



34 Madill Road, St Andrews

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Land area	801 m ²
Rateable value	\$690,000
Rates	\$3,807.37

A special place to call home, this St Andrews property provides a relaxed lifestyle in a fabulous location footsteps from the river esplanade and cycleway to the CBD. Spreading its wings over an easy flowing single-level layout, the home's considered floor plan dishes up four bedrooms, two bathrooms and a central kitchen flanked by two living zones. Children can take over one area while adults chat, entertain or enjoy quiet relaxation in the other. There is peaceful separation of communal areas and bedrooms, a well-appointed master suite, and separate toilet and shower room supporting the main bathroom. The laundry is separate and the internally accessed double garage contains good storage space. Indoor-outdoor living is effortlessly enticing and instantly accessible via large sliders. A private entertainment courtyard and spa pool set the scene for summer leisure. Brick construction has the promise of low maintenance and the large cobbled courtyard cuts down mowing duties. The well-cared for and lightly-lived in home sits happily on a tidy, generous-sized 801sqm corner section in a leafy neighbourhood renowned for its lifestyle assets. St Andrews Golf Course, cafes, river trail and proximity to retail precincts at The Base and Chartwell make the area extremely popular.



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