



**KATE DONALDSON**  
— REAL ESTATE —



### 72 Caledonia Street St Andrews VIC

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Located on nearly ½ an acre (1950 m2) this property provides the best of country living, in beautiful leafy green environment. With Two well-presented functional homes and several out sheds including a double lock up garage/shed, a vegetable garden and plenty of space this home will be well sought after.

The Main house is a weatherboard with loads of characters and surrounded by a pretty garden. With three spacious bedrooms two with BIR, One bathroom with bath, shower, single vanity, and plenty of storage. The kitchen is well-designed and bright including dishwasher, breakfast bench, abundance of cabinetry for storage, gas cooktop, electric oven, woodfire oven and cooktop. This house has lovely solid timber hardwood floors, spacious living area opening out onto the veranda / Alfresco areas, panel heating and a gas log heater.

A generous sized garage / Shed for running a small

**Price** : \$980,000  
**Land Size** : 1950 sqm  
**View** : <https://www.katedonaldsonrealestate.com.au/sale/vic/north-east/st-andrews/residential/house/7787033>



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TOTAL APPROX. FLOOR AREA 141 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.