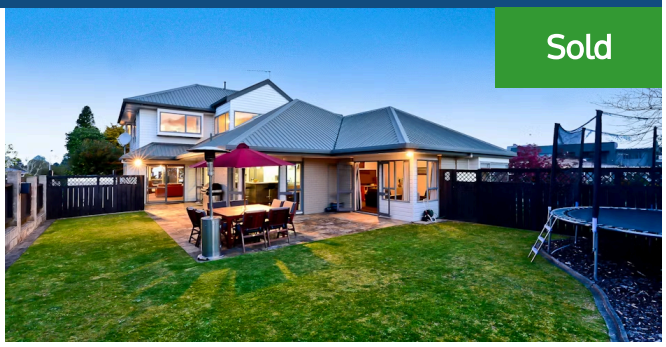
Lugtons

Your home is worth more with Lugton's







2 Dallinger Street, St Andrews

Commanding a sweeping corner section, this multi-level family home spreads across some 368m2 of floor area in a clever design that amalgamates two large living areas, spacious open plan kitchen and dining, four bedrooms, three bathrooms and an office. The garaging is huge. Ideal for a modern lifestyle, this premium home is advantaged by a coveted St Andrews location that links a family with scenic river walks and cycle ways, golf course, popular local cafe and transport. Interiors optimise light and space while providing stylish activity zones, excellent entertaining options and spaces for everyone to relax in comfort. The first floor has superbly balanced break-out areas where all living extends outdoors to a private courtyard landscaped into a secure backyard. The seamless layout intuitively brings the kitchen into play and takes into consideration the needs of parents and children at all stages of life. Upstairs sleep zones and office, all of which attract district outlooks, are complemented by a fourth bedroom below. Bathrooms range over two levels and are functional yet a great opportunity for the new owner to make their mark. There is a separate laundry. At ground level, the large triple car garage accommodates a utility/storage room, and space for a fourth car. The no-fuss grounds are easy care and the backyard is a safe environment for young children and pets. Lying in the city's north-west bordering the Waikato River, well-established St Andrews is an attractive, tree-lined suburb in easy commuting distance of supermarkets, major retail precincts and major transport systems. A family seeking an impressively sized home in one of Hamilton's prestigious neighbourhood environments will be richly rewarded by this outstanding offer.

4 1 3

Land area	756 m²
Floor size	368 m²
Rateable value	$740,000
Rates	$4,121.00

