



**For Sale**

**17 Braemar Avenue, St Andrews**

**PRICE GUIDE:**  
**\$1,250,000 -**  
**\$1,350,000**

**6**

**2**

**2**

**698 m2**

**Murray Kennedy**

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## **STUNNINGLY RENOVATED DUAL INCOME PROPERTY ON 700M BLOCK WITH ROOM FOR ANOTHER GRANNY FLAT!**

Now this is a dream investment!!

This newly renovated dual income property is the perfect set and forget type investment offering potential for great returns and great growth!

Set on an approximately 700m block of land, with no neighbours behind and panoramic views over the district from the front, this property is a one of a kind, and will catch the attention of those seeking a dual income property that requires absolutely no maintenance.

All the hard work is done here, and the backyard could very easily sustain an additional granny flat in future (STCA).

The ground floor consists of 2 bedrooms, brand new kitchen, a generous living zone and bathroom/laundry. Has its own access and street frontage, and works as a fully independent flat from the main home.

Upstairs you will find a stunning fully renovated family home, with open plan lounge and meals area, 4 bedrooms, impressive kitchen and bathrooms, and two balconies to soak up the views.

Set on the high side of the street, in a quiet location, walking distance to the primary school and shopping centre, and good access to the M5 motorway for those commuting to work.

If you are looking for a family home with room for the in laws, or simply looking for an investment with both great returns and room for growth and potential.

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