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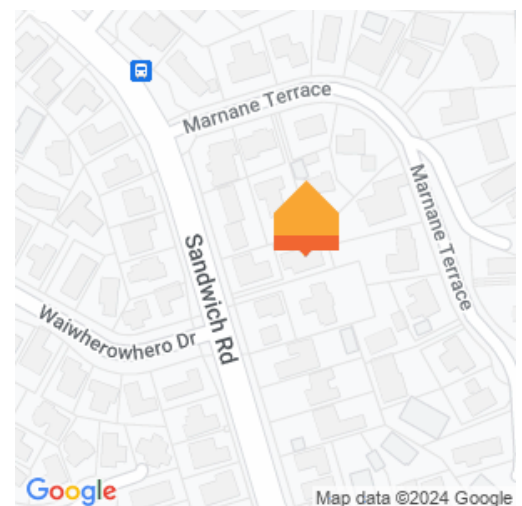


## 114B Sandwich Road, St Andrews

Built by the current owners in 1997 and nestled behind a charming street presence, is this immaculately presented three-bedroom family home. You'll be surprised when walking into this home with its whisper quiet setting, surrounded by beautifully manicured gardens and birds singing in the background creates the perfect relaxed atmosphere. Designed for family living and entertaining, set in the popular and sought-after suburb of St Andrews. With a serene outlook from every window, the sun kissed kitchen is centrally placed within the home. Complete with stainless steel appliances including a dishwasher and ample cupboard and bench space. Take some time out to relax and read a book on the sunbeds soaking in the leafy outlook. Tastefully decorated, the large open living area flows seamlessly through double doors to the outdoor covered patio. A haven for private entertaining, Louvre Tec roofing and sheltered drop sides creates a place to entertain for all weather predictions. Tranquil gardens, fenced lawns for children and pets, and established vegetable gardens. Three double bedrooms spread throughout the home, the master features a modern ensuite and walk in wardrobe. Two additional bedrooms both with double wardrobes, all enjoying the peaceful outlook. Double internal access garage plus ample off-street parking. Heat pump, smart vent system and plenty of storage options. Prime location with close proximity to the The Base Shopping Centre, Braid Road shops, St Andrews Golf Course and the popular Cinnamon Cafe for your coffee fix. Come and see what St Andrews has to offer you and your family, Call Jamie today!

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Land area	776 m <sup>2</sup>
Floor size	180 m <sup>2</sup>
Rateable value	\$620,000
Rates	\$3,163.00



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