



## Alexandra, 45 Earnscleugh 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).

3

2

2

**For Sale**  
Set Sale

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

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



## More About this Property

Property ID	15K9GME
Property Type	House
House Size	208 m <sup>2</sup>
Land Area	1107 m <sup>2</sup>
Including	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)

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