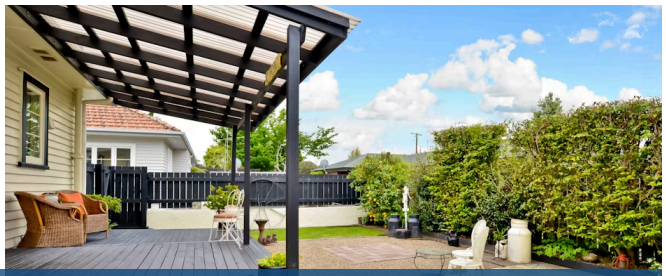
Lugtons

Your home is worth more with Lugton's



12 Sandwich Road, St Andrews

2 1 1

This well-presented property is a fantastic starter home in sought after St Andrews. Occupying a flat parcel of land on a sweeping corner site, the 1950s home creatively blends two eras to deliver an environment full of character and contemporary comfort. Extensively refreshed, indoors and out, the home comes to market meticulously restored. High stud interiors embrace a modern colour palette while the repainted weatherboard exterior showcases a contemporary theme. The bright, airy open kitchen and dining area, which sits on a polished native timber floor, is enhanced by the retention of special character features. A sparkling chandelier hangs from the ornate plaster ceiling in the carpeted formal lounge. Bedrooms are both roomy doubles with oodles of storage. There is a handy second toilet off the laundry plus an upgraded bathroom. Soft furnishings have been tastefully refreshed, heating is gas and the interiors benefit from HRV. Vintage detailing adds charm throughout. The home is alarmed and has security doors. All-day sun wraps around the outdoor entertainment precinct and the deck is the go-to spot for your morning coffee. Gardens are well established and the grounds have been fastidiously maintained. Enviably located, the home is walking distance to Braid Road shops, cafes, St Andrews library and golf course and the river walk/cycle way. Pukete Park is footsteps away down Duncan Road. The area is well serviced by public transport, close to Te Rapa commerce and in easy reach of commuter routes and The Base. An absolute darling of a home that will appeal, so call Chip or Rose direct for your opportunity to view this outstanding home.

Floor size	100 m²
Rates	$2,569.25

Chip Humble
07 855 7510
0274 752 349
chip.humble@lugtons.co.nz