Lugtons

Your home is worth more with Lugton's

Sold

109 Delamare Road, Pukete

Welcome to 109 Delamare Road in St Andrews. Looking for a home that is great for entertaining your friends and family? - then this is perfect. Tucked away from the road, this stunning property is definitely a hidden secret. On arrival your friends will be impressed with all the off-street parking and the beauty of your surroundings. When the home was built in 1994, the builder was very clever with his design and layout ensuring that it enjoyed all day sun, and that the bedrooms were all generous in size. 4 bedrooms, ensuite, huge lounge plus dining (or 2nd living). The garage is not the usual size. . . it is 6 x 7. 6m (and has a door at the back), so you can tuck away the trailer. Our owners say that when they viewed it back in 1995, that it was "love at first sight", and have enjoyed so much about living here - river walks, how handy to The Base/Chartwell it is, the enclosed private yard, how spacious and open the living areas are, and the annual "get together" with the neighbours - is all part of the friendly environment. The sunny conservatory is just the ticket in Winter, you can sit and enjoy the sun, without the cold wind. This immaculately presented home is the perfect option for all ages, and homes in this location are highly sought after and tightly held. . . . and its easy to see why!. The vendors have new plans, and they are serious about selling on Auction day (21/11/18), so they've ordered you a LIM report. This is not a fairytale. . . this is a once in 23 year opportunity, so make sure you come along and bid with confidence on auction day.

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Land area	808 m²
Floor size	260 m²
Rateable value	$730,000
Rates	$3,801.00

Lisa Sigley

07 838 3800

021 722 281

lisa.sigley@lugtons.co.nz

https://www.lisasigley.com/