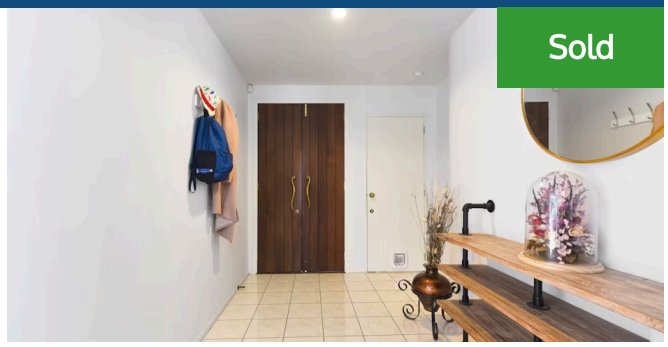
Lugtons

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2 Ashley Street, St Andrews

This pitch-perfect home, with its soaring living areas and sunny alfrescos, issues a warm invitation for relaxed living. The downstairs layout enjoys a breezy openness and the upstairs steps onto a roof-top deck. Reclining beneath a high raked ceiling, the borderless ground floor zone, as well as the master bedroom, are deftly connected to the covered backyard patio via a series of floor-to-ceiling stacker doors that blur the line between inside and out. The sun-soaked indoor-outdoor environment sets the scene for laid-back living. The home's flowing floor plan and well-equipped kitchen make it a superb choice for entertainers. Ground level hosts two double bedrooms, a spacious bathroom and separate laundry. A further two double bedrooms occupy the upper level, including one with a sitting area, a jack-and-jill en-suite and double door access onto the deck which gazes over the leafy environs. There is a big double internal access garage, oodles of parking and a garden shed. This quality home is part of a coveted St Andrews neighbourhood just moments from the river esplanade and cycle way. Lifestyle convenience is further enhanced by proximity to St Andrews Golf Club, cafes and Wairere Expressway. Under alert level 3 we are still able to do private viewings, so get in touch directly to view this property!

4 1 2

Land area	559 m²
Rateable value	$760,000
Rates	$4,111.00



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