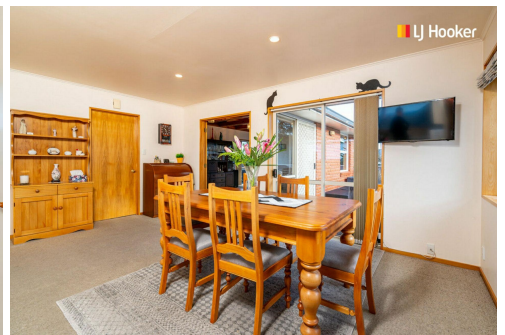


SOLD



Andersons Bay, 37 Albion Street

Bidding Expected to Start at \$730,000!

Auction Location: LJ Hooker Office, 63 Musselburgh Rise

After many happy years, the tough decision to downsize has been made. Make no mistake, this property will be sold prior to or at the auction with bidding expected to start at \$730,000.

This generous 230m² brick property will have instant appeal to those wishing to secure a spacious family home in this popular location. In a quiet street, the home is elevated to capture all day sun and enjoy stunning views of the sea from the kitchen, office, and main bedroom.

Designed for flexible family living, the property features three double bedrooms, main with an ensuite, a spacious lounge which flows to the kitchen/living, a separate office, and laundry. A deck off the dining area and conservatory from the lounge provide the perfect spots for entertaining family and friends.



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.

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For Sale

Auction

View

ljhooker.co.nz/3M7PGDS

Contact

Trista Townsend

021 484 221

Trista@ljhdunedin.co.nz

LJ Hooker Dunedin
(03) 470 1370

Wayne Graham Realty Ltd

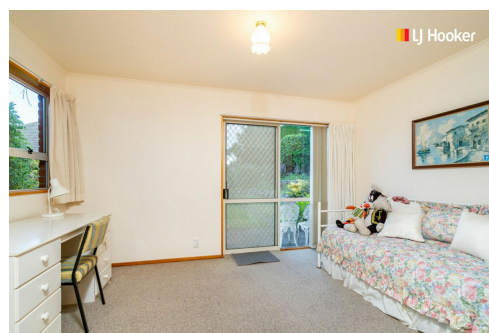
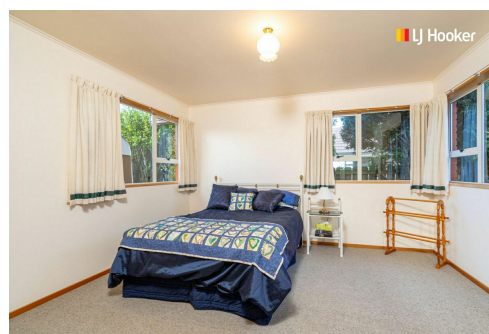
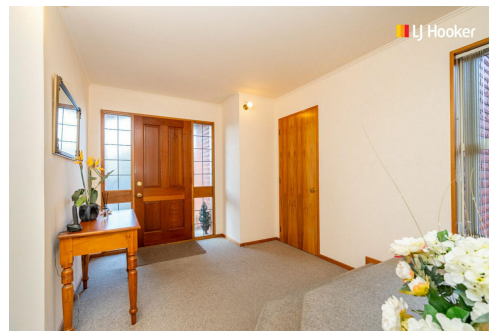
Two bedrooms and the family bathroom are downstairs, the layout of the home lends itself to generational living or perfect teenage retreat. All of this is complemented by an internal access double garage and plenty of storage options.

Additionally, this property provides off-street parking, specifically designed to accommodate a caravan or motor home.

For those with a green finger, this property offers a glass house and a raised vegetable garden, allowing you to cultivate your own fresh produce and immerse yourself in the joys of gardening.

A smart choice for prudent buyers with practical skills and a little vision, this opportunity is hard to beat - act now!

Offers will be considered prior to the auction on Tuesday 31st of October at 5.30pm.



More About this Property

Property ID 3M7PGDS

Property Type House

Land Area 670 m²

Licensed Real Estate Agents (REAA2008)

Trista Townsend 021 484 221

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