

St Andrews, 12 Fannich Place

WELCOME TO A SANCTUARY OF SPACE AND COMFORT

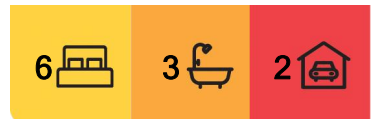
This well proportioned double storey family home, is privately located in a quiet street in the sought after suburb of St Andrews. With size and flexibility in mind this well designed 6 bedroom home offers space and practicality, whilst still promoting the warmth and comfort of a true family home. The home combines modern luxury with practical living offering flexible living zones which seamlessly connect to the central kitchen, and outdoor entertainment zone.

Upstairs Features

- The master suite a generous retreat featuring a walk in wardrobe and a contemporary ensuite
- Four additional generously sized bedrooms each with built in wardrobes, ensuring ample storage and comfort for every family member
- Versatile home office, with the flexibility to convert into a media room, this inviting space



Disclaimer: 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.



For Sale
Please Call

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on a clear day offers views to Sydney CBD

- The main bathroom is perfectly positioned to serve the upstairs bedrooms, offering unparalleled convenience and enhancing the flow of your daily routine
- Attic storage with a pull down ladder and built in lighting, just say goodbye to clutter and make seasonal storage a breeze
- The walk in linen press is designed to keep your linens and essentials organised ensuring the home remains tidy and functional
- The study nook at the top of the stairs, a great place to escape the hustle and bustle and lose yourself in the pages of your favourite novel

Ground floor features

- Formal lounge room, perfectly appointed for entertaining guests or enjoying cosy family evenings, this inviting space sets the tone for relaxation and connection
- The beautifully renovated kitchen is a chef's dream, show off your culinary skills with top of the line appliances, a sleek stone benchtop with ample preparation area, a dishwasher, an abundance of cupboard space and a beautifully designed walk in pantry
- The open concept family and dining area seamlessly integrates and connects the kitchen with the outdoor entertainment area
- The sixth bedroom is located conveniently across from a modern bathroom, this room, complete with a built-in wardrobe, could also serve as a guest suite for visiting family and friends
- The recently renovated bathroom, with quality fixtures and fittings is complemented by a separate toilet for added convenience
- The well appointed laundry features built in cupboards for efficient organisation, making laundry days a breeze
- The oversized double lock up garage offers internal access and is a true asset, this garage includes parking for the family cars, a workshop area, drive through access to the backyard, remote garage doors and a tool/storage room to store your power tools and incidentals
- The low maintenance hybrid flooring is stylish and easy to clean, perfect for the busy family

External Features

- Expansive outdoor entertainment area, spanning approximately 109m², this covered oasis is perfect for all weather outdoor dining and relaxation
- Welcoming front decking area, greet guests with this charming outdoor space, a place where you could also sip your morning coffee or unwind in the evening with a good book
- Spacious 646m² block featuring landscaped gardens with built in lighting, and room for the children to enjoy outdoor activities and fun with the family

Additional features

- Ducted air conditioning lets you experience all year round comfort with efficient climate control throughout the home
- Ceiling fans that are strategically placed for enhanced airflow and comfort
- Convenient kitchen servery windows making it ideal for entertaining, allowing seamless service between the indoor and outdoor spaces
- Enjoy effortless light control and privacy with the remote controlled blinds to the kitchen and lounge areas
- The pergola roll down blinds enhance privacy whilst enjoying your outdoor experience
- Outdoor garden shed, perfect for storing tools and gardening supplies, keeping your



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outdoor space neat and tidy

Located

- St Andrews Shops and Medical Centre are approximately 1.1 km's away, making daily essentials and healthcare easily accessible
- St Andrews Public School is approximately 1.2 km's away ensuring that quality education is within easy reach for your children.
- Minto Railway Station is approximately 3.3km's away, providing a reliable public transport option, connecting you to surrounding areas and making commuting a breeze
- A short drive will lead you to the entry and exit ramps of the M5 Motorway, offering seamless connectivity for those traveling to Sydney or beyond

This exceptional family home, designed for modern living, truly captures comfort, style, and flexibility. Don't miss this opportunity to create cherished memories in a space that feels like home

If you cannot make one of our open homes please call to view by appointment



More About this Property

Property ID	PYDH9H
Property Type	House
Land Area	646 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Remote Garage

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