



1 Everton Road, Andersons Bay

Auction Brought Forward - Fri 13th February @ 1.30pm

Auction Location: LJ Hooker Dunedin Office, 63 Musselburgh Rise

Positioned proudly above the street in ever-popular Andersons Bay, this beautifully considered 3 + 1 bedroom home delivers modern comfort and outstanding flexibility. From the moment you arrive, it's clear this home has been thoughtfully transformed - double glazing, full relining and rewiring, along with a wood burner and heat pump, combine with a thorough level of insulation to ensure year-round comfort. Add to this the home's superb solar orientation, and you'll enjoy sun-filled interiors and naturally warm living spaces throughout the day.

The layout flows effortlessly, creating welcoming living areas that connect seamlessly to two distinct outdoor entertaining zones. Whether it's relaxed family barbecues, evening gatherings with friends, or simply soaking up the sun in privacy, outdoor living here is truly a highlight. Accommodation is generous, with three well-proportioned bedrooms complemented by the luxury of an ensuite bathroom. Adding exceptional versatility is the separate garage conversion, intelligently transformed into a fully habitable space complete with a heat pump and toilet. Ideal as a work-from-home

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FOR SALE
Auction

AGENTS

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AGENCY

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LJ Hooker

office, studio, guest retreat, or fourth bedroom, this space opens up a world of options.

Practicality is well catered for too, with off-street parking for at least four vehicles, making daily life easy for families, professionals, or those with recreational toys. This is one that needs to be experienced!

MORE DETAILS

Property ID 3QU9GDS
Property Type House
Land Area 1004 m²
Licensed Real Estate Agents (REAA2008)

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