

Sold

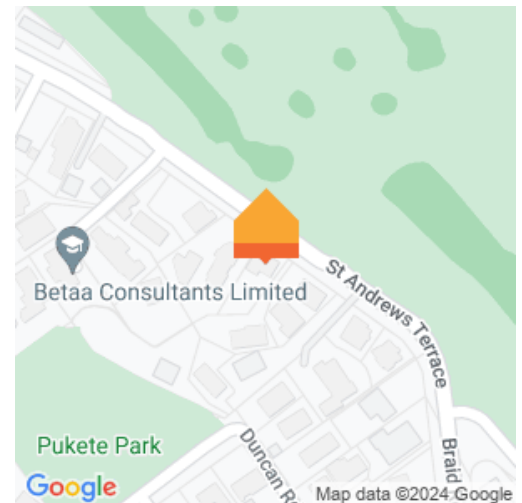


## 27 St Andrews Terrace, St Andrews

An absolute prime site that will pique the interest of speculators, this property, opposite St Andrews Golf Course, gazes across fairways and greens. Occupants are in a bird's eye position to soak up the picturesque views. The 1970s house requires work and a full renovation is needed to morph it into the 21st century. It sits on a basement with a single garage and opens at the rear to private gardens. Lounge and dining are open plan, easing effortlessly off the kitchen to provide a very social layout for relaxed living and entertaining. One of the two double bedrooms contains a large walk-in robe ideal for an office. There is a shared bathroom, separate toilet and laundry room, and a heatpump for year-round comfort. Renovators could live in and recreate. However, starting anew is a fantastic alternative as the 733sqm section deserves a modern dream home. The tightly-held and well-established location is sought for its leafy streets, river walks and cycle ways, recreational golf, club house restaurant, cafe culture, and easy access to the CBD, retail precincts and commuter routes. To download the property files, please copy and paste this link into your browser: <https://www.propertyfiles.co.nz/property/27standrewsterrace>



Land area	733 m <sup>2</sup>
Floor size	120 m <sup>2</sup>
Rates	\$3,808.00



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