 **LJ Hooker** St Andrews

**SOLD**



## St Andrews, 86 Bannockburn Avenue

### WELL PRESENTED CORNER BLOCK HOME WITH SOLAR PANELS AND EV CHARGER

Welcome to this lovingly maintained family home, where comfort and charm await at every turn. With its welcoming atmosphere and thoughtful features, this property is perfect for a variety of buyers, including first home buyers, savvy investors, empty nesters, or anyone looking to upgrade from a villa or townhouse.

List of features as follows:

- Both generously sized bedrooms are equipped with built in wardrobes and cosy carpeted flooring, providing a peaceful retreat for all family members to unwind in comfort
- The light filled lounge room offers a warm and inviting space for relaxation. It's a perfect area to gather with loved ones or enjoy some quiet time watching your favourite tv series
- Spacious in size the dining area leads directly to the outdoor entertainment zone, making it ideal for everything from family dinners to casual meals
- The kitchen is designed for both efficiency and ease, with smooth access to the dining



**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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**For Sale**  
Please Call

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**(02) 9820 1500**

room, lounge, and outdoor areas. Whether preparing a family meal or hosting guests, everything you need is within reach

- Enjoy all year round comfort thanks to a ducted air conditioning system that ensures the home stays cool in the summer and warm in the winter, no matter the season
- Tastefully renovated, the bathroom features heated flooring and a smart functional layout, with separate zones for maximum privacy, it's perfect for busy mornings
- Step outside to your own private sanctuary. The covered entertainment area is perfect for al fresco dining, family gatherings, or simply enjoying the serenity of the gardens and lush green grass, which offer plenty of space for children and pets to play
- The home comes equipped with a 6.6 kilowatt solar panel system, allowing you to reduce energy costs while embracing sustainable living
- Modern living is made even easier with an in built electric vehicle charger, catering to the needs of today's environmentally conscious drivers
- Situated on a desirable corner block, this home offers plenty of parking options, including tandem carport access at the front of the home and an additional single lock up carport on the side
- Extras include window awnings, ceiling fans, and two garden sheds. They are just a few extra touches that enhance the comfort and functionality of this fantastic home

Located approximately

- 1.1km from St Andrews Public School, making the school run quick and hassle free for your family
- 1.2km to St Andrews shops and the medical centre, offering convenient access to groceries, healthcare services, and essential amenities
- 2.6km to Minto Railway station, makes commuting a breeze whether you prefer public transport or a short drive
- Located just a short drive from the M5 motorway entry and exit ramps, this home offers fast and easy connections to the broader Sydney area

This delightful family home blends modern comforts with thoughtful design and a prime location, making it the perfect place to call your own. Don't let this fantastic opportunity slip by, contact us today to schedule a viewing and take the first step towards making this home yours



## More About this Property

<b>Property ID</b>	Q03H9H
<b>Property Type</b>	House
<b>Land Area</b>	604 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Electric Vehicle Charger

### Danny Lo Castro 0410 457 933

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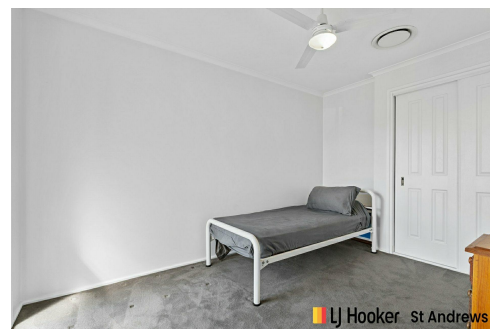
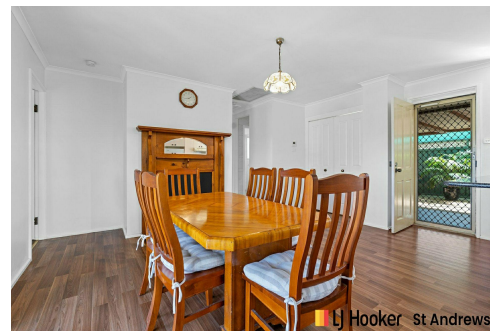
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