

53 St Lawrence Avenue, Andrews Farm

Plenty of Room to Live and Grow!

Originally constructed in 2008 by Hickinbotham, this home is set on a generous allotment of approx. 580sqm with no easements, this family home is boasting a well thought out design that is both modern and practical.

This property is currently tenanted on a fixed term tenancy until June 2026 for \$650 Per Week

Features you will love:

- Four bedrooms, master with an ensuite and large walk-in robe
- Double door entry to master bedroom
- 2.7-meter ceiling on entrance hallway
- All additional bedrooms include built in robes
- Ducted reverse cycle heating and cooling throughout
- Two generous sized living spaces
- Additional large rumpus/games room
- Ample storage throughout including inbuilt hallway storage
- Spacious well thought out open planned living
- Modern kitchen with sufficient storage and bench space including breakfast bar
- All modern kitchen appliances dishwasher, gas cook top and oven

4  2  2 

FOR SALE
\$825,000 - \$865,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Double garage for secure off street parking
- Large under covered pitched roof pergola perfect for entertainment or enjoying the afternoon sun
- Block out blinds to all rear windows and rear of the pergola
- Currently tenanted on a fixed term tenancy until June 2026 for \$650 Per Week

This family home is positioned perfectly on St Lawrence Drive with Puddle Lane Reserve on your door step including playground for the kids. Smith Creek Trail and the picturesque Stebonheath Park and Dog Park are also only a stone throw away.

All of this and still only a short distance from the Munno Para shopping city, local sporting clubs, schools and public transport.

Family homes of this quality don't come along often, enquire today and don't miss out!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2CFWGJU
Property Type	House
House Size	238 m2
Land Area	540 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

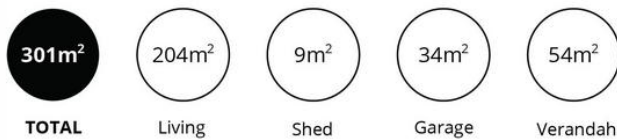
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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