating ensures toasty interiors over the cooler months. The home is flooded with light, has a warm, convivial ambience and displays pride of ownership. It comes with a separate two car garage with extra storage/workshop space. This affordable family haven offers all the benefits of a St Andrews lifestyle plus zoning for Vardon Primary. It lies close to local shops, cafes and library, and walking distance to St Andrews Golf Course and the Waikato River. Many lifestyle attractions can be accessed on foot. Further appeal is offered by the property's central location and easy access to major transport. The CBD and northern destinations are very commutable. Call or text Libby Buchanan 022 0644 556 to discuss.



Land area	953 m ²
Rateable value	\$435,000
Rates	\$3,119.00

