

# St Andrews Family Lifestyle

10 Grassy Downs Place  
St Andrews



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**T&H**

 **Lugtons**



## About the Property

6 BED + OFFICE | 2 LIVING | 2 BATH | 2 CAR

Auction: Wednesday 11th December at 12.00pm

### 10 Grassy Downs Place St Andrews

Welcome to your ultimate family retreat overlooking Totara Park! This spacious six-bedroom home, set on a generous 898 sqm section, offers the perfect blend of space, functionality, and lifestyle. Perfectly designed to cater to the needs of a large family or those who love to entertain, this residence blends modern comfort with timeless elegance across its vast 898 sqm section. High ceilings elevate the sense of space, creating an open and airy ambiance throughout the home. With a thoughtfully designed layout, this property boasts two spacious living areas, providing versatile spaces for relaxation, family gatherings, and formal entertaining. The updated kitchen is truly the heart of the home, featuring high-end appliances, ample counter space, and abundant cabinetry to meet all your storage needs. This is a kitchen that invites connection, allowing for effortless flow from food preparation to shared dining. With two bathrooms and six generously sized bedrooms, this home provides the ultimate in family comfort. The bedrooms offer plenty of space, natural light, and built-in storage, ensuring that everyone has their own private retreat. The additional storage options throughout the home cater to all of your family's needs.

Offering the best of indoor-outdoor living, this home is designed for comfort and connection. Large doors open to a beautiful outdoor space, seamlessly merging the indoors with the outdoors. The outdoor living includes a stylish louvre-covered outdoor dining area. Whether it's rain or shine, this space is perfect for year-round alfresco dining or simply relaxing in the shade. For cooler evenings, the Esca gas fire brings warmth and ambiance to the outdoor area, making it an inviting space for evening gatherings year-round.

Enjoy summer days around the stunning inground saltwater swimming pool or unwind in the spa pool, creating a perfect oasis in your own backyard. The extensive grounds offer plenty of space for kids to play, pets to roam, and gardening opportunities. Thoughtful features throughout the home make daily life more comfortable and convenient. The gas ducted heating system ensures cosy warmth during the winter months, while multiple storage spaces throughout the house keep the home organized and clutter-free. Double garaging provides secure parking and plenty of room for bikes, sports equipment, or tools, meeting the needs of a busy household.

Perfectly positioned with St Andrews Golf Club, river walks close by and a great choice of cafes for those weekend brunches. This property offers an extraordinary blend of size, style, and lifestyle amenities, making it a rare gem in the market. If you're searching for a home that combines luxurious living with practical functionality and endless entertainment possibilities, this Totara Park residence is ready to welcome you. Don't miss the opportunity to make this exceptional home yours -contact us today to arrange a viewing and start envisioning the next chapter of your life in this delightful property.









