



📍 100 Heath Street, St Andrews



Situated on a 639m² freehold section, this lovely home neighbour the school back yard. Bordering Hamilton North and Junior High school, the playground next door is great for your kids to enjoy anytime. The interior is absolutely immaculate, with an updated kitchen, larger than most with excellent storage and a very functional layout. Open plan kitchen and dining provides a great social space for families to interact. The separate lounge is equipped with a heat pump with access to the deck. The HRV system, 2nd heat pump in the master and insulation assists with all year-round comfort. The fully fenced section with a large double garage is a great setting for families or young couples starting out. Download the link to your browser to access property files: <https://www.terryryan.co.nz/100-heath-street/>

Land area	639 m ²
Floor size	110 m ²
Rateable value	\$800000
Rates	\$3,315.29



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