



Sold



10 Vardon Road, St Andrews

This 1950s home gives a serious nod to modern family living. An exemplary fusion of character and contemporary styling set the scene for a great lifestyle. Presentation is impeccable and the home has a sunny demeanour. Step inside and experience its warm embrace. A friendly open plan domain brings everyone together for meals, conversation and relaxing. At the heart is a well-equipped kitchen with an induction cook-top, walk-in pantry and social orientation where cooks feel very much part of family life. The parents' retreat has an ensuite and the main bathroom is a modern pristine space with a bath and shower sitting on a polished timber floor. There is gas hot water to draw on. Decor throughout is fashionably muted and the lifestyle focus is on easy indoor-outdoor living. A large entertainment deck overlooks the backyard bordering Vardon Park. The tidy 766sqm section is a playground in its own right, complete with swings and a playhouse. It is landscaped for easy care and supports an extra-large double garage and off-street parking. Rounding off this superb family package is a super convenient St Andrews location, walking distance to a choice of schools and shops, and moments from Te Rapa Straight for effortless commuting north or into the CBD. Call Terry or Graeme today to view this property or visit my personal website www.terryryan.co.nz to download any further information you require.

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Land area	766 m ²
Rateable value	\$580,000
Rates	\$3,067.06

