



Sold



## 9B Beadle Place, St Andrews

Bordering St Andrews Park, this very affordable home is ideally positioned for raising a young family or a great investment. Hidden down a right-of-way at the top end of a small St Andrews cul-de-sac, the tidy property not only has gate access into the park, it is fenced for peace of mind living. The home places a priority on comfort and displays a penchant for indoor-outdoor living. The open plan environment, which is at the heart of everyday life, spills onto a huge timber deck. This large alfresco serves as an extra living and entertaining area, sets the scene for summer parties and can cater for a crowd. Accommodation split between upstairs and down gives parents the opportunity to relax in peace as well as enjoy a breath of fresh air from their elevated balcony. A walk-in pantry is a trusty side-kick to the kitchen and laundry facilities are built into the stylish modern bathroom, enhanced by a corner spa bath with an overhead rainshower. An office and internal access double garage round off the home's footprint. HRV, a heat pump and full insulation keep the interior dry, warm and ambient through all seasons. A family looking to live close to schools, supermarket, shops, cafe culture and The Base will find the location hard to fault. Call Terry today to view this property or visit my personal website [www.terryryan.co.nz](http://www.terryryan.co.nz) to download any further information you require.

3 bedrooms 1 car 1 bathroom

Rates

\$2,462.04

**Terry Ryan**

☎ 07 855 0550

☎ 021 909 978

✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)🌐 <http://www.terryryan.co.nz/>