



2 Broom Pl, St Andrews, NSW 2566

\$1,050,000

House 3  1 



## Corner Block Opportunity with Panoramic Views & Granny Flat

Positioned on a generous 600m<sup>2</sup> corner block, this well-presented three-bedroom home offers comfort, convenience, and exciting future potential.

Step inside to discover a light-filled interior featuring stylish hybrid floorboards, modern downlights, and ceiling fans in selected rooms to enhance everyday living. A split system air conditioning unit ensures year-round comfort, while the 6.5kW solar system helps keep energy costs down.

Outdoors, the property truly shines. The corner block provides excellent side access and added flexibility, with ample space for vehicles, trailers, or future enhancements. With the potential to build a granny flat (STCA), this is an ideal opportunity for investors, extended families, or those looking to maximise value.

Enjoy a stunning panoramic outlook that adds a sense of space and tranquillity to your daily life.

Whether you're looking to move straight in, invest, or expand, this property ticks all the boxes.

### Key Features:

- 3 spacious bedrooms
- 600m<sup>2</sup> corner block with side access
- Potential for granny flat (STCA)
- Hybrid floorboards throughout
- Downlights and ceiling fans in selected rooms
- Split system air conditioning
- 6.5kW solar system
- Panoramic outlook

Don't miss this versatile opportunity in a sought-after setting.

### Disclaimer:

### Listed By

Daniel Montes De Oca  
Phone: (02) 4677 1348  
Mobile: 0405 293 384

**Open for Inspection**

By Appointment.

