

Slice of St Andrews.



76 SANDWICH ROAD | ST ANDREWS

3 BED | 1 LIVING | 1 BATH | 2 CAR





Offering an excellent opportunity in a sought-after St Andrews location, 76 Sandwich Road is a classic three-bedroom brick home with plenty of appeal and potential to add value over time.

The home features spacious and sunny living areas, with a separate lounge, dining room and kitchen providing a practical layout that keeps these spaces nicely defined. With three bedrooms and a family bathroom, there is plenty here for those looking for an affordable family home, or a healthy homes compliant long-term investment property.

From the street, the property has excellent road appeal, while the generous 706sqm family-sized section provides plenty of room for children, pets and outdoor living. A double garage with internal access adds further practicality.

Location is another real highlight. You have a great choice of food and beverages from the popular Cinnamon Café, River Kitchen and St Andrews Fishing Club Café. The St Andrews Golf Club is only a stroll away, together with superb river walks.

Whether you're looking to secure your first family home, make your move into this popular suburb, or take on a property with scope to improve and add value, this is an opportunity worth exploring. Affordable, well located and offering plenty of potential, 76 Sandwich Road deserves your attention.



Legal Information

Legal Lot	1
Legal DP	DP10666
Record of Title	SA60/1376
Land Area	706m ²
HCC Rates	\$4,414.26
WRC Rates	\$672.84
Year Built	1970

Local Schools

- St Andrews Middle School
- Vardon School
- St Peter Chanel Catholic School

Local Conveniences

- St Andrews Golf Club & The River Kitchen Cafe
- Cinnamon Cafe
- Braid Road Shops & Cafes
- St Andrews Library
- Waikato River Walks & Trails

Chattels

- Stove
- Dishwasher
- Rangehood
- Heat Pump x1
- Light Fittings
- Smoke Detector
- Window Coverings
- Fixed Floor Coverings
- Clothesline
- Bathroom Extractor Fan





















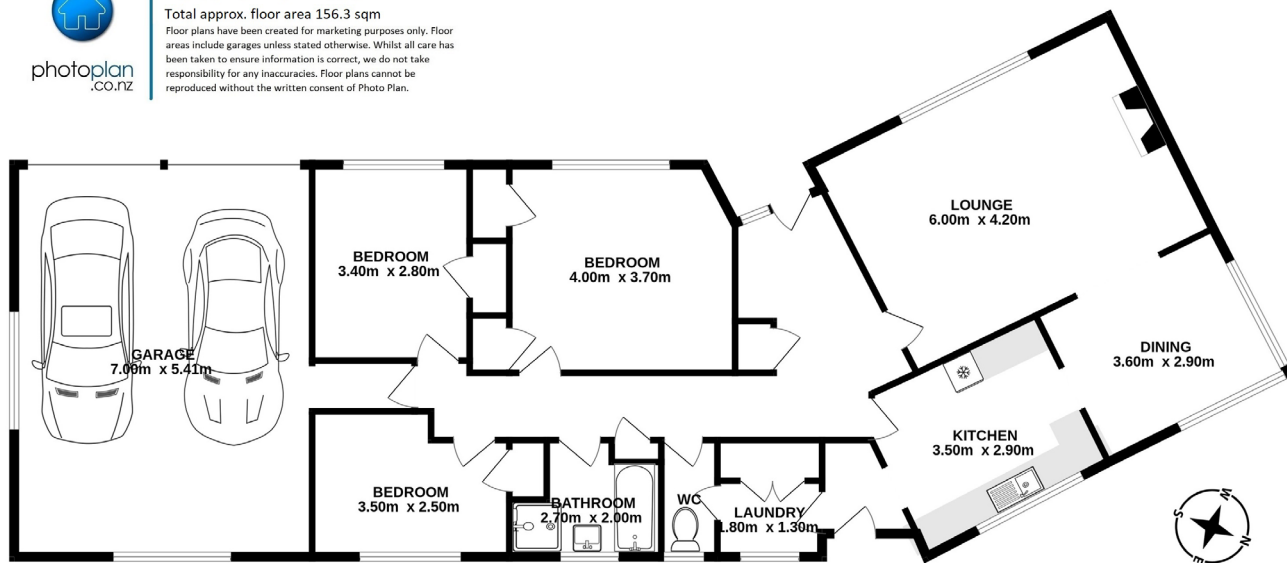




15 Sandwich Road

Total approx. floor area 156.3 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.



15 Sandwich Road

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Rental Appraisal

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I have assessed this property on 8 October 2026 and advise that the expected weekly rental return would be approximately.

\$620—\$670

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.

Yvette Mclean

Property Manager

027 278 8257 YVETTE.MCLEAN@LUGTONS.CO.NZ

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



Terry Ryan

Residential Salesperson

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.



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751 HEATHER.WHYTE@LUGTONS.CO.NZ

Over the past 12 years, Heather 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 and a well-managed process.



Ben Moore

Sales Consultant

027 737 9799 BEN.MOORE@LUGTONS.CO.NZ

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

Executive Assistant

ADMIN.TERRYRYAN@LUGTONS.CO.NZ

Emma brings over 6 years of real estate expertise as an agent and an assistant. Emma is a licensed agent and has bachelor's degree in communications specializing in Public Relations. Her bubbly personality, hardworking ethic and exceptional organizational skills, make her a valuable asset.



Terry Ryan

Residential Salesperson

021 909 978

TERRY.RYAN@LUGTONS.CO.NZ



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751

HEATHER.WHYTE@LUGTONS.CO.NZ

Listing Reference: GH23524

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