



📍 22 Arcus Street, St Andrews

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Constructed from solid reinforced/rib lath cement plaster, this home offers peace, privacy and remarkable proportion and appeal. The warm and inviting residence has been lovingly cared for and immaculately maintained inside and out. Sprawling a 252sqm floor area with an effortless transition to the peaceful surrounds. Located in a family orientated and sought-after suburb of St Andrews. Flooded with natural light, the timber kitchen is practical in design with ample cupboard and bench space, dishwasher and a double oven. Multiple living spaces, the large living and dining room features a fireplace for those cool winter months and a smooth transition to the outdoors. Upstairs the oversized master bedroom is a parent's retreat featuring a walk-in wardrobe, ensuite and a large undercover terrace with a tranquil leafy outlook and views of the golf course. Three additional bedrooms complete with wardrobes and a large family bathroom with a shower dome. The outdoors is sure to impress with the undercover BBQ area, beautifully kept grounds and gardens with an outdoor heater and power point ideal for garden maintenance. Additional features include loads of storage options throughout, downstairs powder room, internal laundry, office nook off the double garage, electric car charging outlet and a carport. There is ample visitor parking out front. Close proximity to The Base Shopping Centre, Cinnamon Cafe, River walks or play golf at St Andrews Golf Club making it a superb lifestyle choice.

Land area	742 m <sup>2</sup>
Floor size	252 m <sup>2</sup>
Rateable value	\$860,000
Rates	\$4,200.00



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