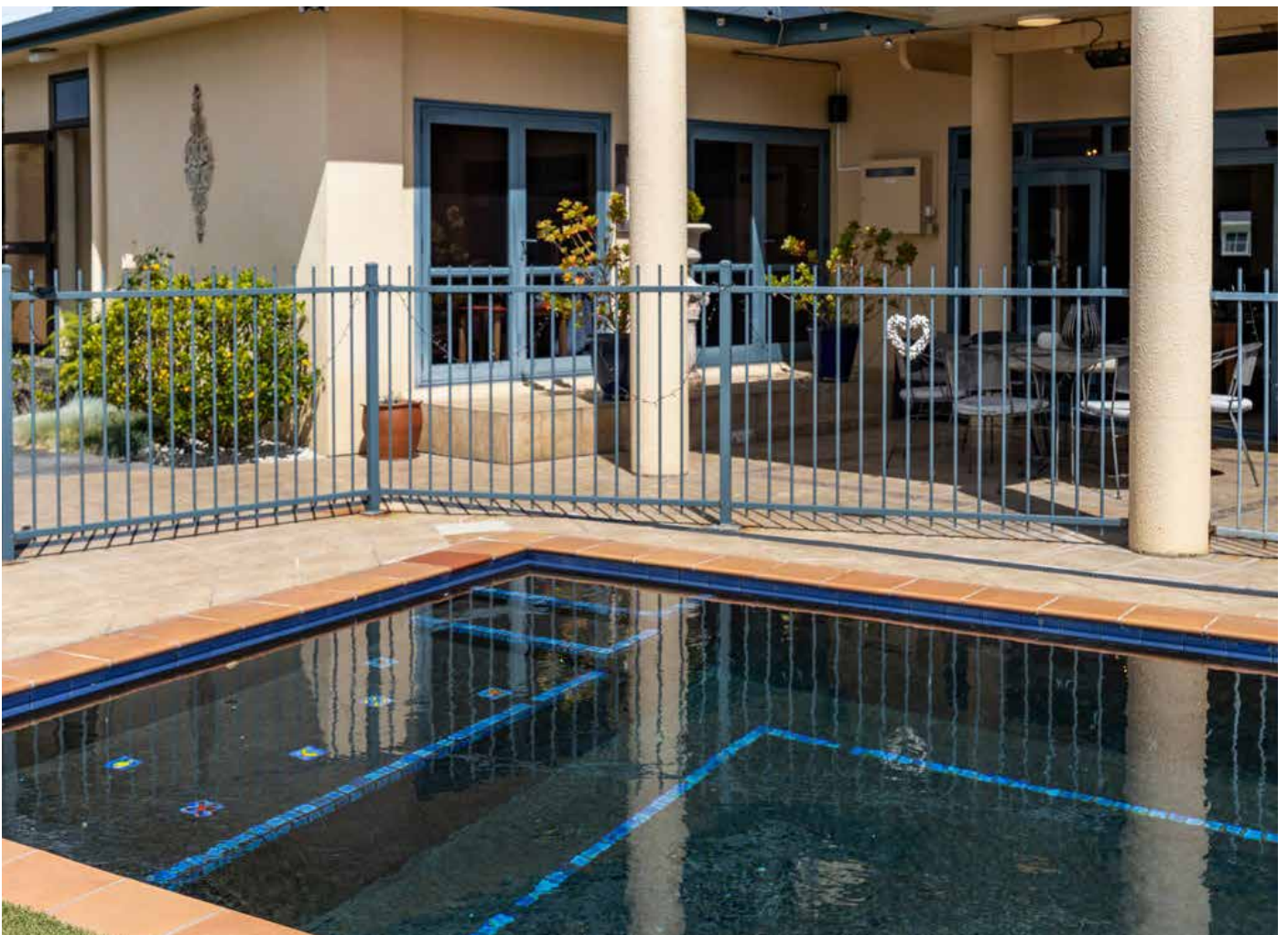














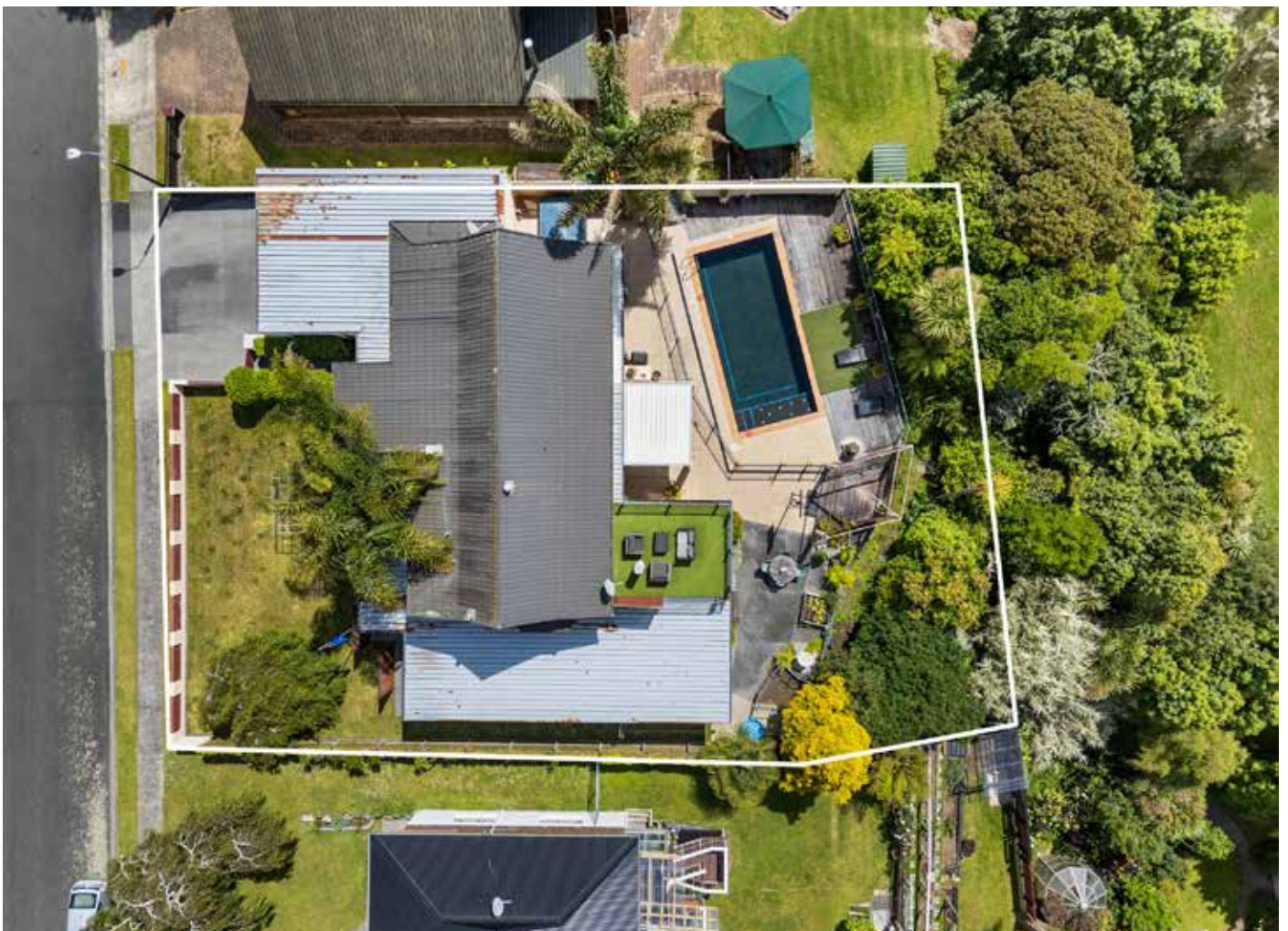


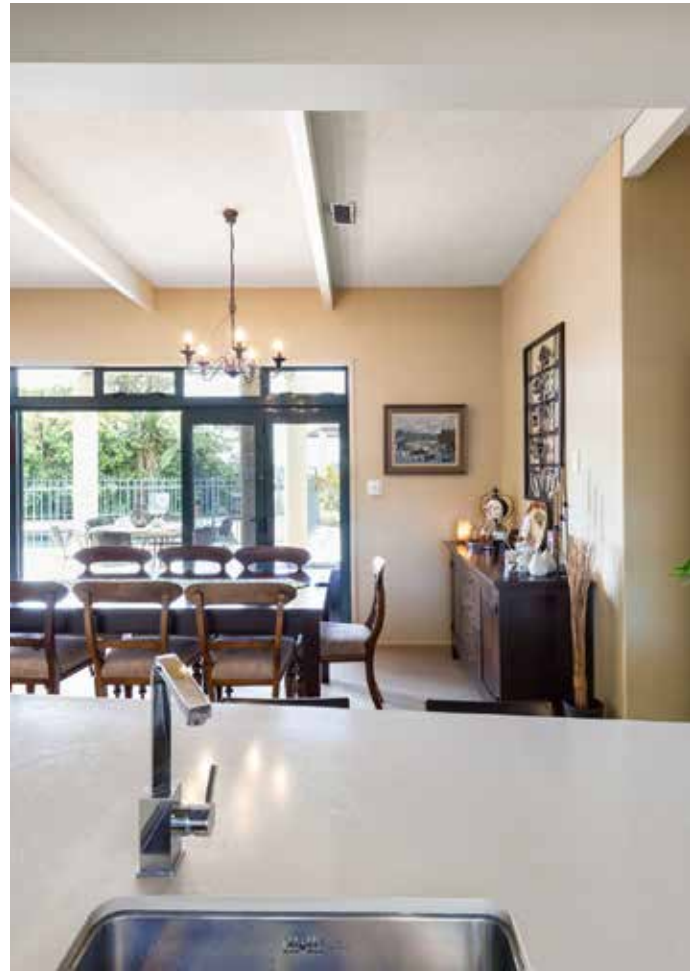










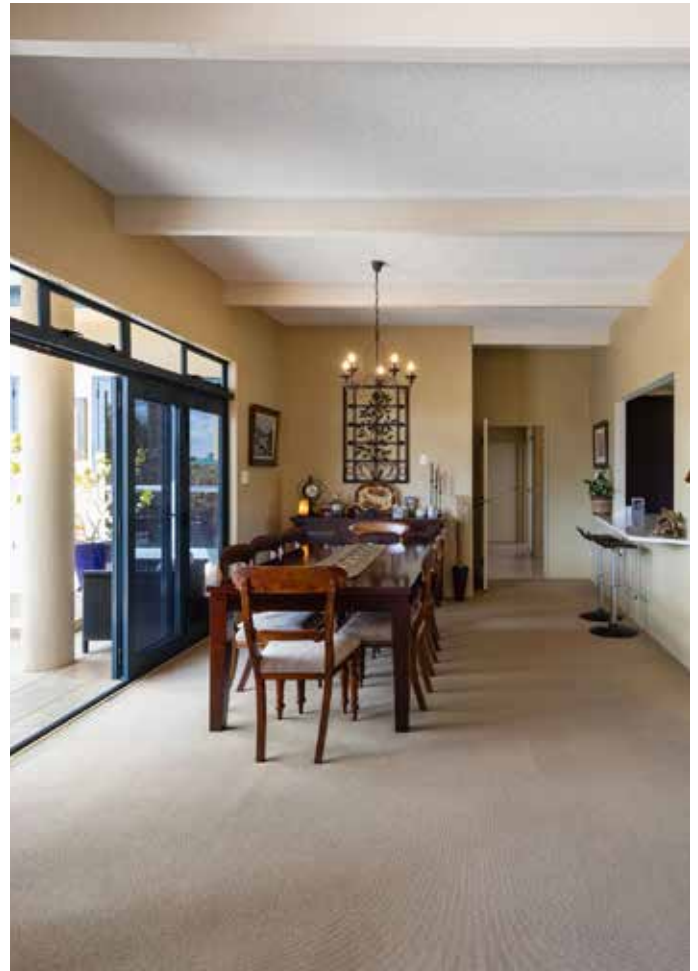


## Legal Description

Lot 31                      DPS 14131  
Record of Title:        SA12A/1280  
Land Area:              898m<sup>2</sup>  
Year Built:              1970-1979

## Chattels

- 5 Burner Gas Cooktop
- Wall Oven
- Rangehood
- Dishwasher
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors x 6
- Bathroom Mirrors x 2
- Bathroom Heater
- Washing Machine Taps
- Clothesline
- Spa Pool (as is)
- Pool Equipment
- Auto Garage Door & Remotes x 2
- Security Camera x 1
- Outside Fireplace



## Local Schools

- Pukete School
- St Peter Chanel Catholic School
- St Andrews Middle School
- Hamilton's Fraser High School

## Local Conveniences

- Totara Park
- Waikato River Trails
- St Andrews Golf Club
- The Base Shopping Centre
- Waterworld
- Ashurst Park
- Braithwaite Park
- St Andrews Shops & Cafes
- Easy access to arterial routes

# Rental Appraisal

## 10 Grassy Downs Place St Andrews

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I have assessed this property on the 22nd November 2024 and advise that the expected weekly rental return would be approximately.

# \$880 - \$920

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

**Yvette McLean**  
*Property Manager*  
027 278 8257

**Property Management**  
by  **Lugtons**



