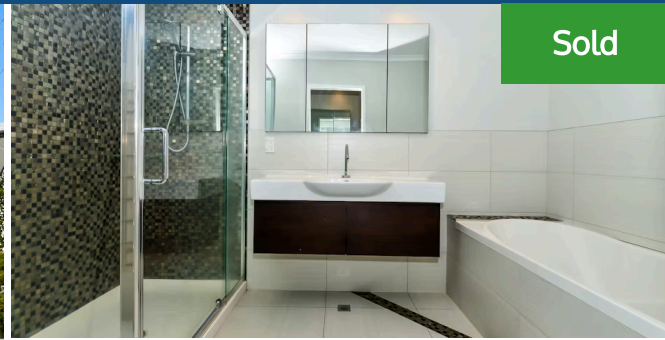




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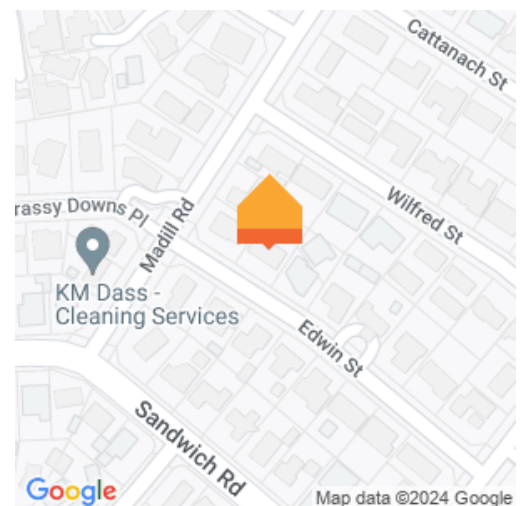
14 Edwin Street, St Andrews



Welcome to 14 Edwin Street \ . . where everyone will have their own space The 5 bedrooms, office, lounge, huge games/pool room, inground saltwater swimming pool, 3 bathrooms, and fantastic location sealed the deal for our current owners. Call your assistant - this will work as a "work from home", or accommodation for a large family with adult teens, or an elder parent you'd like close by. COPY AND PASTE THIS LINK TO DOWNLOAD DOCUMENTS: <https://drive.google.com/drive/folders/1o4jjqgKT1Ux6hcATNgpnmkUDao9rp0ei?usp=sharing>

Land area	946 m ²
Floor size	301 m ²
Rates	\$4,790.00

Designed and built in the 1970's this home has had substantial refurbishments which include a sublime kitchen with scullery, luxury bathrooms, lush carpets, instant gas infinity hot water, gas heating plus heat pump, Bosch appliances, double glazing, and the in-ground 75,000 litre saltwater pool - tell your neighbours you've "arrived". The current owners say they'll miss how handy to Cinnamon Cafe it is, the caring neighbours, the spacious kitchen, the elevated outlook, the pool. . . and how handy it is to river walks and The Base. This is the ultimate home for entertaining and a busy life styler. Oh. . . have I mentioned how big the internal access garage is? Plus the double brand new carport. . . complete with plenty of parking for your caravan/motorhome/boat - or up to 5 cars. The combination here of a prime St Andrews address and a timeless floor plan is totally compelling and immediately appealing. A genuine property fit for the next generation. A speedy settlement is possible. Make sure you have yourself ready for auction day Wednesday 7th July at Lugtons Central Office. Call Lisa Sigley on 021722281 to view today. www.lisasigley.com



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