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# 26 Braid Road, St Andrews

A superb entry into St Andrews, this affordable brick home has 1950s dependability and a modern mindset. It is tucked down a long driveway near Braid Street shops on a spacious 875sqm section close to the river. Kitchen, dining and lounge are easy flowing and gas hot water, cooking and heating ensure excellent functionality. A huge rear deck extends the home's living capacity and the fenced backyard gives kids room to play. Open the bifolds off the dining area and let the party spill onto the timber deck which offers good leafy seclusion. Polished wooden flooring gives clean good looks throughout and numerous rooms gaze out to nature. A contemporary colour palette and abundant natural light enhance the overall aesthetic. There is peaceful separation of active zones and quiet areas, a separate laundry, and a handy two toilets. A carport and garage are tucked neatly down the side of the home. Wander down to the library, local cafes or golf course - the home is well-positioned for lifestyle enjoyment. Te Rapa businesses, schools and the CBD are close. Please go to www. terryryan. co. nz to download any further information you may require.

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| **Land area** | 875 m² |
| **Rateable value** | $570,000 |
| **Rates** | $2,993.79 |






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