



5 Croall Crescent, St Andrews

**Sold**

3 bedrooms, 1 car garage, 1 bathroom, 1 laundry

Sitting pride of place on your own 690sqm freehold section this tidy weatherboard is ready for its new owner. Set on a flat, fully fenced section with a private backyard bursting with potential. Spread over a well-conceived 103sqm floor area and oriented for optimum sun, the naturally warm interior delivers light-filled living and dining spaces that lead seamlessly through to the large living area and bedroom wing. The original 60's design evokes a sense of space and functionality, housing three large double bedrooms, a well-equipped family bathroom, and a separate laundry. The generous living space is bathed in sun featuring a heat pump to regulate the temperature throughout the seasons, creating the perfect space to unwind at the end of the day. The kitchen has a functional layout with an abundance of storage and views through multiple spaces, allowing you to keep an eye on children and pets in the front yard. Expansive lawns, and gardens adorn your sizable pet-proof section. With the added benefit of a single car garage, ample storage, and extra off street parking. The location lets you draw on the benefits of parks, schools, and retail. With the CBD and Waikato river paths only minutes away, you are never far from any of the modern conveniences you so desire. Simply move in and enjoy or add your own modern touch through renovations, this home truly makes for the perfect blank canvas. Call Paula today for further information or to view 021 416715. To download the property files, please copy and paste the following link into your browser <https://www.propertyfiles.co.nz/property/706330003>

Land area 690 m²
Rateable value 680000



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