



## 24 Marnane Terrace, St Andrews



A tranquil retreat situated at the end of a quiet cul-de-sac, 24 Marnane Terrace offers a superb living environment in an exclusive and much sought after location. A short stroll reveals the St Andrews Golf Course, Waikato River activities - walk/cycle ways, and the Cinnamon Cafe'. Accommodation consists of three bedrooms, a work from home office/study, family bathroom, master ensuite, internal double garage and a kitchen to satisfy the chefs of the house. Spacious living areas open to a sunny north facing terrace and a private courtyard retreat at the rear ideal for entertaining family and friends is nestled amongst mature grounds. For those who enjoy gardens there is 758m<sup>2</sup> to enjoy. All this within easy reach of the CBD, The Base shopping centre, a range of schools and arterial routes makes for a great lifestyle worth living. Ask the tenant she loves it. Please phone for viewing times.

Land area	759 m <sup>2</sup>
Floor size	187 m <sup>2</sup>
Rates	\$2,874.00



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