



58 Delamare Road, St Andrews

Built in the 1980's this unique residence is set amongst a magnificent tranquil setting with the Waikato River at its doorstep. Generous in proportion, the 270sqm floorplan is designed to create a haven that embraces flowing space and separation for the whole family. Nestled in a highly desirable and sought-after location of St Andrews, this home must be seen to be appreciated. Multiple living zones are placed downstairs including the lounge, separate dining and a casual living area all extending to the outdoors. The light filled kitchen is the central hub of the home boasting Bosch double ovens, dishwasher and stacker windows open to enjoy the leafy outlook. A powder room is set downstairs for convenience. Wake up each morning with glistening water views from the master suite, offering a heatpump, walk-in wardrobe and an ensuite. All bedrooms are placed upstairs and are of great size, a balcony leads off one of the oversized bedrooms immersed in the serene surrounds. The family bathroom completes the upstairs. The outdoors in a private haven for relaxation, surrounded the by picturesque garden setting, Waikato River views and the established gardens have been immaculately maintained. Double garage plus ample off-street parking. 4x heat pumps are placed throughout, HRV system and there is plenty of storage options. Ultimate location within close proximity to the The Base Shopping Centre, Braid Road shops, St Andrews Golf Course, Cinnamon Cafe and the Waikato River walkway just footsteps away.



Land area	776 m ²
Floor size	243 m ²
Rates	\$4,214.00



Jamie Barakat

📞 07 853 0013

📱 0274 285 426

✉️ jamie.barakat@lugtons.co.nz