







17 Stromeferry Crescent, St Andrews

Plenty to Like, With Room for What's Next

Whether you're a first home buyer ready to step into the market, a downsizer after comfort and convenience, or an investor looking for a solid addition to your portfolio, this well-maintained three-bedroom home is one not to miss.

Set on the high side of the street on a generous 591m² block, the home offers a practical layout, two separate living areas and a covered outdoor entertaining space. There's plenty to enjoy now and exciting potential for the future.

Features
- Three comfortable bedrooms, all freshly fitted with brand new carpet and two with built-in wardrobes
- Welcoming lounge room, a relaxed space to unwind, host guests or spend time together as a family
- Well-positioned kitchen at the heart of the home, flowing easily to the lounge, dining, family room and outdoor area, so everyday living and entertaining feel effortless
- Tiled dining area, perfect for family dinners, casual meals or a catch-up over a cuppa
- Separate family room for added flexibility, ideal for movie nights or

3 1 1

FOR SALE
$899,000

VIEW
Sat 14th Nov @ 11:00AM - 11:30AM

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Interested parties must rely solely on their own enquiries.

a quiet escape
- Split-system air conditioning to keep you comfortable all year round
- Central bathroom serving all three bedrooms, with both practicality and privacy in mind
- Covered outdoor entertaining area, made for weekend barbecues, catching up with friends or simply enjoying a quiet moment outdoors
- Side access through to a single lock-up carport, with easy access to the backyard
- 591m² block with an impressive 17.5m frontage, offering scope to explore a granny flat, pool or extension in the future (subject to council approval)

Location
- Approx. 1.5km to St Andrews Public School, so the school run is a breeze
- Approx. 1.1km to St Andrews shops and medical centre, putting everyday essentials close at hand
- Approx. 2.9km to Minto train station for easy commuting
- Approx. 850m to the city-bound M5 on-ramp, giving you quick access across Sydney

With so much to like, this home is well worth your inspection. Don't let this opportunity pass you by.

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MORE DETAILS

Property ID	Q89H9H
Property Type	House
Land Area	591 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced

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