






10 Leith Place, St Andrews

## MOVE IN, INVEST OR ADD YOUR OWN TOUCH

Whether you're searching for an investment opportunity or a comfortable place to call home, this well proportioned three bedroom home delivers a practical solution. Positioned on a generous approximately 780m<sup>2</sup> block, the home offers a functional layout, great outdoor space, and exciting possibilities for the new owners.

The homes main features consist of

- Three comfortable bedrooms, all with carpet flooring, with the main bedroom featuring a built-in wardrobe
- A tiled lounge room at the front of the home, creates a bright and comfortable living space ideal for relaxing with family
- Well positioned and centrally located kitchen equipped with a gas cooktop, dishwasher, and ample cupboard and bench space
- Tiled dining space sitting perfectly alongside the kitchen, creating a natural gathering place for everyday meals and family dinners
- Neat and functional bathroom which is neatly tucked away to service all three bedrooms and features a shower, bathtub and vanity. A separate toilet adds convenience for busy morning routines
- Covered outdoor area that provides the perfect setting for weekend barbecues, or simply relaxing while overlooking the

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### AUCTION

Sat 18th Apr @ 1:00PM

### VIEW

Tue 7th Apr @ 5:00PM - 5:30PM

### AGENTS

Danny Lo Castro  
0410 457 933  
dlocastro.standrews@ljhooker.com.au

### AGENCY

LJ Hooker St Andrews  
(02) 9820 1500

backyard

- Laundry conveniently positioned within the covered outdoor area
- Lock up car accommodation, providing secure parking for the vehicle along with additional space suitable for a workshop, storage, or hobbies
- Large garden shed, perfect for storing tools, outdoor equipment, or the lawn mower

One of the standout features of this property is the large backyard combined with side access. Buyers may want to make enquiries with the local council whether it is possible to add a granny flat, swimming pool, or extend the existing home (all subject to council approval)

#### Conveniently Located

- Approximately 900 metres to St Andrews Public School, this nearby primary school makes daily drop offs and pick-ups simple and convenient for families with young children
- Approximately 1.1 kilometres to St Andrews Shopping and Medical Centre adds peace of mind, ensuring healthcare and daily necessities are only a short drive away
- Approximately 3.2 kilometres to Minto Railway Station, this makes travelling for work, study or leisure both convenient and accessible

For those commuting by car, access to the M5 Motorway allows for efficient commuting both northbound toward the Sydney CBD and southbound toward other key employment and lifestyle hubs. This connectivity adds further appeal for professionals and families needing reliable transport options

Opportunities on blocks of this size are becoming increasingly rare, so act quick and don't let it be the one that got away

#### MORE DETAILS

Property ID	Q5EH9H
Property Type	House
Land Area	780 m2
Including	Toilets (1)

#### Danny Lo Castro 0410 457 933

Licensed Real Estate Agent | [dlocastro.standrews@ljhooker.com.au](mailto:dlocastro.standrews@ljhooker.com.au)

#### LJ Hooker St Andrews (02) 9820 1500

St Andrews Shopping Centre, Shop 3, 91 Ballantrae Drive, ST ANDREWS NSW 2566  
[standrews.ljhooker.com.au](http://standrews.ljhooker.com.au) | [sales.standrews@ljhooker.com.au](mailto:sales.standrews@ljhooker.com.au)

