



Sold



## 28B Braid Road, St Andrews

Nestled among nature, this home basks in a private domain. Beautifully in tune with its leafy surroundings yet so well connected to Braid Road shops and St Andrews amenities, it has outstanding location appeal. Bathed in light, the home's soaring living areas have picture windows for soaking up the sun and serene outlook, and elevating a sense of space. Pitched ceilings with exposed timber beams enrich the aesthetics and gas ducted heating keeps the interior toasty. Suited to effortless entertaining and relaxed living, the well-configured layout features restful spaces upstairs and down. The mezzanine gallery enjoys a bird's eye view over the ground floor living and the open-plan kitchen and dining area melds harmoniously with daily life. A new dishwasher and gas hob promote kitchen functionality, and everyone benefits from gas hot water. Careful consideration has been given to the placement of bedrooms and bathrooms over both levels, while indoor-outdoor flow unites architecture with landscape at this charming urban oasis. Advantageously positioned for lifestyle enjoyment, St Andrews library, golf course, cafes and river trails are walking distance. Te Rapa businesses, schools and the CBD are close, with no bridges to cross. Please go to [www.terryryan.co.nz](http://www.terryryan.co.nz) to download any further information you may require.

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|----------------|---------------------|
| Land area      | 1029 m <sup>2</sup> |
| Rateable value | \$740,000           |
| Rates          | \$3,741.72          |



Terry Ryan

📞 07 855 0550

📱 021 909 978

✉️ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

🌐 <http://www.terryryan.co.nz/>