



## 86 Braid Road, St Andrews

Hidden from the road on a sprawling 1793sqm section with a tranquil leafy outlook over the Waikato River to Days Park on the eastbank. This home, which has a wonderful affinity with nature, may be a bit dated but nothing can distract from the potential this hidden treasure has to offer. A north-facing aspect, high stud ceilings and generous glazing throughout flood the interior with light and warmth. The sunny entertainment deck opening off the separate lounge and open kitchen and dining zone is an inviting spot for alfresco living. From morning coffee time to late afternoon barbecues, the tranquil ambience and scenic outlook are ever-present to enjoy. Active and quiet zones are peacefully separated, and all bedrooms are double sized served by a family bathroom and separate toilet. The internal access basement garage contains ample parking and workshop space for projects and hobbies. There is gas cooking plus a gas heater in the lounge, which steps up from the welcoming foyer. Perfectly liveable as is, the home does offer opportunities for valued-added updates in an area renowned for its high-end realty. Accessed via a long driveway, this prime slice of Beerescourt real estate is strolling distance to Braid Road shops, cafes and library, footsteps from the river walk/cycle way into the CBD, close to the acclaimed St Andrews Golf Course and Te Rapa's commercial and retail sectors including The Base. It has Council reserve on the border, good off-street parking and easy access to transport and main commuter routes.



Land area	1793 m <sup>2</sup>
Floor size	270 m <sup>2</sup>
Rateable value	\$1,050,000
Rates	\$5,595.00



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