



Sold



📍 22 Mears Road, St Andrews



Refurbished with an eye to modern living, this fit-for-purpose family home in popular St Andrews takes everyone's needs into account. Step indoors and experience its tasteful makeover. New paintwork creates a crisp, fresh look and new carpet and kitchen flooring, including polished native timbers, enhances function and contemporary styling. Cooks can enjoy the benefits of an all-new kitchen, with updated appliances and open-plan relationship with the dining area. The spacious lounge welcomes afternoon sun and extends onto a huge wrap-around deck for effortless indoor-outdoor living and entertaining. Three attractive bedrooms provide restful retreats for a growing family, and the master incorporates walk-in style wardrobing. HRV, gas heating and gas hot water offer year-round comfort. There is good storage and a separate laundry. The carpeted utility room adjoining the double garage is a multi-use space, ideal for a home office, sleep-out, games room or hobbies. The fully fenced and gated section, with a large concrete parking bay, is a secure playground for children and pets. The location offers great lifestyle gains. Cinnamon Cafe is an easy walk and the area is well serviced by schools and everyday amenities. St Andrews has a leafy ambience, a beautiful river aspect, and a golf course with a restaurant. It is closely linked to major transit routes and there's no crossing the bridge to get into the CBD. To download the property files please copy and paste this link into your browser: <http://www.propertyfiles.co.nz/property/597870003>

Land area	678 m <sup>2</sup>
Floor size	150 m <sup>2</sup>
Rates	\$2,817.00

