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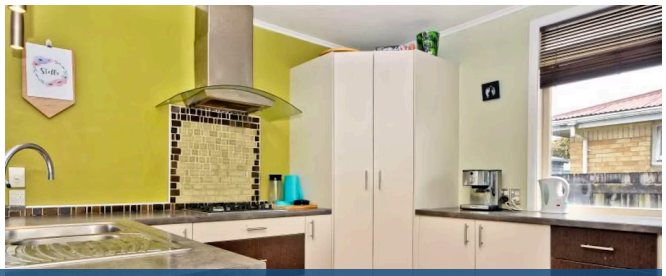

# 30A Cotton Street, St Andrews

3 1

This tidy well-presented brick family home is situated in popular Saint Andrews, within a cul-de-sac, handy to Te Rapa amenities, bus stops and local schooling. Offering three spacious bedrooms plus an extra office nook or small second play area, large lounge, separate dining adjacent to the well-appointed updated kitchen with dishwasher & double oven, separate laundry and double internal access garaging. Enjoy the benefits of the air-conditioning / heat-pump unit catering for all seasons and indoor - outdoor flow to the north facing patio area. There's also plenty of lawn for children to play. Urgency is advised to avoid disappointment. Do you have a property to sell and would like to know what it may be worth? Contact Ken or Diana today for your FREE no obligation 20 minute property assessment. "Opening your door to more buyers".

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|---|---|
| **Land area** | 1128 m² |
| **Rateable value** | $360,000 |
| **Rates** | $2,194.91 |