






2 Pitlochry Road, St Andrews

RELAX, ENTERTAIN AND LIVE LIFE

Step inside a home that effortlessly blends warmth, modern style, and functionality a space where you instantly feel right at home. Set in a highly sought after location and offering sweeping views over the surrounding area, this home invites you to relax, entertain, and live life to the fullest. Perfectly suited for growing families, first home buyers or anyone seeking a fresh start, this charming residence ticks all the right boxes and then some.

Features to enjoy

- A practical floor plan filled with natural light, flowing seamlessly from lounge to dining to the outdoors. Its perfect for both laid back living and lively entertaining
- Each bedroom features built-in wardrobes and abundant natural light, creating comfortable restful retreats for the whole family
- The tiled lounge area is a welcoming space that connects easily to the heart of the home, the kitchen and dining area, ideal for cosy nights in or entertaining family and guests
- The renovated kitchen which is ready for your next culinary creation offers stone benchtop, soft close doors and draws, stainless steel appliances including dishwasher and a 900mm gas cooktop

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FOR SALE

Please Call

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- The dining area off the kitchen gives direct access to the rear yard, enjoy the stunning elevated views over the surrounding area as you make your way to the picturesque backyard with lovely mango trees and outdoor entertaining space
- Indulge daily in the renovated bathroom with floor to ceiling tiles and quality fixtures, plus the added bonus of a 3rd toilet turning everyday routines into a treat
- Enjoy all year round comfort with ducted air conditioning throughout the home, supplemented by a split system unit, to ensure a pleasant environment
- Modern flooring that's both elegant and practical, making daily upkeep a breeze
- The teenage retreat/games room offers an ideal space for kids to relax and unwind while enjoying their favourite games. Versatile and thoughtfully designed, this area can also be easily transformed into a convenient work from home space. Being in close proximity to the laundry, which includes a second shower and toilet, adds to its practicality and comfort
- The covered outdoor entertainment area, equipped with remote blinds for all weather entertaining, is the perfect place to create lasting memories whilst hosting home parties, family gatherings and intimate social events
- Reduce your power bills and your carbon footprint with a roof solar panel setup
- The lock up carport with its own remote blind, offers not just secure parking but also protects the family car from the elements of the weather
- Under house storage area, ideal for a home workshop, wine cellar or discreet storage of seasonal or unused items

This home is conveniently located for quick access to essential services

- Approximately 450 metres to St Andrews Shopping Centre, where you'll find a variety of shops
- Approximately 400 metres to St Andrews Public School, making school runs a breeze
- Approximately 1.8km to Mt Carmel Catholic College, offering additional educational options for families
- Easy commuting approximately 3.1km to Minto railway station, making it only a short drive or bus ride away
- Convenient access to major roadways, including the M5 motorway, connecting you to the wider Sydney

This is more than just a house, it's a place you'll be proud to call home. From the inviting living space to the thoughtful upgrades throughout, every detail has been designed to make everyday living effortless and enjoyable.

MORE DETAILS

Property ID	Q30H9H
Property Type	House
Land Area	574.6 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

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