



Sold



## 175 Sandwich Road, St Andrews

Full of family-friendly St Andrews appeal, this classic brick home is a superb entry into a popular area close to Te Rapa and The Base. Built in the 1960s, the tidy residence is adaptive to modern living and shows pride of ownership. Its single-level layout flows easily, with the open-plan at one end, bedrooms quietly sequestered at the other, and scope for expansion to grow with the needs of a family. Outdoor entertainment areas flank the living environment and enhance the home's relaxed air. The sheltered deck provides spacious outdoor fare in all weather and gives the children an extra play area on rainy days. There's plenty of room for kids to let off steam on the flat section housing the double garage. Occupants can draw comfort from a home with top and bottom insulation and a heat pump. Cinnamon Cafe is a stroll away for latte leisure and the river is an effortless walk. Super handy to major transit routes, the property is in the catchment area for Pukete Primary and Fraser High. Please go to [www.terryryan.co.nz](http://www.terryryan.co.nz) for any further information you may require.



Land area 718 m<sup>2</sup>  
Rates \$2,869.40



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