

## St Andrews, 6 Iona Place

4 BEDROOM HOME IN PRIME LOCATION SET ON A 719M2 BLOCK

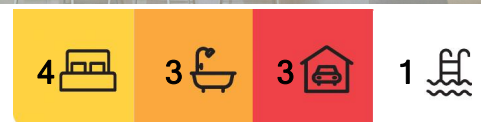
Welcome to this tri-level family home, nestled in a peaceful cul de sac in the highly sought after St Andrews. Perfect for growing families, this well architecturally designed 4 bedroom home, combines functionality with the warmth and comfort of a true family home, all on a generous 719m2 block.

Ground Floor features:

- Step inside and be greeted by the bright, inviting formal lounge room, ideal for hosting guests or enjoying cosy family moments. With a split-system air conditioner and a charming combustion fireplace, you'll stay comfortable all year round, no matter the season
- Situated for ultimate privacy, the versatile 4th bedroom can easily be transformed into a home office or study, offering a quiet retreat for work or relaxation. Equipped with its own split system air conditioning, this room ensures a peaceful environment



**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.



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- The one and a half car lock up garage provides ample space for parking and DIY projects, with an additional workshop area. A drive through access to the backyard is a valuable bonus for added convenience

#### Main Level Features:

- This light filled formal dining area creates an elegant setting for hosting dinner parties or family celebrations. It offers the perfect blend of style and functionality for those who enjoy entertaining
- The kitchen is the true heart of this home, with generous cupboard and bench space, and stainless steel dishwasher. It's perfectly positioned for effortless cooking, whether preparing family meals or catering to guests
- A bright, expansive family area with large windows allows natural sunlight to fill the space, providing the perfect environment for relaxation and quality family time, whilst the split system air conditioning ensures the home remains comfortable and inviting no matter the season
- Step out from the family room to the covered entertainment area and enjoy the peaceful backyard setting, a perfect spot for BBQs, outdoor dining, or just unwinding in the fresh air
- The spacious and well appointed laundry offers direct access to the rear yard, enhancing the functionality of this thoughtfully designed home

#### Upper level features:

- The upper level features three bedrooms, each offering ample space, two of the bedrooms include built in wardrobes, while all three are equipped with ceiling fans and plush carpet for maximum comfort
- Bedrooms 1 and 2 are both equipped with split system air conditioning, ensuring comfort no matter the season
- The master suite includes a private ensuite bathroom for added privacy and convenience
- The main bathroom, complete with a separate toilet, is strategically placed to service all bedrooms on this level, offering optimal convenience for family living

#### External Features:

- Set against a backdrop of tranquillity, the above ground pool is perfect for cooling off on warm summer days, surrounded by gardens, it offers a tranquil retreat for relaxation and enjoyment
- The generous 719m<sup>2</sup> block provides ample space for children to play, pets to roam, and adults to relax. It also offers the opportunity to maybe look into the possibility of a granny flat
- The driveway provides space for up to three additional vehicles, ensuring that parking is never an issue for family and guests
- The solar powered hot water, slow combustion fireplace and split system airconditioners all help make this home energy efficient

#### Centrally Located:

- Approximately a 250 metre walk to St Andrews Public School, ideal for families with school aged children
- Approximately a 270 metre walk from the St Andrews Shopping and Medical Centre, offering unparalleled convenience
- Approximately 2.9km from Minto Railway Station, providing easy access to public transport and the greater Sydney area
- Just a short drive away from the Hume Highway, M5, and M7, and approximately a 10



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minute drive to the Campbelltown bulk goods precinct, featuring Bunnings, Supercheap auto, Anaconda, Repco, car dealerships, and more

This home offers the perfect blend of space, style, and location, making it the ideal choice for families looking for a peaceful retreat with easy access to all the amenities you need. Don't miss out call today to book a private inspection or stop by one of our open homes

## More About this Property

<b>Property ID</b>	PZRH9H
<b>Property Type</b>	House
<b>Land Area</b>	719.7 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Pool Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Hot Water

**Danny Lo Castro 0410 457 933**

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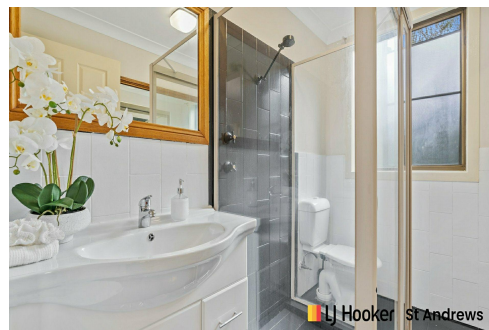
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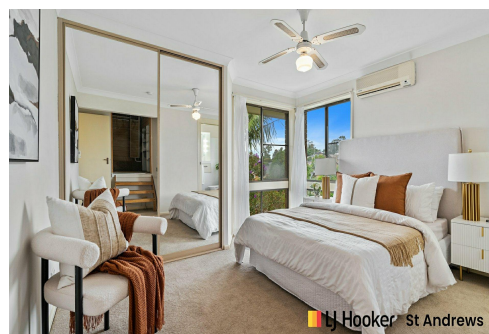
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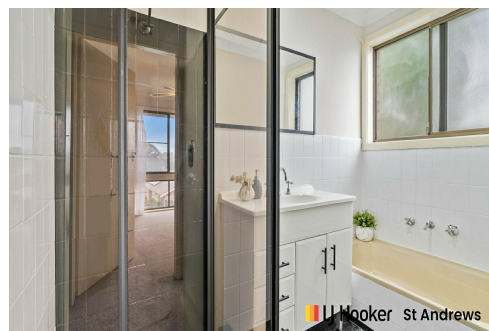
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