



## 37 Arcus Street, St Andrews

AUCTION BROUGHT FORWARD - NOW 9TH OCTOBER 2019



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Land area	795 m <sup>2</sup>
Floor size	354 m <sup>2</sup>
Rates	\$4,639.00

In one family for nearly 35 years, this large street-to-golf course residence comes to market for the first time. The treasured family home, designed by the late Errol Care-Cottrell, a renowned Hamilton architect, was not only ahead of its time, it was cleverly conceived to optimise views of St Andrews' fairways. So many rooms frame picturesque vistas, including the modern kitchen which has an almost 360 degree outlook. Sequestered at the end of a tightly-held cul-de-sac, the 350m<sup>2</sup> home is finished with abundant accommodation and storage, right down to a golf room. Much of it is in its original grand state, with quality detailing, in-built furniture, ornate high-stud plaster ceilings, curvaceous bullnose walls and impressively large cornices all neatly intact. It is an exceptional retreat for relaxed living and entertaining, offering enormous room to a family and opportunities to add value through modernisation. Living is predominantly upstairs, encompassing a large lounge, dining area, den/sitting area and balconies designed for a restful outdoor lifestyle. The engineered stone kitchen has soft close cabinetry and a new wall oven. Two super-sized downstairs bedrooms are versatile spaces adaptive to a playroom/rumpus and guest accommodation. Both engage with the outdoor environment. Three bathrooms, a big twin-tub laundry with built-in extras, and a double-plus garage are further endorsements of the large-scale nature of this home, which is comforted by gas ducted heating and a heat pump. It has hosted many a celebration, is full of happy memories and is a peaceful private haven enveloping the moods and colours of nature as well as life on the fairways. The home has been a source of immense enjoyment to my downsizing vendors who offer their cherished sanctuary to a new generation of owners.



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