



3 Ardrossan Crescent, St Andrews

Spacious Family Living on a Generous 768m² Block in a Prime Location

Positioned on a generous 768m² block in a quiet and family-friendly street, a fantastic opportunity to secure a spacious five-bedroom home with comfort, functionality, and future potential. With recent updates and a practical layout, this home is ideal for growing families, investors, or buyers looking for future development potential.

Inside, the home features a bright and welcoming interior filled with heaps of natural sunlight throughout. Beautiful timber floorboards and downlights enhance the warmth and character of the home, while multiple living areas provide flexibility for both relaxation and entertaining.

The well-appointed kitchen offers ample storage and a dedicated dining area, making it perfect for everyday living and family gatherings. Additional practical features include a separate toilet and laundry area for added convenience.

All five generously sized bedrooms provide comfortable accommodation for large families, while the two well-maintained

5 2 2

FOR SALE
SOLD - \$1,160,000

AGENTS

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Interested parties must rely solely on their own enquiries.



bathrooms ensure functionality for busy households. The home is also equipped with split-system air conditioning and ceiling fans for year-round comfort.

Stepping outside, the property continues to impress with a nice outdoor decking area overlooking the spacious backyard and offering peaceful views, perfect for entertaining or relaxing. Massive side access, a triple carport, and a double lock-up garage provide ample parking and storage options.

Set on a wide 17-metre frontage, the property also presents exciting duplex potential (STCA) and granny flat potential, making it an excellent opportunity for investors or future development.

Property highlights:

- Five generously sized bedrooms
- Two well-maintained bathrooms
- Multiple spacious living areas
- Beautiful timber floorboards throughout
- Downlights throughout
- Split-system air conditioning and ceiling fans
- Kitchen with ample storage and dining area
- Separate toilet and laundry area
- Nice outdoor decking area with peaceful views
- Massive side access
- Triple carport and double lock-up garage
- Spacious 768m² block
- Wide 17-metre frontage with duplex potential (STCA)
- Granny flat potential (STCA)
- Functional and family-friendly layout
- Plenty of outdoor space for entertaining or future enhancements

Location highlights:

- Short distance to the M5 motorway for easy commuting
- Close to St Andrews Public School
- Nearby St Andrews Village Shopping Centre
- Minutes to local parks, reserves, and sporting facilities
- Short drive to Campbelltown CBD and Macarthur Square
- Easy access to public transport and surrounding amenities

3 Ardrossan Crescent, St Andrews presents a fantastic opportunity to secure a spacious and well-located family home offering comfort, convenience, future potential, peaceful outlooks, and room to grow in a sought-after neighbourhood.

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MORE DETAILS

Property ID	FCWHG3
Property Type	House
Land Area	768 m2
Including	Toilets (3)

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