



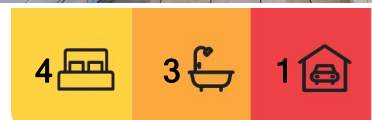
## Saint Andrews, 4 Coles Street

Luxury lifestyle living

Only 15 minutes from Timaru, this spacious designer family home is set on a generous 9,730m2 lifestyle section —an ideal option for those seeking both comfort and room to move.

Inside, the home offers four double bedrooms, including a master with a Jack and Jill ensuite and attached conservatory, creating a peaceful retreat filled with natural light. Two separate living areas provide plenty of space for family gatherings and entertaining, while a well-appointed family bathroom, separate toilet and office space add to the home's practicality. A log burner ensures cosy winter warmth, complemented by a ventilation system for year-round comfort. Adding further appeal, solar panels help reduce energy costs and support sustainable living.

Outdoors, the established grounds are ready to be enjoyed, offering open green spaces and plenty of room for family activities. This property combines the best of modern family



**For Sale**

Enquiries Over \$949,000

**View**

By Appointment

**Contact**

**Ben Groundwater**

027 415 6405

ben.timaru@ljhooker.co.nz



**Disclaimer:** 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.

**LJ Hooker Timaru**  
(03) 688 3029  
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comfort with the freedom of lifestyle living, all within easy reach of Timaru's amenities.

Features:

- Four double bedrooms
- Two living areas
- Log burner
- Ventilation system
- Office
- Separate toilet
- Ensuite
- Conservatory
- Solar panels

Disclaimer:

This information has been supplied by the owners and Corelogic. LJ Hooker Timaru, Geraldine and Waimate are merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law, we do not accept any responsibility to any part for the accuracy or use of the information herein. Enting Real Estate Limited Licensed (REAA 2008).

## More About this Property

Property ID	15MGGTA
Property Type	House
House Size	260 m2
Land Area	9730 m2
Licensed Real Estate Agents (REAA2008)	

**Ben Groundwater 027 415 6405**

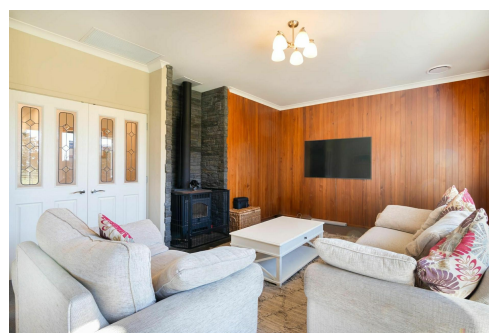
Property Consultant | [ben.timaru@ljhooker.co.nz](mailto:ben.timaru@ljhooker.co.nz)

**LJ Hooker Timaru (03) 688 3029**

Enting Real Estate Limited

51 Church Street, TIMARU 7910

[timaru.ljhooker.co.nz](http://timaru.ljhooker.co.nz) | [timaru@ljhooker.co.nz](mailto:timaru@ljhooker.co.nz)



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