



2 Minchin Crescent, St Andrews

4 bedrooms, 2 bathrooms, 2 car garage

Hamilton's river beauty comes to life here in your 338sqm high-spec haven cocooned in a tightly-held St Andrews cul-de-sac. Juliette balconies and a wrap-around deck off your high vaulted upstairs lounge, dining and family rooms, plus patio and garden access from three downstairs bedrooms, create an immersive indoor-outdoor lifestyle that fosters a sense of sanctuary and provides a superb environment for entertaining. A sunny north-facing aspect and solid rimu features, including beautiful rimu and stained-glass lounge doors, enrich aesthetics and daily enjoyment. A quality build from the get-go, your home is finely detailed throughout and had new carpet laid two years ago. Everyday liveability is enhanced by a central vacuum system, in-built communication between upstairs and down, as well as the front door, remote-controlled gas central heating and cooling, and underfloor heating in the foyer, kitchen, powder room, ensuite and laundry. An office, ample storage, and shelving, as well as three-car garaging, gives you plenty of stowage, airing, vehicle and workspace. All garden pots, statues, ornaments and garden bench remain. With no lawns to mow and an easy 531sqm section to tend, there's every excuse to put your feet up and relax, amble down to the library or cafe for a latte, enjoy a river stroll or play golf at the nearby course. Quiet professionals inhabit your coveted neighbourhood, sought for its great amenities and proximity to The Base and the CBD. Rarely does an urban retreat so elaborately packaged and exquisitely positioned come to market.

Land area	531 m ²
Floor size	338 m ²
Rates	\$5,459.10

