



Sold

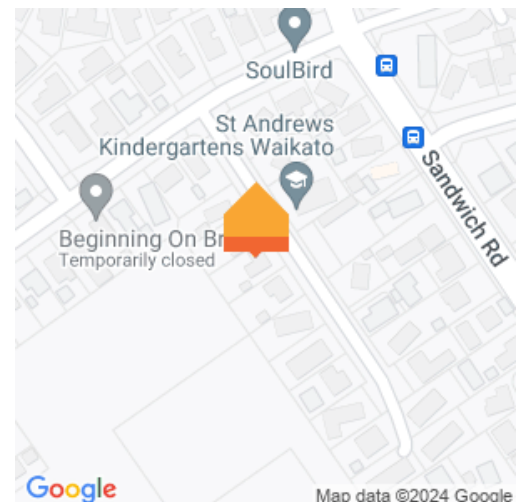


8 Seamer Place, St Andrews

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Your sun-trap of a home is entry level buying at its best. It lies in a quiet friendly cul-de-sac environment with a good balance of families and seniors and a St Andrews address. Positioned to maximise the 776sqm section and outdoor aspect, your home opens to a rear deck and big back yard that gives kids plenty of room to run about and let off steam. The front is adorned with a large sunny deck with seating and a relaxed vibe. Home and grounds come as a super tidy package. Repainted interiors contain open plan kitchen and dining, a spacious lounge, three double-size bedrooms, a modernised bathroom, and laundry. Carpet and curtains are new. The home welcomes the winter sun. Comfort is further boosted by a heat pump, wood burner and ventilation system. Sun, warmth and privacy are key attributes of your appealing first home, which has auxiliary buildings including a garage, garden shed and wood shed. The grounds are designed for minimal care. Convenience is a huge factor to this slice of real estate. St Andrews Kindergarten is opposite, Bryant Road shops are around the corner, and lifestyle features of river walks and cafe culture are in easy reach for weekend outings. Public transport services the area, which is handy to supermarkets, The Base and major arterial routes. There is no crossing a bridge to get into the heart of town.

Land area	776 m <sup>2</sup>
Floor size	129 m <sup>2</sup>
Rates	\$2,801.57



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