

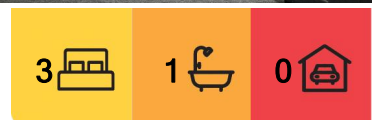


## Abbotsford, 44 Waldron Crescent

### Easy Brick & Tile First Home

An astute decision in home ownership begins here, a solid 3 bedroom (2 double & 1 single) property with permanent materials' exterior, aluminium joinery and recent enhancements. Inside the property is very cosy with three heat pumps and insulation which provides a warm and welcoming environment, plus the living space enjoys a great vista and offers some double glazing and access onto the deck. The whole home is easy to reside in immediately with a modern bathroom & kitchen, while exhibiting scope to make future upgrades if you wish.

Elevated to enjoy an outlook over Green Island, the 674sqm section is nicely terraced and this property is located nearby to the Green Island shopping village, and the motorway which provides direct access to the city centre within 10min. A great investment in real estate to commence your property journey!



**For Sale**  
Enquiries Over \$475,000

**View**  
By Appointment

**Contact**  
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027 418 6204  
lawrence@ljhdunedin.co.nz



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**LJ Hooker Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd

## More About this Property

<b>Property ID</b>	3Q2VGDS
<b>Property Type</b>	House
<b>Land Area</b>	674 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Jason Hynes 021 225 5527

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### Lawrence Schaumann 027 418 6204

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