



Sold



25A Ashley Street, St Andrews



Cocooned at the top end of a prized St Andrews cul-de-sac footsteps from Totara Park, this two-storey brick home has plenty to charm a family. Easy living features abound, and the private rear courtyard is a haven for relaxed living and entertaining. Designed with ultimate functionality in mind, the home will easily adapt to suit taste and lifestyle. Living spaces are well connected to the outdoors and the upstairs master bedroom steps onto a private balcony with leafy district views. Generous shared areas are complemented by three large bedrooms, including one at ground level. Double wardrobes and a walk-in ensure loads of storage space. Bathrooms feature upstairs and down. Recently renovated, the large, modern upstairs jack and jill bathroom is a pristine, refreshing space. There is ample space for family life and hosting guests. Throw open the doors and invite nature indoors. A drawcard for summer living, the landscaped courtyard adds depth and interest. Gas central heating and a gas fire in the formal dining area wrap everyone up warmly. The roof is newly painted, and the internal garage is two-car.

Land area	625 m ²
Floor size	206 m ²
Rateable value	\$1,025,000
Rates	\$3,639.00



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