

**23 Stranraer Drive, St Andrews, NSW, 2566**

STONE

**House For Sale**

Monday, 21 October 2024

23 Stranraer Drive, St Andrews, NSW, 2566

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anthony Grima  
0421228414



Rebecca Philp  
0403613271

## Ideal dual living opportunity in St Andrews

This well-presented 3-bedroom home with a separate granny flat offers a perfect dual living arrangement or investment opportunity. Set on a spacious block, it's conveniently located close to schools, shops, and local parks.

### Main house

- > 3-bedroom home, master with built-in robe
- > Downlights throughout and air conditioning for comfort
- > Separate lounge with timber flooring and new carpet in bedrooms
- > Kitchen with electric cooktop and range hood
- > Single garage, plus extra off-street parking
- > Low-maintenance backyard with concrete and garden shed

### Granny flat

- > 2-bedrooms with built-in wardrobes
- > Modern kitchen with stone bench tops, gas cooktop and 600mm oven
- > Split-system air conditioning
- > Modern bathroom with floor-to-ceiling tiles and wall-hung vanity
- > Private yard
- > Currently rented for \$420/week

Perfect for families looking for extra space or investors seeking a property with dual income potential, this versatile home won't last long!

\* Potential dual income of approx. \$1150.00 pw.

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.