

## Your home is worth more with Lugton's



Positioned to appreciate a lifestyle of complete convenience, this well-presented three-bedroom brick home nestles in the quiet and leafy suburb of St Andrews. Set across a single level layout, this home presents an ideal opportunity for first home buyers, downsizers and investors alike. Light filled kitchen is practical in design with the dining area adjacent. Great sized living area is complete with a heat pump and sliding doors flow to the entertaining deck. Three double bedrooms all with wardrobes, served by the well-appointed family bathroom. The backyard is sure to please with the sun-drenched entertaining deck and private level lawns bound by established gardens and fruit trees. Fully fenced makes it a great space for kids to play. Positioned in the sought-after suburb of St Andrews, step outside to enjoy a game of Golf at St Andrews Golf Club or enjoy a coffee at the popular Cinnamon Cafe.



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**Land area** 660 m<sup>2</sup> **Rates** \$2,605.00

