



Sold



118 Sandwich Road, St Andrews

A couple or small family can live their best life here in this tidy brick townhouse that has great connectivity to everything that makes St Andrews so popular - Hamilton Golf Course, the river esplanade, and Cinnamon Cafe. The area is well serviced by shops, on the doorstep of Te Rapa, and a quick drive to retail precincts at Chartwell and The Base. The covered front patio is a perfect spots to relax and watch the world go. The fenced backyard offers good privacy for outdoor activities and plenty of space by townhouse standards. Open plan living forms the heart of the home. This multi-functional space has defined areas for lounging, dining and meal preparation, and the beauty of the design is that it allows the lounge to be shut off if desired. Both bedrooms are generous doubles with his and hers wardrobes and a built-in dresser feature in the main bedroom, and effortless access to the bathroom. The laundry is separate. The man cave section of the internal access single garage is ideal for hobbies, office work, or parking a golf buggy and clubs. Sitting under a heightened ceiling stud, the interior of the 1970s home is well-presented albeit with scope to modernise if need be. Security doors, a gas cooktop, ceiling fan, heat pump and garden shed add value. An easy choice given the location and liveability of the home, this townhouse won't be on the market long. To download the property files please copy and paste the below link into your browser:-

<https://www.propertyfiles.co.nz/property/730940003>

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Floor size	130 m ²
Rateable value	\$770,000
Rates	\$3,083.00



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