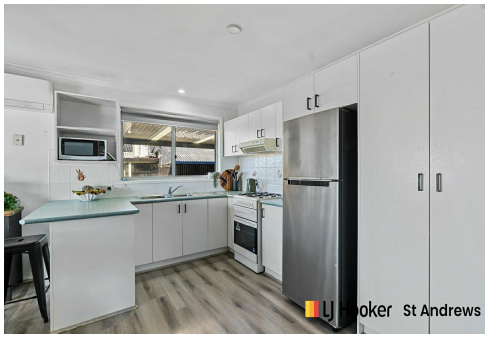


LJ Hooker St Andrews

SOLD



St Andrews, 45 Midlothian Road

Dual Living Opportunity 3 Bedroom Home plus 2 Bedroom Granny Flat

Welcome to 45 Midlothian Road St Andrews where comfort, flexibility, and potential meet. This property offers an ideal setup for families, investors, or those seeking a supplementary income stream. Featuring a well presented 3 bedroom main residence and a detached 2 bedroom granny flat, the options here are endless, live in one and rent out the other, accommodate extended family, or lease both for a strong return.

Main Residence Features:

- The main home is designed with family living in mind. It offers a warm and inviting atmosphere, practical layout, and stylish modern touches throughout
- 3 bedrooms with ample natural light, including a built in wardrobe to the master for added storage and convenience
- The front lounge room provides a cosy retreat ideal for relaxing with family or entertaining guests

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For Sale
Please Call

View
ljhooker.com.au/Q1TH9H

Contact
Danny Lo Castro
0410 457 933
dlocastro.standrews@ljhooker.com.au



LJ Hooker St Andrews
(02) 9820 1500

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.

- The modern kitchen is centrally located offering a seamless connection to the meals area, outdoor entertaining and rear yard
- Whether its winter or summer, the split system air conditioning unit helps keep the home at a comfortable temperature
- Tastefully renovated bathroom, thoughtfully located to service all 3 bedrooms with style and function
- The separate toilet is located off the internal laundry for added practicality and privacy
- Expansive covered rear deck is a true highlight of the home, offering the perfect space to entertain, host family BBQs, or unwind with tranquil views
- A portion of the deck has been converted into a flexible utility area, ideal for use as additional storage or a fun chill out zone for the kids
- The secure lock up carport ensures safe parking, plus there's ample driveway space for extra vehicles or a trailer
- The low maintenance backyard is ideal for busy families or anyone seeking a relaxed outdoor lifestyle without the upkeep

Granny Flat Features:

- The detached granny flat is a major asset. Whether you choose to rent it out, host guests, or accommodate extended family, it offers both privacy and comfort
- 2 well proportioned bedrooms, each with built in wardrobes, providing comfortable private spaces
 - Open plan living and dining area with a tiled finish for easy maintenance and a sense of spaciousness
 - Well equipped kitchen, in excellent condition and ready for daily use
 - The combined modern bathroom and laundry, is practical and space saving
 - Enjoy the convenience of all year round comfort with split system air conditioning
 - The private courtyard area offering a relaxing outdoor space for tenants or guests to enjoy

Well located approximately

- 1.3 km to St Andrews shops, giving easy access to essential services, all just a short stroll or quick drive from your doorstep
- 1.4km to St Andrews Public School, fantastic for young families, making the morning school run quick and stress free
- 1.6km from Mt Carmel Catholic College, ideal for families with older children, this respected secondary school is within easy reach, offering quality education without the long commute
- 3.6km from Minto Railway Station, so whether you're commuting for work or heading into the city, Minto Station provides a reliable public transport option, just a short drive from home
- Perfect for commuters, this home is also located a short drive from the M5 entry and exit ramps, offering smooth connections to Sydney CBD, the airport, and beyond

Whether you're a savvy investor or a growing family, this versatile property offers a unique opportunity to tailor your living and financial situation to your needs.



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More About this Property

Property ID	Q1TH9H
Property Type	House
Land Area	622.4 m2
Including	Air Conditioning Toilets (2) Courtyard Deck Outdoor Entertaining Built-in-Robes Fully Fenced Water Tank

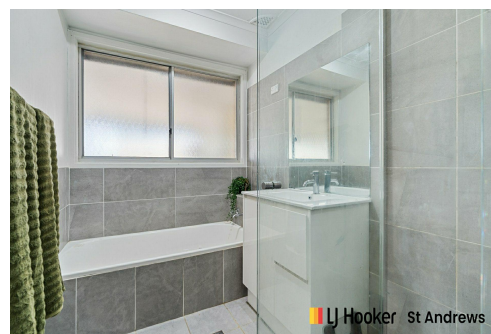
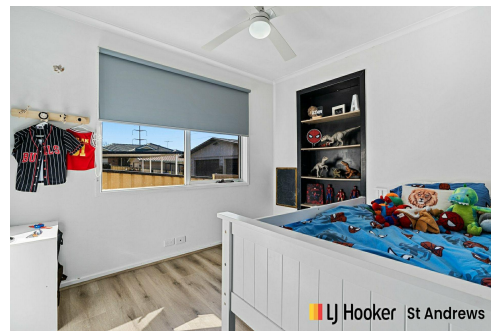
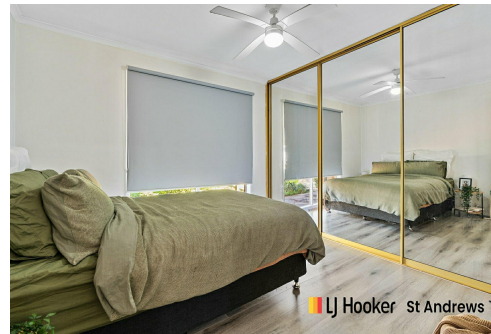
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