

Easy Family Living in St Andrews

260 Sandwich Road
St Andrews



Heather Whyte

Sales Consultant

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Terry Ryan

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About the Property —

Set in the ever-popular suburb of St Andrews, this well-presented home offers the kind of space, comfort, and convenience families are looking for. The home was tastefully renovated before the current owners purchased it and has since been well maintained and further enhanced, including the addition of Heat Pump, HRV, blinds, and everyday comforts that make living here easy.

Inside, the layout is practical and welcoming. The living room provides a comfortable space to relax, while the kitchen and dining area sit at the heart of the home, offering good bench space, modern appliances, and room for family connection at the end of the day.

The bathroom includes a double vanity and shower, with the added benefit of a separate toilet. Natural light moves through the home beautifully, and with ceiling and floor insulation, a moisture barrier, and HRV, comfort has been well considered.

Outdoors, the flat 663m² freehold section is a real highlight. Fully fenced and family-friendly, there is room for children, pets, a trampoline, summer entertaining, or future ideas. The detached double garage and concrete driveway add further practicality.

Located within easy reach of Cinnamon Café, local parks, river walks, schools, Te Awa, The Base, and Te Rapa, this is a home that offers a relaxed lifestyle in a well-connected St Andrews location. A smart choice for families, first-home buyers, or anyone wanting space and convenience in an established suburb.





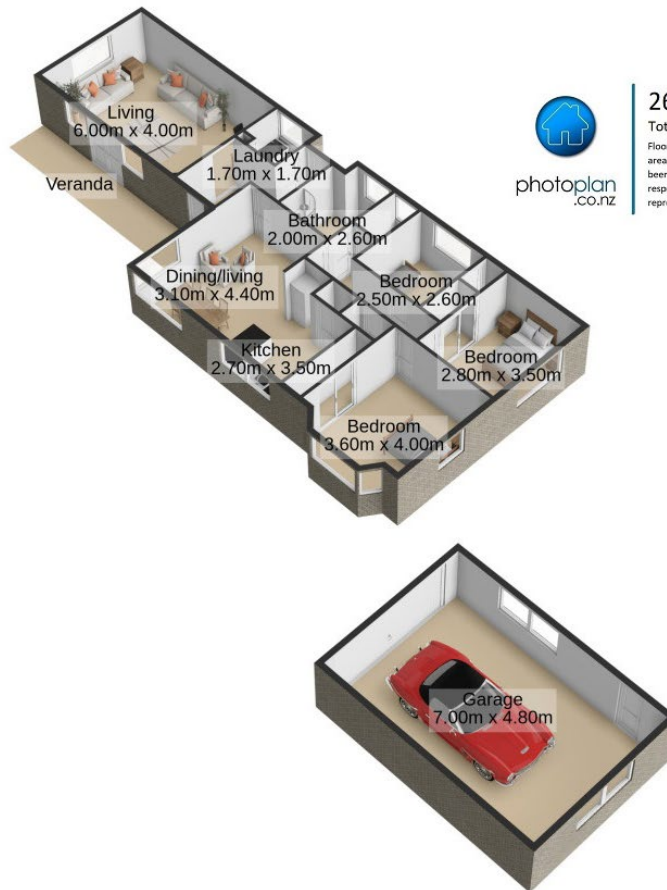








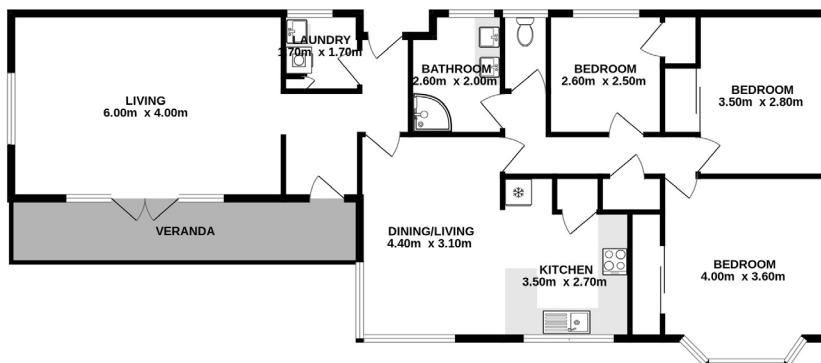




260 Sandwich Road

Total approx. floor area 141.7 sqm

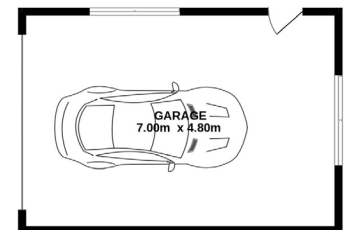
Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



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Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	Lot 16	Pukete Primary School	The Base/Te Awa Shopping Centre
Legal DP	DPS15921	St Peter Chanel Catholic School	Te Rapa Straight Amenities
Record of Title	SA14A/475	Maeroa Intermediate	Braid Road and Sandwich Road Shops & Cafes
Land Area	662m²	Fraser High School	St Andrews Golf Club
HCC Rates	\$3,779.02	Te Au O Tamatea School (St Andrews Middle School)	Waikato River Trails
WRC Rates	\$605.04		Waiwherowhero, Totara, Ashurst & Braithwaite Parks
Year Built	1970-1979		

Chattels			
Rangehood	Heat Pump x1	Clothesline	Under Bench Oven
Dishwasher	Light Fittings	Washing Machine Taps	Ventilation System (HRV)
Smoke Detector	Window Coverings	Garden Shed	Cooktop (Ceramic - Electric)
Bathroom Extractor Fan	Fixed Floor Coverings	Burglar Alarm	



Rental Appraisal —

260 Sandwich Road St Andrews

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on 21 May 2026 and advise that the expected weekly rental return would be approximately.

\$630—\$650

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

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Management**
by  **Lugtons**



The power of teamwork, the promise of results.

Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



Terry Ryan | 021 909 978
Heather Whyte | 027 239 2751
terryryan.co.nz





Meet The Team —



Heather Whyte

027 239 2751 heather.whyte@lugtons.co.nz

Over the past 12 years, Heather Whyte has built a successful real estate career and has been recognised with multiple awards, from Rookie of the Year through to Supreme Double Diamond status, consistently positioning herself among Lugtons' top performers.

Heather's approach is built on genuine connection, clear communication and a strong commitment to achieving the best possible result for every client. With a strong background in sales, four years' experience as a Sales Manager, and her own experience buying, selling and renovating property, Heather understands the importance of trust, timing, presentation and a well-managed process.

Heather places genuine importance on every client and every property she represents. With patience, persistence and a personalised marketing plan, she provides clear, informed direction every step of the way, helping her clients feel confident, supported and well positioned to achieve the best result.



Terry Ryan

021 909 978 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.

In the 25 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with. Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



Brooklyn Hayde

021 283 8222 brooklyn.hayde@lugtons.co.nz

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.



Ben Moore

027 737 9799 ben.moore@lugtons.co.nz

With a background in architectural construction and hands-on experience building award-winning homes across the Waikato, I bring a sharp eye for detail and a deep appreciation for quality design to every property I work with. Real estate, for me, is about more than buying and selling - it's about people. It's about helping families find their place, guiding first-home buyers with confidence, and supporting sellers through one of life's biggest transitions. I'm here to make that journey smooth, informed, and tailored to your goals.



Emma Bland

022 161 8657 admin.terryryan@lugtons.co.nz

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations. Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day.



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