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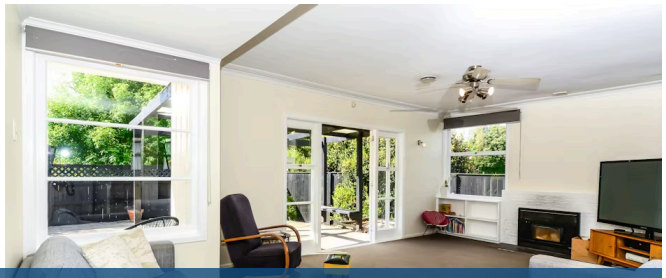

9 Duncan Road, St Andrews

4 1 2

Tucked safely back from the road in a sunny spot, this 1960s upbeat weatherboard home lies in a family-friendly pocket of St Andrews. The easy-care section borders Pukete Park, which provides a large play area for kids and a social neighbourhood atmosphere. Interiors have been upgraded with top, bottom and wall insulation, and fitted with HRV to create a healthy dry environment. Two living spaces include a light-filled open concept family zone and a second area, ideal for a rumpus or fourth bedroom. The stylish modern kitchen, with a central island, merges seamlessly with the big dining area in a congenial layout that is conducive to indoor-outdoor entertaining. The deck provides a large platform for alfresco enjoyment. A superb starter for a young family seeking a St Andrews location, this home has three bedrooms and two bathrooms, a contemporary colour palette, and wooden flooring in the kitchen and dining areas. There is a single carport and not a blade of grass to mow. The section has been subdivided, with the new certificate of title yet to be issued. St Andrews has a trendy cafe culture, good urban services, including a library and public transport, and is home to one of the country's premier golf clubs. Several schools feature in the area. Picturesque river walks and cycle ways, plus effortless accessibility to main commuter routes, also make the area popular. Please call Melissa Wilton on 021 157 3459 to view.

Floor size	134 m²

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