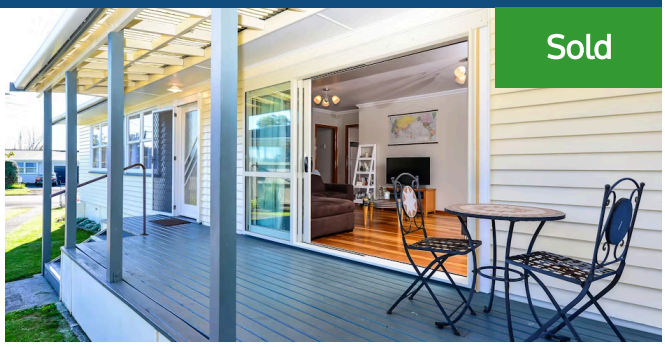
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17 Cecil Street, St Andrews

3 1

Beckoning a first-home family wanting to secure an appealing St Andrews location, this tidy three bedroom home comes to market in very liveable condition. Carpets are new, the kitchen is large and modern, and the living area sits on a gleaming polished timber floor that is hard-wearing and easy-care. A covered verandah running the full length of the living zone creates seamless opportunities for outdoor enjoyment. The sun porch at the rear is a warm retreat and cosy go-to winter nook. The kitchen is of showpiece quality, offering ample space for meal preparation and social engagement with the dining area. All bedrooms can accommodate double beds. The bathroom is stylishly modern, enhanced by the rich glow of timber flooring. A heat pump in the lounge heightens comfort levels. The flat 677m2 section is fenced and gated to provide a safe environment for children and pets. Parking includes a double carport and garage adjoined by a multi-use 6m x 2. 5m utility room (consented as garage). Cecil Street lies close to parks, popular local cafe and shops. The area is zoned for Pukete Primary School and in easy reach of Wairere Drive and Te Rapa Road Expressway, which makes commuting a breeze. There is no crossing bridges to get to the CBD. St Andrews is an established, tree-lined suburb famed for its golf course and river walks.

Land area	677 m²
Rateable value	$400,000
Rates	$2,453.00





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