



Sold



📍 52 Ashley Street, St Andrews

Built for family life, this well-presented St Andrews residence has plenty to boast about. Fully insulated and equipped for comfort, it is designed with ultimate functionality in mind. Brick construction makes low maintenance living look good and the internal layout provides ample space for entertaining, relaxing and family togetherness. The home's easy-flowing floor plan presents options for formal or informal dining and living, ensuring break-out spaces for adults and children. Two pristine modern bathrooms with under-tile heating serve the generous three-bedroom sleep wing plus good size office. The laundry is separate and the garage is an internal double. Heat pumps create an ambient environment all through the year. Gas hot water, gas cooking, and LED lighting inside and out, enhance liveability. A sunny courtyard beckons you outdoors for alfresco pastimes. The grounds are immaculate and designed for easy-care. St Andrews is a forever-popular area, characterised by leafy streets and a well-used river promenade.



Land area	648 m <sup>2</sup>
Rateable value	\$720,000
Rates	\$3,567.92



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