

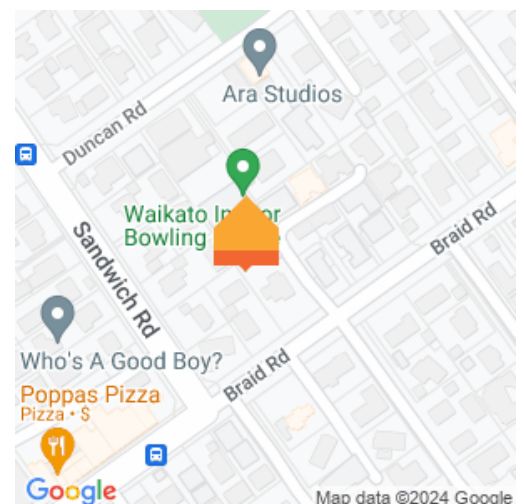
41 and 41A Braid Road, St Andrews

Close to the city comes an exceptional opportunity where options for dual family living or home and income combine with phenomenal development potential on a full sized 1.828sqm section. 41 comprises a tidy and comfortable 1950s 3 bedroom/2 bathroom bungalow complemented by a study, separate kitchen, dining and lounge opening to choices of sunny north or easterly facing decking. Positioned to the rear, 41A is a lovely colonial inspired 1980s two-level wrapping 3 bedrooms, single bathroom with open-format kitchen, dining, lounge and decking. Superbly warm with triple heat pumps and a great alignment for sun. St Andrews is one of Hamilton's most popular and fast-evolving suburbs enjoying proximity to the CBD, golf course and river walks with quality schools in the area plus proximity to The Base and Westfield Chartwell. Landbank, live in one and rent out the other, install your in-laws or talk to the Council over a total site overhaul and redevelop with a vibrant new vision and unlock the full potential of this exceptional property. Talk to Team Jack for viewing arrangements. For an information pack copy and paste the below link on your web browser:-

<https://www.propertyfiles.co.nz/property/565850001>



Land area	1828 m ²
Floor size	370 m ²
Rateable value	\$1130000
Rates	\$5,945.59





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