







17 Pitlochry Road, St Andrews

CENTRAL TO EVERYDAY ESSENTIALS

Positioned in a convenient pocket of St Andrews, this four bedroom home delivers the kind of practicality and flexibility that makes everyday living easy. From its comfortable living spaces to its covered outdoor entertaining area, there is plenty here for families to enjoy, while the adaptable floor plan also presents an appealing opportunity for investors. Set in a quiet, private position yet close to the amenities that matter, this is a home where convenience is right at your doorstep.

Designed for everyday living

- Four bedrooms, with built-in wardrobes to three, providing comfortable accommodation for the family
- A welcoming lounge room offering a relaxed space to unwind or entertain
- Well-appointed kitchen positioned alongside the meals/family area, creating a natural gathering point for everyday life
- Formal dining room offering plenty of flexibility, use it as a home office, study, or children's retreat
- Centrally positioned family bathroom for added convenience
- Internal laundry with practical access for busy households
- Covered outdoor entertaining area providing an inviting extension

4 1 1

FOR SALE
$949,000

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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of the home's living space
- Lock-up carport offering secure parking and additional versatility when entertaining

Location is a standout feature, with a selection of everyday conveniences just moments away
- St Andrews Shops and Medical Centre are approximately a 400m walk from home, making those quick grocery runs, Doctor's appointments and daily errands refreshingly convenient
- Families will appreciate St Andrews Primary School being approximately a 500m walk away making school runs easy and convenient
- Minto Railway Station is approximately 2.5km away by walking distance or a 3.3km drive, facilitating easy train commutes for work or travel
- For those travelling by car, easy access to the M5 Motorway helps connect you efficiently with destinations north and south

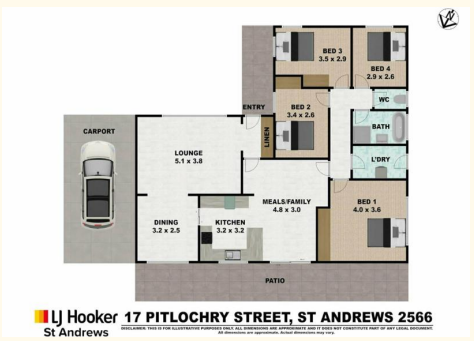
Whether you're looking for your next family home or considering your next investment, this property offers a combination of flexibility and location that is becoming increasingly sought after.
With its adaptable floor plan and convenient position close to schools, shops, transport, and major road links, this is an opportunity worth putting on your inspection list.

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MORE DETAILS

Property ID	Q7PH9H
Property Type	House
Land Area	557 m2
Including	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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