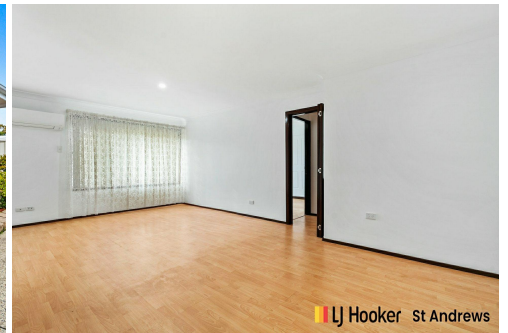
 **LJ Hooker St Andrews**

**SOLD**



## St Andrews, 3 Galashiels Avenue

738M2 BLOCK, 15 METRE FRONTAGE, EXPLORE THE POTENTIAL

As you approach the home, you're greeted by a well-manicured lawn and a welcoming facade that exudes a sense of warmth. The brick construction and tidy garden beds set the tone for the care and attention given to this property.

Nestled on a generous 738m2 block with a 15 metre frontage and superb side access, this property is a canvas for your dreams. Imagine easy double gate side access to a vast rear yard, perfect for parking your truck, trailer, boat, or caravan. Dreaming of a pool or a granny flat? With ample space available, all you need is council approval to make those dreams a reality. This could be the opportunity that you have been waiting for, so do yourself a favour and explore the potential that this property has to offer.

Discover the Features

- Three cosy bedrooms featuring polished floorboards and built-in wardrobes, offering



**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.

3 

1 

2 

**For Sale**  
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**Contact**  
**Danny Lo Castro**  
0410 457 933  
[dlocastro.standrews@ljhooker.com.au](mailto:dlocastro.standrews@ljhooker.com.au)  
**Valeria Medina-Prenol**  
0450 325 660  
[vmedina.standrews@ljhooker.com.au](mailto:vmedina.standrews@ljhooker.com.au)

**LJ Hooker St Andrews**  
**(02) 9820 1500**

functionality

- The open plan lounge and dining area flows effortlessly into the kitchen and bedrooms, creating a harmonious living environment
- A well-equipped kitchen it's a space where family recipes can be passed down and new culinary adventures can begin
- Thoughtfully positioned for convenience is the charming updated bathroom with separate toilet
- An oversized family room, with timber floors, it's your perfect spot to relax, unwind, and binge watch your favourite tv shows
- Comfort is a priority with 2 split system air conditioning units, ensuring optimal climate control to keep you cool during the summer months and warm in winter
- Step out from the family room into a sprawling yard, ideal for family gatherings, celebrations, or peaceful relaxation
- A lock up garage with additional workshop space, perfect for your projects
- Set off the garage is a great entertainment area which could also double up as carport if needed, you decide
- While the solar panels on the roof contribute to energy efficiency and lower utility bills
- Enhance your living experience with extras including a security alarm system, window roller shutters, ceiling fans, 2 garden sheds, 2 rain water tanks and established gardens

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

- Close proximity approximately 700 metres to St Andrews Public School for educational needs and community connections
- Just a short stroll approximately 850 metres from St Andrews shops and medical centre, providing everyday conveniences within reach
- Easy commuting with Minto railway station a short distance away, along with convenient access to major roadways including the M5 motorway.



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## More About this Property

<b>Property ID</b>	PWWH9H
<b>Property Type</b>	House
<b>Land Area</b>	738 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Alarm Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced Solar Panels Water Tank

### Danny Lo Castro 0410 457 933

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

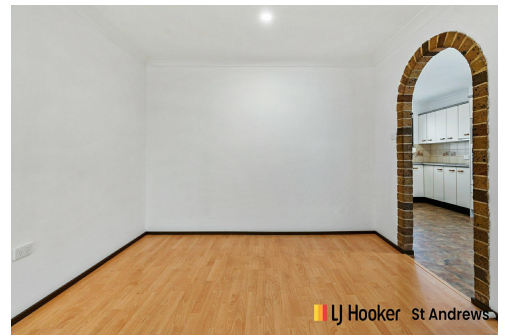
### Valeria Medina-Prenol 0450 325 660

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