



## 72 Braid Road, St Andrews

Nestled in a friendly hideaway boasting the virtues of St Andrews living, location is everything. The Saint Andrews Golf Course, river trail, cafes, library and shops are within a short stroll away. The Base and CBD lie in easy commuting distance. Upon entering you will instantly feel a sense of spaciousness offered by the lovely raked ceilings which is a classic flavour of the 1970's character. Pitched ceilings with exposed timber beams create a bright, uplifting ambience and generous glazing floods the interior with light and warmth. Living areas upstairs and down ensure ample space for a family to lounge, entertain or work from home. A servery connects the spacious dining area to the kitchen and both areas gaze across the groomed backyard. Several exit points make the outdoors instantly accessible, and all bedrooms open to nature. Two bathrooms, a separate laundry and gas hot water ensure excellent daily convenience, while two heat pumps, a gas fire and ceiling fans maintain year-round comfort. There is a linen cupboard, abundant storage throughout and an internally accessed single garage. The drapes are new. Keyless entry and security features provide good peace of mind living. The recently landscaped, well-planted 859sqm section has espaliered trees on the fence line, established gardens and fruit trees, and a sun-drenched patio that beckons for summer living. Come spring, there'll be plenty of colour. A triple carport and forecourt round off this unique property in a coveted location. To download the property information please copy and paste the below link:

<http://www.propertyfiles.co.nz/72BraidRd>



Land area	860 m <sup>2</sup>
Floor size	219 m <sup>2</sup>
Rateable value	\$730,000
Rates	\$3,697.00



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