



Sold

Picture Perfect

In a nod to the classic modern brick home, this well-presented version comes with private established grounds in St Andrews address and a lifestyle of convenience. Three bedrooms, two bathrooms and open plan living mingle comfortably here. Basking in sunlight to help heat the fully insulated interiors. The easy-care home also provides zone controlled ducted aircon and ceiling fan comfort. A covered patio extends from the living zone to create a seamless indoor-outdoor environment for relaxation and entertaining. The kitchen is a light-filled space where everything is at easily at hand and a picture window captures a pleasant streetscape outlook. Bathrooms are stylish and there is double internal garaging and good off-street parking. The backyard is fenced for peace of mind, has a sunny spot for alfresco dining and a veggie compartment with a glasshouse. Ideal for gardeners. You can meander to a popular suburban cafe or a weekend stroll the Riverlea promenade. Shops, farmers' market, Te Rapa commerce and several school options are in the locale, which is some five minutes from the house and a quick run into the CBD.

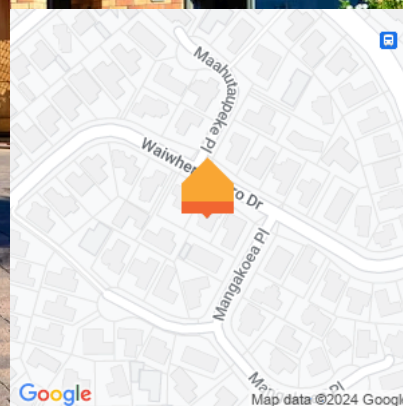


Terry Ryan

- 07 855 0550
- 021 909 978
- terry.ryan@lugtons.co.nz
- <http://www.terryryan.co.nz/>

Auction Sold \$710,000

Land area	685 m ²
Floor size	160 m ²
Rateable value	\$610,000
Rates	\$3,151.56



📍 17 Waiwherowhero Drive, St Andrews