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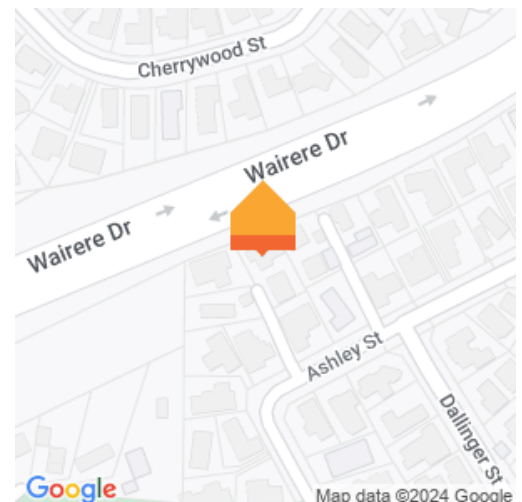


📍 40B Ashley Street, St Andrews

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Tucked down a driveway in a desirable St Andrews neighbourhood, this home reaches out to a wide spectrum of buyers. Families wanting to move into the quality area, professionals seeking a quiet, relaxing retreat, and active retirees who like getting out on the river trails, playing golf and enjoying cafe life, will find their needs met here. The home is designed for indoor-outdoor living and entertaining, has three double bedrooms with double robes, a fully appointed bathroom and a second toilet. The master bedroom has a jack and jill relationship with the bathroom. A huge asset is the two living areas. When the doors are open, inside and out become one - perfect for enjoying open-air dining and bustling barbecues with friends on the sunny patio. The laundry is housed in the double internal garage, and there is a fixed wall heater, portable gas heater and an HRV system. Kids have ample room for backyard games and visitors can park out front on the cobbled forecourt. Retail precincts re handy and proximity to Wairere Drive makes city commuting easy. To download the files, please copy and paste the following link into your browser: <https://www.propertyfiles.co.nz/property/40bashleystreet>

Floor size	168 m ²
Rateable value	580000
Rates	\$3,307.00



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