

## 📍 4/17 Sandwich Road, St Andrews

Your stunning Brand-new townhouse with its own freehold land is walk-in ready and superbly positioned in a premium location not far from CBD and the Base Shopping center. This flawless residence was built by reputable Waikato builder. Smart two-level floor plan combines in a celebration of design and layout is superb for relaxed median family lifestyle. The effortless connectivity between internal and external space makes your home an entertainer. The ground floor has a well-planned kitchen with stone benchtops. Appliances glory includes gas hob, oven, dishwasher, rangehood. Multi-functional generous open plan domain is light and airy- promising everyday effortless living which spills onto a private sunny courtyard- crafted to accommodate today's entertaining. Also positioned on the ground level is a third guest toilet and internal access garage. Family accommodation upstairs includes 3 bedrooms, master bedroom accommodates ensuite and WIR. Other two bedroom is ideal for children served by their own bathroom. A perfect property for families - professional couples and empty nesters looking for that easy care lock up and leave in such a priced central location. Live the lifestyle you desire and be the first to enjoy this Brand-new home. An exceptional value, we recommend quick action. Call Feroz 027 2727445 to arrange your viewing today.

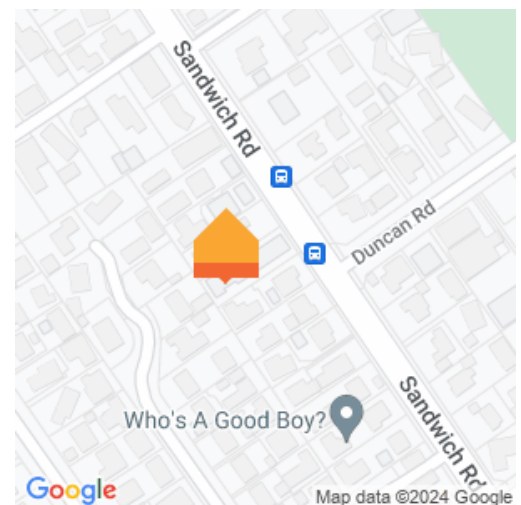
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Land area

219 m<sup>2</sup>

Rateable value

425,000



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