

# Serenity in St Andrews

21 Mangakoea Place  
St Andrews



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**T&H**

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## About the Property

4 BED | 2 LIVING | 2 BATH | 2 CAR

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Discover this beautifully presented brick family home, offering space, style, and comfort on a generous 707 sqm section. Perfectly situated in an established area, this property combines privacy with comfort, and convenience - an ideal choice for families seeking a place to grow.

Step inside to discover new carpet throughout, adding a fresh and cosy feel to every room. The four bedrooms are generously sized, providing space for children and guests alike. The main bedroom offers a peaceful retreat with its own ensuite, while a second family bathroom ensures everyone's needs are comfortably met.

At the heart of the home lies the modern kitchen, blending style with functionality. Featuring sleek cabinetry, quality appliances, and abundant bench space. Whether preparing quick breakfasts or hosting large family dinners, or enjoying casual meals, this kitchen is both functional and beautiful. The kitchen also connects effortlessly to the dining and living areas, making entertaining seamless.

Step through doors to the private outdoor area, designed for year-round enjoyment. The louvre system offers flexibility, allowing you to adjust for sun or shelter with ease. Whether hosting summer barbecues, relaxing with your morning coffee, or dining alfresco under the stars, this space will quickly become a favourite. Surrounded by mature greenery, the outdoor area offers a peaceful retreat from the world.

The established section provides plenty of room for children and pets to play. In addition to the garage, the property boasts extra off-street parking, ideal for multiple vehicles, or a boat/caravan. The brick construction ensures durability and low maintenance, with partial double glazing.

Set in a peaceful cul-de-sac, this home offers the best of both worlds: the tranquillity of a quiet street and the convenience of a well-established neighbourhood. Schools, parks, shops, and cafes and just a stroll to river walks and St Andrews golf course.

This home offers more than just a place to live. It's an opportunity to secure a family-friendly home that meets the needs of today's busy households while offering the privacy and space to unwind. The bonus is the solar panels.

This is a rare find in a sought-after area - your family's next chapter starts here!



















## Legal Description

Lot 89	DP 76047
Record of Title:	SA60B/955
Land Area:	707m <sup>2</sup>
HCC Rates:	\$3983.59
WRC Rates:	\$733.49
Year Built:	1990's

## Chattels

- Ceramic Cooktop
- Wall Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Curtains & Drapes
- Smoke Detector
- Alarm
- Ceiling Fans x 2 + Remotes
- Heat Pumps x 2
- Heat Transfer System
- Heated Towel Rails x 2
- Bathroom Mirrors x 2
- Bathroom Extractor Fans x 2
- Shower Domes x 2
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remotes x 2
- Garden Sheds x 2
- Automated Louvretech & Remote x 1
- Solar Panels



## Local Schools

- Pukete School
- Vardon School
- St Peter Chanel Catholic School
- At Andrews Middle School
- Hamilton Junior High School
- Hamilton Fraser High School

## Local Conveniences

- St Andrews Golf Club
- St Andrews Shops and Cinnamon Cafe
- Braid Road Shops and Library
- The Base Shopping Complex
- Te Rapa Amenities/Shops
- Waiwherowhero Park
- Totara Park
- Access to Waikato River trails

# Rental Appraisal

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I have assessed this property on the 7th November 2024 and advise that the expected weekly rental return would be approximately.

## \$700 - \$740

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



### 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

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**"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.



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Total approx. floor area 178.9 sqm  
 Floor plans have been created for marketing purposes only. Floor area include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



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