



261 Pakihi Road, Saint Andrews

## Sun-Soaked Lifestyle Living Among Iconic Gardens




Set in a stunning north-facing position and nestled within the renowned Alfred Buxton Gardens, this substantial lifestyle property offers space, sunshine and serenity on 2.0035ha of established grounds surrounded by magnificent 100-year-old specimen trees and a 153 litre in ground swimming pool with diving board.

The generously proportioned home spans an impressive 308m<sup>2</sup> floor plan and has benefited from extensive improvements, ensuring comfort, efficiency and peace of mind. Recent upgrades include a new roof, full rewiring throughout, a new in-built log burner, diesel-run radiators throughout the home, a new hot water cylinder, and some new double-glazed windows.

Inside, the home offers four bedrooms and two bathrooms, with three bedrooms and the laundry having been re-gibed, insulated and finished with new carpet and flooring. A welcoming country-style kitchen with a butler's pantry is perfect for family living and entertaining, complemented by a large separate laundry and multiple living spaces filled with natural light.

The garage features two new doors, and the property is dotted with character features that add warmth and charm throughout.

This is a rare opportunity to secure a beautifully improved lifestyle home in an exceptional setting - private, sunny and rich in history -

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**FOR SALE**

Enquiries Over \$980,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

while still enjoying modern comforts and generous proportions. Lifestyle properties of this calibre and location are seldom available. Enquire today to experience it for yourself.

**Disclaimer:**

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**MORE DETAILS**

Property ID	84VGNG
Property Type	House
House Size	308 m2
Land Area	2 hectare
Including	Pool
	Fire Place
	Dishwasher
	Remote Garage

**Licensed Real Estate Agents (REAA2008)**

**Elaine Homer 021 02393111**

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**TOTAL: 279 m2**  
 1st floor: 279 m2  
 EXCLUDED AREAS: PORCH: 5 m2, PATIO: 77 m2, COVERED PATIO: 7 m2,  
 CARPORT: 10 m2, WALLS: 15 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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