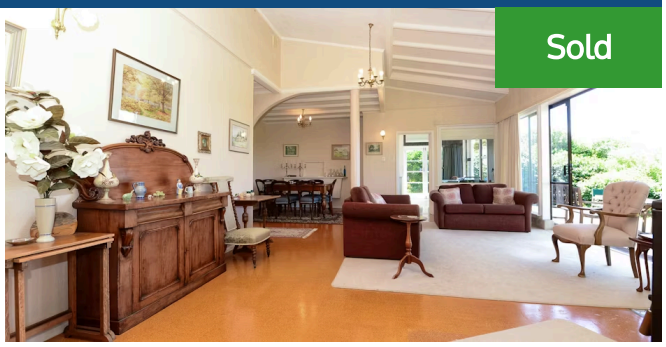

70 Braid Road, St Andrews

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It may be dated but nothing can detract from the spectacular river views and potential this hidden 1982sqm oasis has to offer. Located at the end of a long shared driveway, there is not the slightest hint from the road of what lies in store. The property is part of an intensely private enclave, which is tightly-held and rarely offers purchase opportunities. The 200sqm (approx) home, excluding the double carport and large garage, overlooks a bend in the river and has leafy views stretching across to Day's Park on the east-side. And with sun flooding into the living areas, the mood is on warm tranquil relaxation. The home was built circa 1960-69 under European influence and has not been on the market since 1981. Much of its originality is in-tact although some updates have been made and HRV and a heat pump installed. Character features throughout create a quirky feel, which can be emphasised or removed, depending on taste. This project is bound to wet the appetite of renovators seeking to optimise the house and setting. Developers will also be quick to realise the property's worth. In its current format, the solidly-built home offers two separate living areas one with a log burner and the other boasting an open fire, an eat-in kitchen, formal dining space, library/reading room and a utility room/4th bedroom, and another three bedrooms and a bathroom feature in the wing flanking the central living area. There is ample off-street parking, a double car-port and a massive double garage. In their heyday the house gardens were a picture and, with some attention, they can be restored to their glory. The section fronting the River falls away to Beerescourt's river trail.

Land area	1982 m²
Floor size	240 m²
Rateable value	$1,100,000
Rates	$5,976.00

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