



📍 17 Sandwich Road, St Andrews

Built in the 1950s and in the same family since the late 1970s, is this three bedroom weatherboard home on a full quarter acre at the Braid Road shops end of Sandwich Road in St Andrews. Stepping inside will bring back memories of your own childhood, whether that be only going in and out the back door, lying on the floor of the lounge because the adults have the seats, the conservatory full of sun where the jigsaw puzzles get done and after dinner, when its time to do the dishes, chasing each other with teatowels. The bedrooms are large, as is the bathroom, the hallway is wide and there's a second toilet in the laundry. The single garage with workbench space and carport are out the back on the way to the clothesline and the backyard is for playing in from dawn til dusk. . . So, what's next for this beauty? Are you going to do up the home, restore it to its glory and relive much simpler times or is that dead flat rectangular 1011m2 section inspiring you to carry out larger projects that require Council due diligence?

Whatever your plans, you are welcome to inspect by calling Dave for a private viewing or visiting an open home. Download PropertyFiles by copying the following link into your browser <http://www.propertyfiles.co.nz/property/Sandwich17>



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Land area

1011 m²

Rates

\$3,415.87

