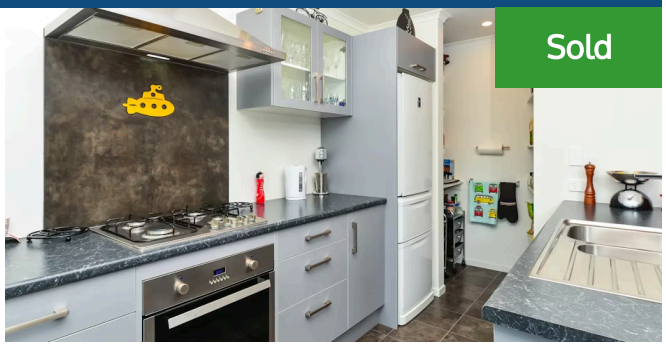
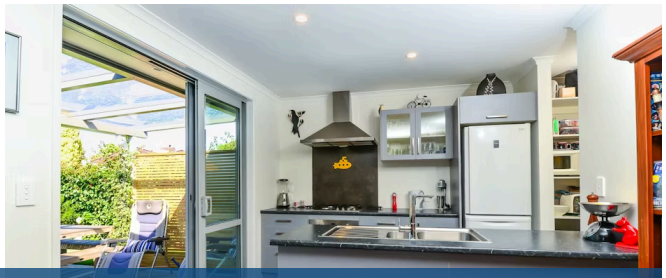
Lugtons

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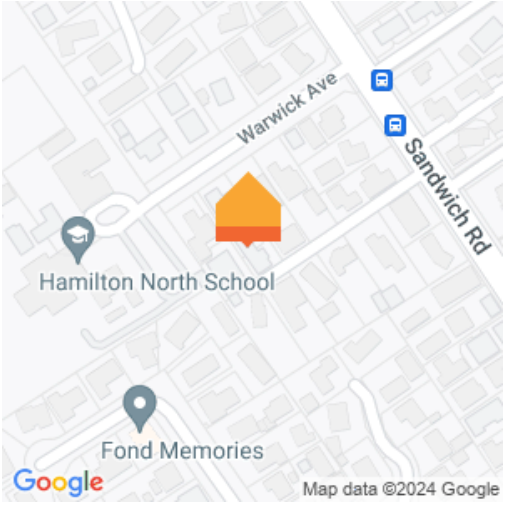


7B Warwick Avenue, St Andrews

Offering the perfect lifestyle or investment opportunity, completed in 2016/17 this near new freehold duplex is enhanced by modern stylish spaces and easy low maintenance grounds. Step outside to enjoy a game of Golf at St Andrews Golf Club, a walk along the River, or enjoy a coffee at the popular Cinnamon Cafe. Flaunting open plan living and dining adorned with fresh contemporary interiors. Pristine kitchen boasts gas cooking, dishwasher and plenty of cupboard and bench space. Two comfortable bedrooms, one-bathroom and welcoming outdoor living spaces. With a seamless flow from indoors to outdoors the backyard is complemented by an alfresco dining area, spa for those cool winter nights while being surrounded by established grounds and gardens. Fully equipped with an alarm system, heat pump and single garage with internal access. Situated in the sought-after St Andrews location delivering great lifestyle benefits for relaxed living. Close proximity to The Base Shopping Centre, CBD, cafe's, River walks, St Andrews Golf Club and set in a position nearby Te Rapa straight for easy commuting.

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Land area	362 m²
Floor size	106 m²
Rateable value	$450,000
Rates	$2,438.00





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