

## 2 Dallinger Street, St Andrews



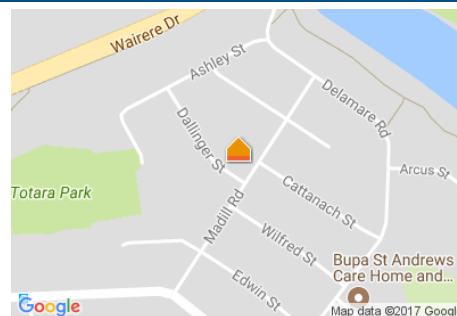
### Bigger Really Is Better!

#RD12953

#### Negotiation

Commanding a sweeping corner section, this multi-level family home spreads across some 368m<sup>2</sup> of floor area in a clever design that amalgamates two large living areas, spacious open plan kitchen and dining, four bedrooms, three bathrooms and an office.

The garaging is huge. Ideal for a modern lifestyle, this premium home is advantaged by a coveted St Andrews location that links a family with scenic river walks and cycle ways, golf course, popular local cafe and transport. Interiors optimise light and space while providing stylish activity zones, excellent entertaining options and spaces for everyone to relax in comfort. The first floor has superbly balanced break-out areas where all living extends outdoors to a private courtyard landscaped into a secure backyard. The seamless layout intuitively brings the kitchen into play and takes into consideration the needs of parents and children at all stages of life. Upstairs sleep zones and office, all of which attract district outlooks, are complemented by a fourth bedroom below. Bathrooms range over two levels and are functional yet a great opportunity for the new owner to make their mark. There is a



### Libby Buchanan



office 07 853 0013  
mobile 022 064 4556  
email libby.buchanan@lugtons.co.nz

#### Property Features

Land Size 756 m<sup>2</sup> Rates \$3,528 CV \$740,000