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Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

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## Terry Ryan



### Sales Consultant

021 909 978 | [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

**"Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result."**

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals



## Heather Whyte



### Sales Consultant

027 239 2751 | [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)

**"With a decade of experience in real estate and four years as a Selling Office Manager, Heather has become a trusted figure in the industry. Known for her transparency, commitment, and empathy, she has built a loyal client base through her dedication, expert knowledge, and astute negotiating skills. Her approach to marketing is uniquely effective, drawing on her keen eye for interior design to present properties at their best. Her open communication style and enthusiastic nature create a great synergy with clients, focusing on a seamless process."**

My knowledge of the local market, combined with a background in sales, marketing, and business management, allows me to offer a comprehensive view of the buying and selling process. I listen attentively to my clients' needs and work tirelessly to meet their objectives. When you're ready to navigate the real estate market, I'm here to guide you. Let's work together to achieve your real estate goals.



## Kirn Parmar

**Sales Consultant**

027 854 7722 | [kirn.parmar@lugtons.co.nz](mailto:kirn.parmar@lugtons.co.nz)

**"Welcome to my world of Real Estate! Driven by a passion for empowering people's lives through property, I'm dedicated to expertly guiding you through Hamilton's dynamic market. Whether you're building a family home or expanding your investment portfolio, I'm committed to making your dreams a reality."**

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.

Ready to unlock Hamilton's market potential? I'm here to make it happen. Let's embark on this journey together – your success is my top priority.



## Brooklyn Hayde

**Sales Consultant**

021 283 8222 | [brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@lugtons.co.nz)

**"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, ensuring a seamless and rewarding experience."**

With a passion for precision and a commitment to unbiased service, Brooklyn is a dedicated buyer's specialist, striving to make your home buying journey smooth, seamless, and stress-free. Brooklyn understands that purchasing a home is one of life's most significant decisions. She takes the time to listen to your needs, preferences, and concerns, ensuring that every step of the process is tailored to meet your unique requirements.

# 10 Grassy Downs Place

Total Floor Area: 280 sq.m APPROX.



This floor plan has been created by inHouse and are intended solely for marketing purposes. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.



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