

SPACIOUS LIVING IN SAINT ANDREWS

8 Braid Road
Saint Andrews

SALE BY



AUCTION

Wednesday 28 October
unless sold prior

 **Lugtons**

DEB STEEL

deborah.steel@lugtons.co.nz
027 562 0010

 Deborah Steel - Real Estate Salesperson
 debsteelrealestate

Deborah Steel
Your Home. Your Property. My Passion.

ABOUT THE PROPERTY

 5  2  2  2

Positive, happy living starts here with this superb and spacious family home nestled in the heart of St Andrews. The well-considered 269m² floorplan is inviting, functional and uncomplicated. It has just the right amount of space for everyone and is every bit the haven you have been looking for... inside and out.

Five sprawling bedrooms provide personal sanctuary and include a modern, crisp shared bathroom with natural light and beautiful finishes. The master includes ensuite, WIR and private deck. Step outside for a quiet cuppa with a good book...sip slowly as you capture the first of the morning sun.

The laidback living area features a wood fire for added cosiness and luxe over the cooler months. Original stone in the lounge and warm native timber flooring throughout celebrate the 1970's history, while the open plan kitchen and dining strike the perfect balance for contemporary living. The light-filled kitchen is a gorgeous cooking space featuring quality appliances, crisp ceramic tiles, ample bench and cupboard space, a heat pump and direct access to the large outdoor deck and BBQ area. Entertaining is fun and easy!

There is must-have internal access to the double garage, extending to a workshop/studio and full laundry. This flexible space is perfectly positioned to be a quiet study, rowdy rumpus, or private work from home solution featuring its own separate portico entrance. Make it whatever you want.

The large 1044m² level freehold section is ready for your outdoor enjoyment with a bountiful vegetable garden, mature leafy trees, and open spaces to play or relax. Ample parking for the boat or trailer and a shed for wood or extra storage completes the family-friendly package.

The well-established and sought-after location offers river walks, cycleways, recreational golf, café culture and easy access to the CBD, retail precincts and main arterial routes.

This tidy, well- loved and timeless home is a must for your inspection













LEGAL DESCRIPTION

Lot 2	DP S17160
Title:	SA15D/1269
HDC Rates:	\$3489.96
WRC Rates:	\$671.23
Year Built:	1973

CHATTELS

- Curtains
- Blinds
- Fixed Floor Coverings
- Light Fittings
- Heatpump/Aircon
- Wood-burner
- TV Bracket x 3
- Under Bench Oven
- Electric Hob
- Rangehood
- Dishwasher
- Heated Towel Rail x 2
- Extractor Fan
- Auto Garage Door
- Auto Garage Door Remote
- Washing Machine Taps
- Garden Shed
- Irrigation System



SCHOOL ZONES

- Saint Peter Chanel
- Fraser High
- Vardron Road
- St Pauls Collegiate
- St Joeseeph Catholic School
- Waikato Diocesan

LOCAL CONVENIENCES

- The Base
- Library
- Saint Andrews Golf Coarse
- River walks
- Cafes
- HCBD





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



Identifier **SA15D/1269**
Land Registration District **South Auckland**
Date Issued 03 August 1973

Prior References
SA1031/247 SA4A/1232

Estate Fee Simple
Area 1044 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
17160

Registered Owners
Timothy Michael Norman and Sarah Louise McDonald

Interests

Appurtenant hereto is a right of way created by Transfer S241028
Appurtenant hereto is a right of way created by Transfer S246078
Appurtenant hereto is a right of way created by Transfer S308668
Subject to a right of way over part coloured yellow on Plan S7319 created by Transfer S241028
Subject to a right of way over part coloured yellow on Plan S7319 created by Transfer S246078
Subject to a right of way over part coloured yellow on Plan S7319 created by Transfer S308668
The easements created by Transfer S241028 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
The easements created by Transfer S246078 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
The easements created by Transfer S308668 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
Appurtenant hereto is a right of way created by Transfer S257773
Subject to a right of way over part coloured yellow on Plan S7319 created by Transfer S257773
The easements created by Transfer S257773 are subject to Section 351E (1) (a) Municipal Corporations Act 1954
11754860.3 Mortgage to Westpac New Zealand Limited - 21.9.2020 at 2:43 pm

MEET DEB STEEL



Testimonial

Very happy with the service and professional approach from Deborah Steel. She was very calm and made the whole sales process less stressful for us with her positive and reassuring manner. We absolutely loved the creative approach she took to market our property, and certainly believe we would not have achieved such a successful result without her inspirational campaign. Would highly recommend Deborah and Lugtons Real-estate to anyone looking to market their home and will certainly be calling her again!

- Paul & Julie

When we decided to upgrade our home a couple of month ago, the process seemed daunting. Not having sold a property before, we did not know what to expect

and tried to prepare ourselves for all sorts of outcomes. One thing was clear in our minds: if we find an agent who we can click with, we'll continue the journey, if not, we'll abort mission. From a number of agents we met, Deb stood out. There was something about her, we had a feeling she was the person we were looking for. We were not wrong. After Deb got involved, things started to fall into place, and here we are in our new home. From our experience, it is so important to have a kind, warm, trustworthy and professional person to deal with. All these qualities apply to Deb, and we wouldn't hesitate to recommend her highly. Thank you Deb, for all your support!

- Marian



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GET IN TOUCH WITH DEB STEEL

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