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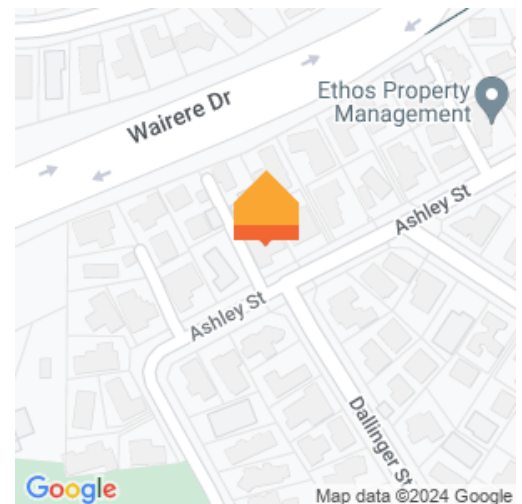


30 Ashley Street, St Andrews

In one of St Andrew's favourite streets, this brick home on a generous 805sqm section shows a love for family living in a leafy location renowned for its river walks and cycle tracks, golf course and trendy cafes. Spread over an easy single-level floor plan, the interior encompasses three bedrooms and an office, currently used as a child's bedroom. The main bedroom is well set up with an ensuite and walk-in robe. A family bathroom and separate toilet service the remaining bedrooms. The lounge can accommodate dual living spaces and the kitchen-dining area is able to be shut off. There is a laundry in the double garage. The home is insulated top and bottom and fitted with a near new heat pump. Internal and external spaces enjoy a symbiotic relationship. A series of ranchsliders provide instant access to the deck and backyard. Two outdoor entertaining areas, including a deck with built-in seating, make it easy to host guests and enjoy family life in the open air. Kids have ample room to play. Picturesque and peaceful St Andrews is full of tree-lined streets, with shops dotted throughout. It is well serviced by public transport and sought after for its effortless commuting to the CBD, Chartwell, Te Rapa and The Base. Totara Park is nearby. Buyers can't go wrong with the area and with this property, which is full of potential. Call Del Bredesen today to arrange your viewing time. 0226341066



Land area	805 m ²
Floor size	204 m ²
Rateable value	1050000
Rates	\$4,031.75



To download and access the property files, copy and paste the link below into the URL:

<https://www.propertyfiles.co.nz/30AshleySt>



Del Bredesen

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