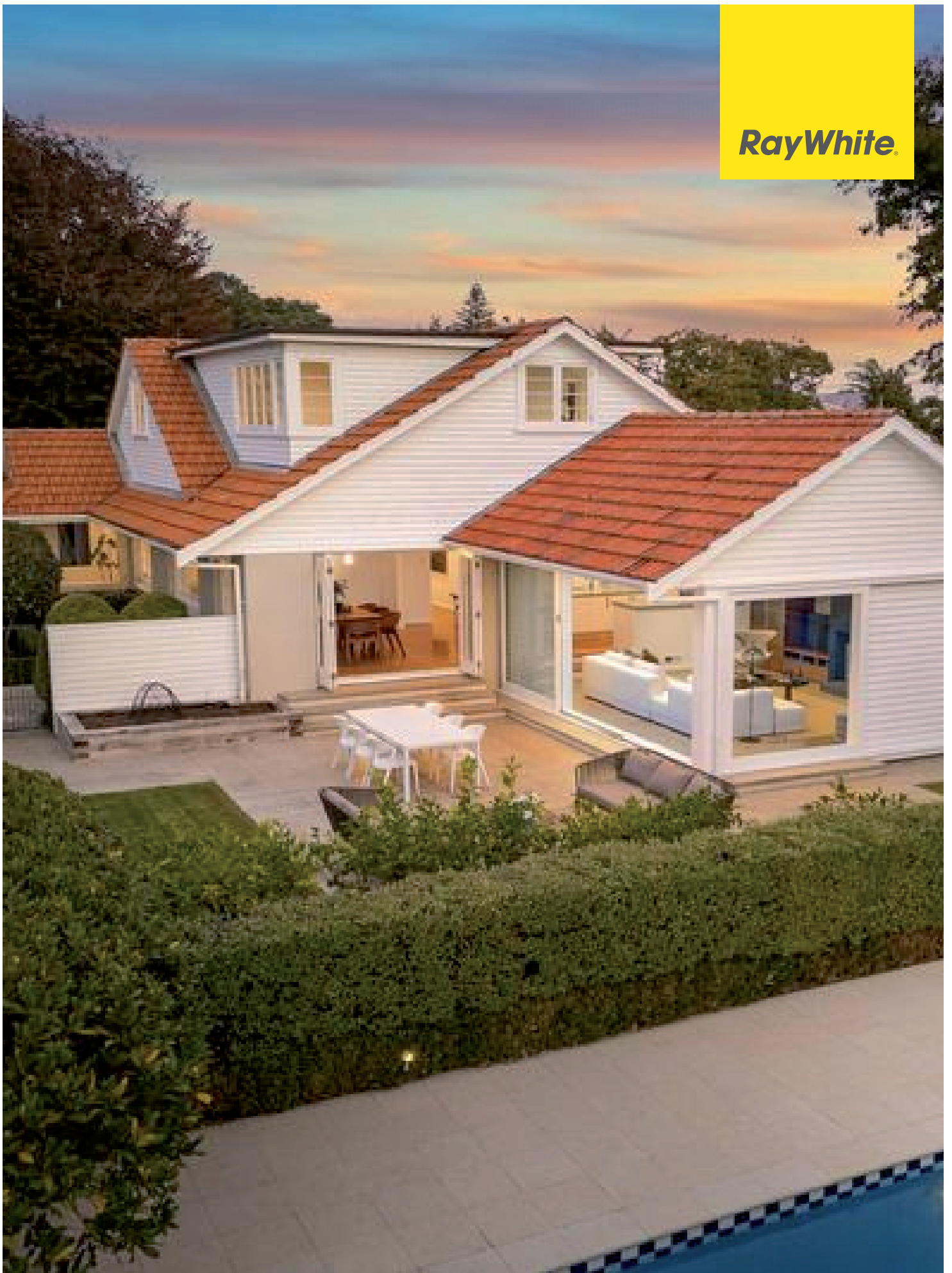


**RayWhite**



79 St Andrews Road,  
Epsom

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WHY WAIT?



## Outstanding Family Living

Indulge in the epitome of refined family living with this extraordinary residence, where timeless elegance meets contemporary sophistication. Located in the prestigious Epsom area, and set on a lush, 782m<sup>2</sup> private sanctuary, this magnificent home offers an unparalleled lifestyle, seamlessly blending expansive indoor & outdoor spaces.

This beautifully remodelled 339m<sup>2</sup> 1940s home offers a north-west aspect and expansive living spaces with an open-plan marble island kitchen, polished wooden floors, and a gas fireplace for cosy evenings. The seamless indoor outdoor flow leads to a private backyard with a heated pool and courtyard, perfect for entertaining. Upstairs, the spacious master suite includes an ensuite and walk-in wardrobe with stunning Epsom views. Located next to Morven Reserve, within the sought-after Double Grammar zone, and walking distance to top schools, this home is ideal for families. Close to Newmarket, parks, medical centres, and all the conveniences, this property offers the perfect family lifestyle.



- Outstanding Family Living with Poolside Entertaining
- 5 bed / 3 living / 3 bath / 2 cars / Pool
  - Large family home with North-west aspect
  - Open plan modern contemporary living
  - Entertainers delight
  - Heated pool & private courtyard.
  - Sought-after Double Grammar zone.
  - Prime location

**Auction**  
 1.00pm Saturday 10th May  
 Onsite (unless sold prior)

**View**  
 As advertised or by appointment

**Richard Lyne**  
 021 687 000  
[richard.lyne@raywhite.com](mailto:richard.lyne@raywhite.com)



# 79 St Andrews Road, Epsom

Price	Price Upon Application
Age	1940
Legal Description	Lot 73 Deposited Plan 19332
Record of Title	NA737/59
Rateable Value	\$4,350,000
Rates	9821.64 /annum
Building Area	339m2
Land Area	782m2
Bedrooms	5
Bathrooms	3
Roof	Clay tiled
Heating	Gas Central Heating
Insulation	Wall, Ceilings and Underfloor
Joinery	Single glazed
Exterior	Weatherboard
Garaging	2 car garaging and 2 off-street parks



A full information pack is available upon request. Contents of this information sheet do not form part of the contract for sale and purchase. While care has been taken in preparation of this information, no responsibility is accepted for the accuracy of the whole or any part and interested parties should make their own enquiries to satisfy themselves in every respect.

WHY WAIT?

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