Lugtons

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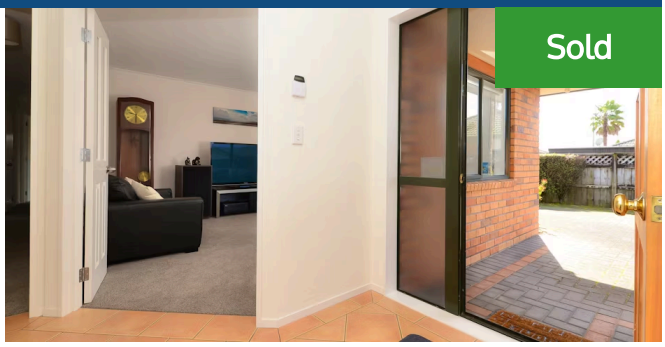
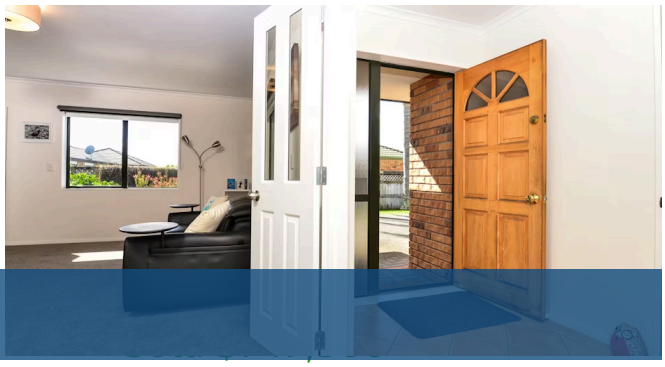


Sold



4 Mangakoea Place, St Andrews

On the outside, it's classic style and dependable brick and tile on a full elevated section, on the inside it's a fully updated home with two living areas for both formal and casual living, warmed by a gas fire with a hub kitchen featuring gas hob and bench space fit for a feast, flowing outside to the portico and north facing back yard. The four bedrooms are doubles and of course include the expected master with ensuite and walk in robe. Bathrooms with gas infinity hot water have been updated and the whole house feels immaculate. Garaging is oversized here with room for both cars and there's workspace for your projects as well. The neighbourhood has appeal too, it's just a short walk to Waiwherowhero Park and the St Andrews golf course adjacent to the river. Essentials and cafe choices are in nearby Sandwich Road and Bryant Road and Te Awa the Base and Te Rapa for everything else. There is a LIM report available, our vendors are relocating so now is your time to visit. Call Dave or Anna to view.

4 1 2 2

Land area	714 m²
Floor size	220 m²
Rateable value	$660,000
Rates	$3,295.27