

**82 Ballantrae Drive, St Andrews, NSW 2566**

**Raine&Horne**  
Ingleburn

**House For Sale**

Saturday, 10 February 2024

82 Ballantrae Drive, St Andrews, NSW 2566

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 558 m2**

**Type: House**



Farha Diba  
0405436393



Raine and Horne Ingleburn Sales  
0405436393

## AUCTION UNLESS SOLD PRIOR

Farha Diba and Raine & Horne Ingleburn are proud to present this lovely, light filled house, built by Masterton Homes. With a spacious interior, ample backyard space, and a convenient location, this property is perfect for families and individuals alike. The property's architecture is both stylish and functional, with a well-designed floor plan that maximizes space and natural light. The backyard offers a peaceful oasis, with lush grass and beautiful plants, creating a serene environment for outdoor activities and entertaining. Located in a friendly neighbourhood, this property is surrounded by nature and offers a tranquil setting. The nearby amenities, including shops, restaurants, and schools, ensure convenience and easy access to everyday necessities.

**4 BED || 2 BATH || 2.5 CAR**

**PROPERTY FEATURES**

- 4 bedrooms, master with ensuite, walk in robe and ceiling fan, rest of bedrooms with built ins
- All white kitchen with ample cupboard space, brand new dishwasher, extra large breakfast bar, electric cooktop and pyrolytic oven
- Open plan kitchen, family and spacious rumpus room, leading to a very spacious covered patio with tiled flooring and arched roof
- Right off the kitchen and family room you will find the generously proportioned living and dining
- Modern and spacious family bathroom located next to the laundry
- Ducted air conditioning throughout the property
- Brand new carpets in the bedrooms and lounge room and tiles in rest
- Plantation shutters all over
- Neutral colour palette all over the property
- 6.4 KW solar panels
- Large 2.5 car lock up garage and wide driveway
- Garden shed
- Spacious low maintenance back yard and manicured front yard

**LOCATION FEATURES:**

- Just 230 m to St Andrews Public School
- 4 min drive to Robert Townson High School
- 350 m to St Andrews Shopping Centre
- 2 min drive to St Andrews Park
- 2 min drive to local IGA
- 6 min drive to Minto Mall
- 6 min drive to Minto Station

Contact Farha Diba on 0405 436 393 to inspect the property today. This rare opportunity is not to be missed!

**DISCLAIMER:** Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.