



Sold



1 Duncan Road, St Andrews

First home buyers waiting for the right moment to jump into the market need wait no longer. This super cute home will not only catapult you into the ranks of property ownership, you'll be starting life as a home owner in a sought after area. Buying in the right location helps determine not only the future value of your investment, but also many aspects of your everyday life. St Andrews is an established suburb popular for its lifestyle attractions, wide leafy streets and easy commuting to the CBD and Te Rapa. Ideal for a young family, this property has a fully fenced backyard for children and pets, plenty of space for play equipment, the aesthetics of mature trees and scope for gardeners. Aside from their obvious purpose, the concrete driveway and parking area provide a large hard surface area for ball games and skateboards. The home's interiors are light-filled and emanate a warm, friendly vibe. Living spills outdoors to a sunny rear entertainment deck that offers the perfect spot for relaxing, summer barbecues and watching the kids play. Brought to market in very tidy condition, the home contains three bedrooms, open plan dining and kitchen, a spacious lounge and separate laundry. It has a heat pump and additional wall heater, plus single car garage. The local park is footsteps away and Hamilton Junior High School is walking distance. St Andrews has a trendy cafe culture and is home to one of the country's premier golf clubs. Picturesque river walks and accessibility to main commuter routes also make the area popular.

Land area	1 m ²
Rateable value	\$360,000
Rates	\$2,552.00

