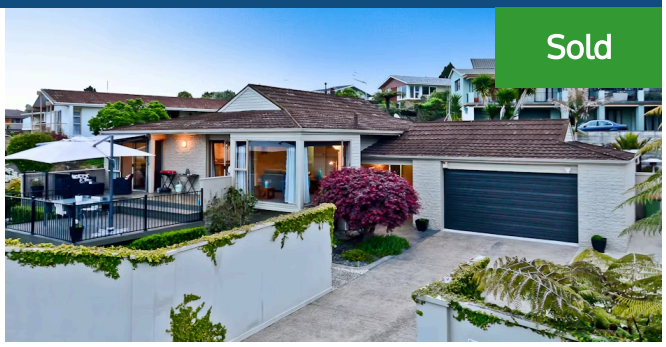
Lugtons

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# 26 Marnane Terrace, St Andrews

Your trim-kept, north-facing property nestles at the end of a tightly-held St Andrews cul-de-sac on a peaceful and picturesque site graced with leisurely lifestyle features. The area is continually sought after and a number of residents who have settled in Marnane Terrace have added value to their properties, confident of capital gain. Over the years, your brick home has been meticulously maintained and improved. Indoor and outdoor areas capture the sun and promote relaxed living and entertaining for all the family. Downsizing vendors have enjoyed the party atmosphere of the home, which offers two separate outdoor areas for convivial get-togethers. A sparkling in-ground pool precinct is a magnet for summer fun, enhanced by a large portico that provides comfort, shade and an alfresco dining option. A tiered front deck, stretching out from the home's living and dining areas, overlooks the private gardens and has a new awning for sun protection. Filter blinds and a heat pump feature in the open plan living area. The fully tiled bathroom is a modern space with a dual shower roses, including a rainhead. It is adjoined by a second toilet/powder room, which is a bonus for a busy family.

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| **Land area** | 756 m² |
| **Rateable value** | $640,000 |
| **Rates** | $3,997.40 |







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