



## 35 Marnane Terrace, St Andrews



Your super-sized family home knows how to balance business with leisure. It serves up exceptional functionality, is equipped to cater to the crowds, reclines on a 1387sqm section with an in-ground pool and opens onto the 18th green of St Andrews Golf Club. The clubhouse bar and Matteblack Cafe are footsteps away. Tailored for family life, your 375sqm solid concrete residence has been extensively renovated over the past five years. Wrapped in comfort, warmth and style, it has a ventilation system and gas infinity hot water. An entrance hall offers a big hearty welcome. Ground floor provides office space, a huge family room, bathroom, laundry, a three-car garage and storage room. Upstairs relaxed yet refined indoor-outdoor spaces gaze out to picturesque views of fairways and greens. A family bathroom and ensuite serve the first-floor bedrooms, and your foodie-haven kitchen is bookended by living areas. Well configured for teens, home-based workers and alfresco living, your home is bursting with liveability. It attracts picture-perfect snapshots of the scenic surroundings, is a superb oasis for children to grow up in and lies in a prized area close to river walks, cycle tracks, popular urban cafes and major retail precincts.

Land area

1387 m<sup>2</sup>

Rates

\$5,091.79



Wei Sen Chow

07 838 3800

027 455 4477

[weisen.chow@lugtons.co.nz](mailto:weisen.chow@lugtons.co.nz)

<https://www.weisenchow.co.nz/>



Richard Hartles

07 838 3800

027 3693 001

[richard.hartles@lugtons.co.nz](mailto:richard.hartles@lugtons.co.nz)

<https://www.weisenchow.co.nz/>