



## Alexandra, 45 Earnsleugh Road

WHEN LOCATION IS KEY

This property offers an exceptional living experience, situated in a premium location with breath taking views over the Clutha River and beyond. The location itself is hard to beat, providing a serene environment while still being close to local amenities.

Once inside the open-plan living area seamlessly connects with an expansive deck, ideal for indoor outdoor living.

Two bedrooms, a main bathroom and separate toilet for added convenience occupy the rest of the upstairs.

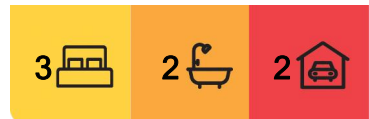
Downstairs is a third bedroom with its own en-suite, a laundry and single internal accessed garage plus storeroom.

Diesel radiators and a heat pump ensure year-round comfort throughout the home.

Plenty of off-street parking available plus a single carport.

This home combines stunning views, practical living spaces and a premium location that elevates its appeal.

Set Sale Tuesday 11 February 2025, 4 pm (unless sold prior).



**For Sale**  
Set Sale

**View**  
[ljhooker.co.nz/15K9GME](https://l.jhooker.co.nz/15K9GME)

**Contact**  
**Donna Bain**  
0275 815 353  
[dbain.alexandra@ljhooker.co.nz](mailto:dbain.alexandra@ljhooker.co.nz)



**LJ Hooker Alexandra**  
**(03) 448 8888**  
Central and Lakes Realty 2008 Ltd

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	15K9GME
<b>Property Type</b>	House
<b>House Size</b>	208 m2
<b>Land Area</b>	1107 m2
<b>Including</b>	Ensuite Dishwasher

**Licensed Real Estate Agents (REAA2008)**

**Donna Bain 0275 815 353**

Principal/Licensed Salesperson | [dbain.alexandra@ljhooker.co.nz](mailto:dbain.alexandra@ljhooker.co.nz)

**LJ Hooker Alexandra (03) 448 8888**

Central and Lakes Realty 2008 Ltd  
10 Centennial Ave, ALEXANDRA 9320  
[alexandra.ljhooker.co.nz](mailto:alexandra.ljhooker.co.nz) | [alexandra@ljhooker.co.nz](mailto:alexandra@ljhooker.co.nz)



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