



59 Sandwich Road, Saint Andrews

## Aussie Bound - Two Homes in One!

My seller has their plane tickets booked and is Aussie bound, which means this double dwelling property in the heart of St Andrews MUST BE SOLD.

The main house provides well-proportioned bedrooms, a family bathroom, and light-filled open-plan living that flows outdoors. Privately positioned at the rear, the second dwelling is a fully self-contained one-bedroom home, with its own kitchen, living, bathroom, and laundry - perfect for extended family, guests, or rental income.

In addition, there is an outside room/office/man cave attached to the double garage with external access adds another layer of flexibility, making this property stand out for both creatives and those working from home.

Set on a well-fenced private 675sqm section and located close to the river paths, schools, local reserves, and central Hamilton and The Base, a rare St Andrews opportunity for multi-generational or income potential.

A full information pack, including LIM report and Rental Appraisal

4 2 2

### AUCTION

Thu 6th Nov @ 12:00PM

### VIEW

Sun 19th Oct @ 12:00PM - 12:30PM

### AGENTS

Connor Jensen  
021 0541 506  
connor.jensen@ljhooker.co.nz

### AGENCY

LJ Hooker Hamilton City  
(07) 834 1161  
Specialist Marketing Limited

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



Available on request.

My seller intends to meet the market, so call today; tomorrow might be too late.

## MORE DETAILS

Property ID                      TGHYU  
Property Type                  House  
House Size                      92 m2  
Land Area                        675 m2  
**Licensed Real Estate Agents (REAA2008)**

**Connor Jensen 021 0541 506**

Salesperson | [connor.jensen@ljhooker.co.nz](mailto:connor.jensen@ljhooker.co.nz)

**LJ Hooker Hamilton City (07) 834 1161**

Specialist Marketing Limited

11B Somerset Street, HAMILTON NZ 3289

[hamiltoncity@ljhooker.co.nz](mailto:hamiltoncity@ljhooker.co.nz) | [hamiltoncity@ljhooker.co.nz](mailto:hamiltoncity@ljhooker.co.nz)



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.