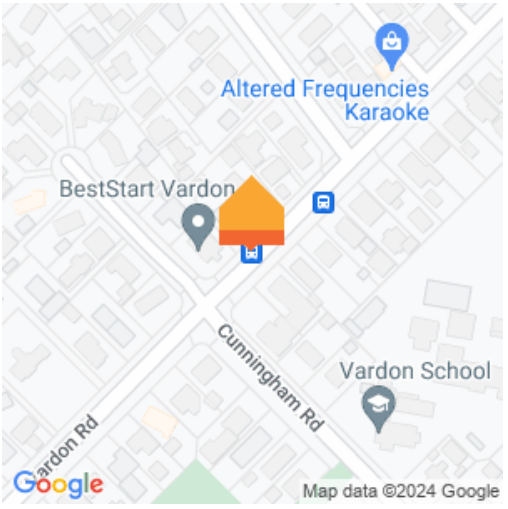
Lugtons

Your home is worth more with Lugton's

37 Vardon Road, St Andrews

Your large section supports two dwellings to deliver versatile living options in a very well-serviced area. There are bus-stops at the gate, and shops, medical, pools, schools and main transport in close proximity. Childcare couldn't be handier for busy young parents. Your comfortable three bedroom home has been refreshed over time and the super sunny self-contained unit added nine years ago. Set back from the home, it is positioned for privacy and can be accessed unobtrusively. It comprises one spacious bedroom, open plan living, combined bathroom/laundry and a verandah for relaxed outdoor living. The main home has recently been repainted and the spacious lounge has a heat pump and option of a fireplace. The carpet is fairly new and the hard wearing laminate wood flooring, which was laid last winter, has proved a practical choice for the dining area. Replaced eight years ago, the kitchen is equipped with modern accoutrements. A new shower and vanity feature in the upgraded bathroom. There is a separate laundry and access, and a master with his and hers wardrobes. Your 2. 5 automated garage opens to the backyard for easy trailer or boat parking, and has an excellent concrete forecourt for visitors. The single garage is currently used as a man cave. A big garden shed takes care of outdoor storage needs. The family-orientated area has multi-school choices, is close to Waterworld and easily accessible to local shops, doctors, medical, laundromat and major nationwide retailers.

Land area	693 m²
Rateable value	$490,000
Rates	$2,742.20



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