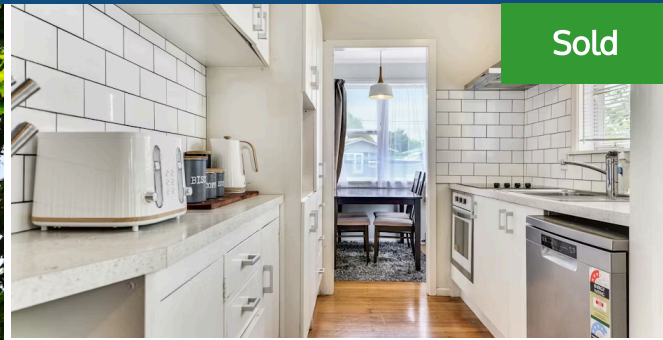




📍 9 English Street, St Andrews



Sold



A fab first home or easy renter with tenant in place, this property nestles in a lovely little pocket of St Andrews not far from Cinnamon Cafe. The three-bedroom dwelling sits on a full 690sqm site with a big backyard, a 30sqm garage and scope to develop. The home's layout utilises space efficiently. The kitchen has been updated, and dining and lounge mingle convivially. All bedrooms are doubles, supported by a family bathroom. The laundry is separate. A carport is attached to the home, and there is good off-street parking and room for kids to bounce balls. Very livable as is, yet with potential to add value, keen eyes will see a great opportunity here. The location is hugely appealing, being close to Te Rapa and The Base as well as the river, golf course, local amenities and cafe culture. Schools are handy.

Land area	690 m <sup>2</sup>
Floor size	114 m <sup>2</sup>
Rateable value	710000
Rates	\$2,901.00



Heather Whyte

📞 07 855 0550

📱 027 239 2751

✉️ [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)

