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# 15 Dallinger Street, St Andrews

Timeless appeal, immaculate presentation and St Andrews location are a winning combination here. Built in the 1990s, this fully insulated home sits happily on a sunny site with an attractive kerbside profile. Three bedrooms, a bathroom and an effortlessly liveable environment make it an ideal haven for a young family, professionals or downsizers heading into their retirement years. Indoor-outdoor living is a harmonious composition of internal and external spaces. The master bedroom also opens onto the courtyard overlooking the picturesque backyard. The cobbled court and covered alfresco encourage outdoor living and entertaining throughout the day and evening. Gas hot water and a heat pump add comfort to a home that has been carefully nurtured over the years while the repeated use of timber creates a warm rich feel and a natural aesthetic. Ample storage throughout will help keep your home organised. There is internal access double garaging, off-street parking and good fencing. Trim-kept gardens embellish the lush lawn areas. Leafy, established St Andrews boasts riverside attractions and a popular cafe culture. It is well serviced by urban amenities and public transport, and is in easy commuting distance of Chartwell, The Base and CBD.

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| **Land area** | 666 m² |
| **Floor size** | 220 m² |
| **Rateable value** | $710,000 |
| **Rates** | $3,636.63 |







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