



## 9B Golf Grove, St Andrews



Sold



Style, sophistication and setting - everything comes together in perfect harmony at this ultra-modern townhouse moments from St Andrews Golf Course and scenic river walks. Built to high standards by award-winning Master Builders, Urban Homes, this brand-new dwelling exudes a chic contemporary air and is available for immediate possession. Occupants are invited to experience the wonders of modern life. Be the first to use the gleaming new kitchen and pristine bathrooms, to enjoy coffee on the balcony and relax on the deck. All bedrooms open onto an extended timber deck for instant outdoor fare. The carefully considered design features a roomy double, carpeted garage at basement level, with designated golf cart parking and a laundry. Social open plan living and bedrooms rest above. Space is used efficiently throughout, sun is optimised and the design incorporates a lift void should buyers want to install a lift. The townhouse is on its own title and free of any body corp. It graces the top end of a small, established cul-de-sac where property rarely comes to market because residents know full well the benefits of living close to the golf course, river esplanade, cafes and St Andrews' amenities. Private viewing is available by appointment during Level 3. Head to our website for property information available for download <https://www.terryryan.co.nz/9b-golf-grove/>

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Land area	397 m <sup>2</sup>
Floor size	200 m <sup>2</sup>
Rateable value	\$1,460,000



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