

# St Andrews Sanctuary

21 Burn Murdoch Street  
St Andrews



**Terry Ryan**  
Sales Consultant  
021 909 978  
[terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)



**Heather Whyte**  
Sales Consultant  
027 239 2751  
[heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)





## About the Property —

Positioned in a quiet, sought-after cul-de-sac, this beautifully maintained family home offers comfort, convenience, and exceptional living.

Constructed with timeless plaster over brick and double-glazed throughout for year-round comfort, the home is as durable as it is stylish. Inside, a near new kitchen will impress any home chef, featuring a walk-in pantry and twin wall ovens — perfect for entertaining or feeding a busy household.

The home boasts three bedrooms, including a master with a wet shower ensuite designed for easy access and future-proof living. The spacious living areas offer seamless indoor/outdoor flow to a covered Archgola with protective side-screens, making it an ideal spot to enjoy alfresco dining or quiet relaxation in any season.

Set on a landscaped 704sqm easy-care section, there's plenty of space for children, pets, or simply enjoying the garden without the heavy maintenance. Practicality is further enhanced with double garaging and loads of off-street parking — ideal for extra vehicles, a boat, or a camper.

Situated just moments from the St Andrews golf course, river walks, and popular cafes, this is an unbeatable location where lifestyle meets convenience.

21 Burn-Murdoch Street offers a rare opportunity to secure a quality, affordable, move-in-ready home in the heart of St Andrews. Don't miss your chance to make it yours - contact us today to arrange a viewing!

















































### 21 Burn Murdoch Street

Total approx. floor area 180.2 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.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	13	Pukete School	The Base/Te Awa Shopping Centre
Legal DP	DPS 24196	St Peter Chanel Catholic School	Te Rapa Straight Amenities
Record of Title	SA22C/1441	St Andrews Middle School	Braid Road & Sandwich Road Shops
Land Area	705m²	Fraser High School	St Andrews Golf Club
HCC Rates	\$3798.76		Waikato River Trails
WRC Rates	\$760.81		Waiwherowhero Park
Year Built	1980		Totara, Ashurst & Braithewaite Park
			Waterworld

Chattels

Garden Shed	Heat Pumps x 2	Gas Cooktop	Bathroom Mirrors x 2
Fixed Floor Coverings	Curtains	Water Filter	Ventilation System - HRV
Rangehood	Smoke Detectors x 2	Clothesline	Archgola + Sun/Side Screen
Heated Towel Rail	Auto Garage Door	Washing Machine Taps	Gutter Guard
Blinds	Garage Door Remote x 1	Wall Oven	Bird Bath
Light Fittings	Drapes	Dish Drawer x 1	





## Rental Appraisal —

# 21 Burn Murdoch Street St Andrews

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 1 May 2025 and advise that the expected weekly rental return would be approximately.

# \$750–\$780

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**



# 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](http://terryryan.co.nz)







## Meet The Team —



### Terry Ryan

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.

In the 16 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 the last 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.



### Heather Whyte

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

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.





## Kirn Parmar

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.



## Blake Agnew

021 195 0238   [blake.agnew@lugtons.co.nz](mailto:blake.agnew@lugtons.co.nz)

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.



## Brooklyn Hayde

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





Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.  
Licensed under the Real Estate Agents Act 2008.

[www.lugtons.co.nz](http://www.lugtons.co.nz) | XR21822