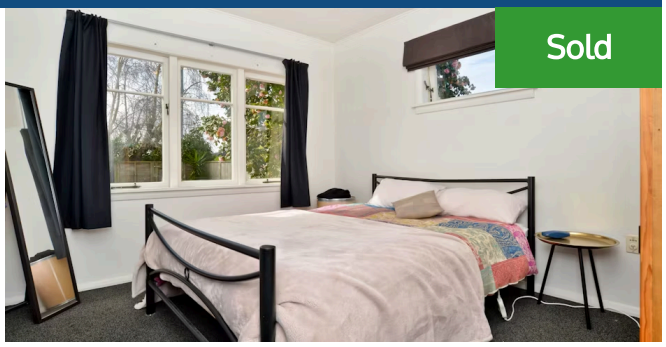
Lugtons

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15 Sandwich Road, St Andrews

Presenting a superb opportunity for a young family wanting to gain entry into St Andrews, this three bedroom home is brilliantly placed for shops, schools, commerce and lifestyle attractions. It lies around the corner from the Braid Street shops and St Andrews Library, and is walking distance to Hamilton Junior High School. The tidy, affordable family home has a sunny outdoor focus and is fully fenced for peace of mind. Kids can play safely in the screened front yard while parents entertain on the sun-soaked deck. The rear section is a landscaped garden environment with no lawn to mow. Veggie gardens are neatly boxed and well established. Interiors attract the sun's warmth, have a warm friendly ambience, and offer the benefit of gas cooking and hot water. A heat pump features in the roomy lounge. Kitchen and well-appointed bathroom have been modernised. The single car garage houses the laundry and contains handy utility/storage space. St Andrews is a sought after area full of leafy streets and lifestyle convenience. It has a trendy cafe culture and is home to one of the country's premier golf clubs. Picturesque river walks and accessibility to main commuter routes contribute to its popularity. Te Rapa commerce is ultra close and commuting to The Base and CBD is a breeze from this family-friendly locale

Land area	561 m²
Floor size	100 m²
Rateable value	$425,000
Rates	$2,812.62





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