 LJ Hooker St Andrews

**SOLD**



## St Andrews, 19 Aberfeldy Crescent

OPEN HOME CANCELLED PROPERTY UNDER CONTRACT

COMFORT, STYLE, AND PRACTICALITY IN A PRIME LOCATION

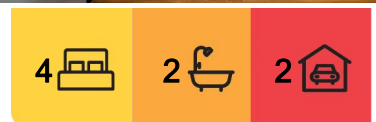
Step inside this well built family home where thoughtful design meets effortless practicality. Perfect for families, entertainers, or anyone seeking the ultimate in comfortable living, this property is a true sanctuary. From its spacious interiors to its inviting outdoor spaces, this home offers a harmonious balance of modern luxury and everyday convenience.

Features include

- Free flowing design, combining spacious living areas which seamlessly flow out to a world of entertainment and possibilities
- Each of the four generously sized bedrooms is a peaceful retreat, featuring plush carpet flooring and built-in wardrobes, offering a sense of comfort and tranquility. The master suite is equipped with a lovely renovated ensuite.

 LJ Hooker

**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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[ljhooker.com.au/PZJH9H](http://ljhooker.com.au/PZJH9H)

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**(02) 9820 1500**

- Positioned at the front of the home, the lounge room is welcoming with its flexible layout allowing for easy access to every part of the home, providing an ideal space for relaxation or casual entertaining
- The dining area is ideally situated at the heart of the home, creating a central hub for family gatherings and dinner parties alike. Its proximity to the kitchen and living areas makes it the ideal spot to share a meal, creating an effortlessly social atmosphere
- The modern kitchen is a perfect blend of functionality and practicality, the ample bench space and storage make it a chef's delight to create delicious and yummy meals for the whole family
- The family area integrates seamlessly with the kitchen and living areas, making it ideal for daily family life. Whether you're watching movies, playing games, or simply spending time together, this versatile space caters to all your needs
- Step outside into the covered entertainment area, an absolute highlight of the property. This private outdoor space is perfect for hosting everything from large family celebrations to intimate gatherings with friends. Enjoy alfresco dining, BBQs, or simply unwind in your own outdoor haven
- Designed with practicality in mind, the laundry features a built-in benchtop and additional cupboard space, ensuring laundry tasks are completed with ease
- With ducted air conditioning throughout, you'll enjoy optimal climate control no matter the season. Whether it's a hot summer day or a chilly winter evening, your home will always feel just right
- The modern, easy care flooring in the kitchen, family room, and lounge area ensures that maintenance is minimal, leaving you with more time to enjoy the things that matter most
- The double lock up garage is more than just a space to park your cars, it offers versatile functionality, when needed it can double up as an extension to the current entertainment zone. This space also provides ample room for all your tools, equipment, or hobbies
- Beyond the essentials, this home also offers a range of extra features, including roof solar panel system a great step toward sustainable living, garden shed for all your outdoor storage needs, ceiling fans throughout for added comfort, and beautifully landscaped front and rear gardens that enhance the home's appeal and provide a serene outdoor setting
- To complete the home it is finished off with side access and an oversized driveway suitable for multiple family cars

Conveniently situated, this home offers easy access to essential amenities and services

- Approximately 600m from St Andrews Public School, this location offers great educational opportunities for your children, with a safe, easy walk to school every day
- Just a short 750m walk from St Andrews Shops and Medical Centre, everything you need for everyday living is within easy reach. Whether it's picking up groceries, grabbing a coffee, or seeking medical care, it's all just moments away
- Minto Railway Station is just a short drive away, connecting you to the city and surrounding areas, while major roadways, including the M5 motorway, offer quick access to all the conveniences of urban living

This stunning home is more than just a place to live, it's a lifestyle. With its perfect blend of modern comfort, functionality, and an unbeatable location, this home is a true retreat where you can unwind, entertain, and create lasting memories. Don't miss the opportunity to make it yours.



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## More About this Property

<b>Property ID</b>	PZJH9H
<b>Property Type</b>	House
<b>Land Area</b>	584 m2
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels

### Danny Lo Castro 0410 457 933

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

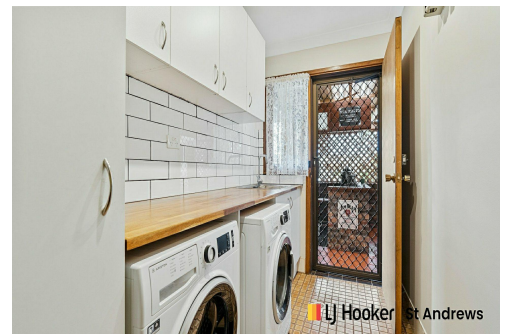
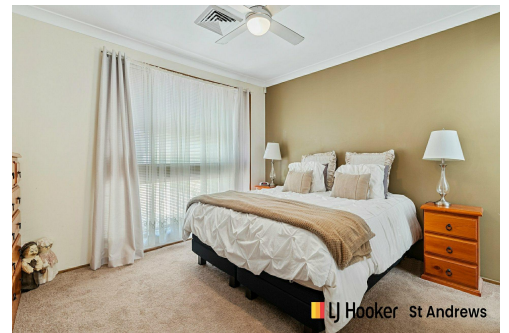
### Valeria Medina-Prenol 0450 325 660

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