

DEB STEEL

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!

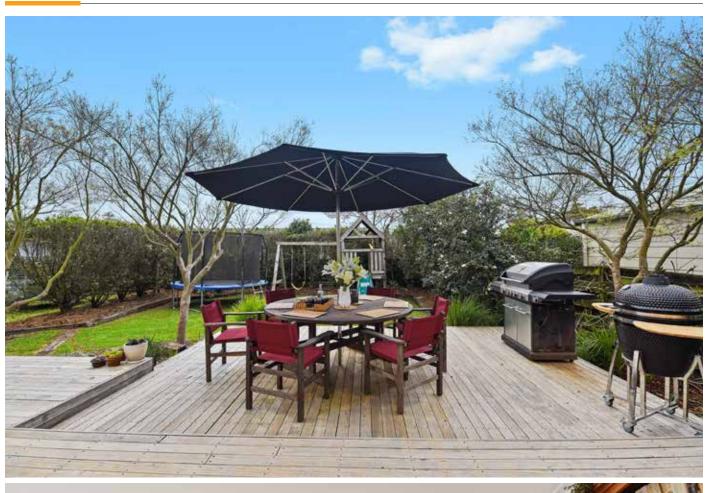
There is must-have internal access to the double garage, extending to a workshop/studio and full laundry. This flexible space is perfectly positioned to be a quiet study, rowdy rumpus, or private work from home solution featuring its own separate portico entrance. Make it whatever you want.

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









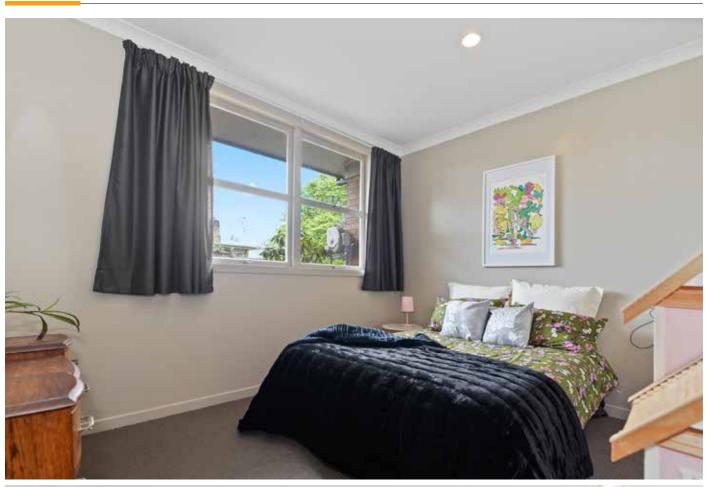














LEGAL DESCRIPTION

 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 Joeseph 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

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11754860.3 Mortgage to Westpac New Zealand Limited - 21.9.2020 at 2:43 pm

MEET DEB STEEL



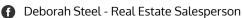
Testimonial

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 Realestate 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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