



14 Heath Street, Andersons Bay

## Sunny, Spacious, and Ready to Move In

Auction Location: 63 Musselburgh Rise




Bask in all-day fantastic sun and take in great views over the inlet from this smartly presented, low-maintenance home. With three generously sized double bedrooms, it's ideal for growing families or those looking to upsize.

Enjoy modern décor throughout, new carpet, and a brand-new heat pump for year-round comfort. The spacious family bathroom with a second toilet adds everyday convenience, while the large conservatory offers a stunning spot to relax and unwind.

Set in a solid brick and aluminium exterior, the home is close to excellent schools, making it perfect for families. The sunny garden with raised vege beds is a bonus for keen gardeners.

Downstairs, you'll find a fully lined rumpus/studio room with its own external access, great for work-from-home setups, or hobbies--plus a basement garage, excellent off street parking for the caravan and ample storage. This is easy living with all the extras--act now, it won't last long!

**NO PRIOR OFFERS**

3  1  4 

**FOR SALE**  
Auction

### AGENTS

Pam Mulder  
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Pam@ljhdunedin.co.nz

Amelia Hermens  
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amelia@ljhdunedin.co.nz

### AGENCY

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 3Q60GDS  
Property Type House  
Land Area 720 m2  
Including Toilets (2)  
Licensed Real Estate Agents (REAA2008)

### **Pam Mulder 027 454 3366**

Licensee/Auctioneer | Pam@ljhdunedin.co.nz

### **Amelia Hermens 022 415 2359**

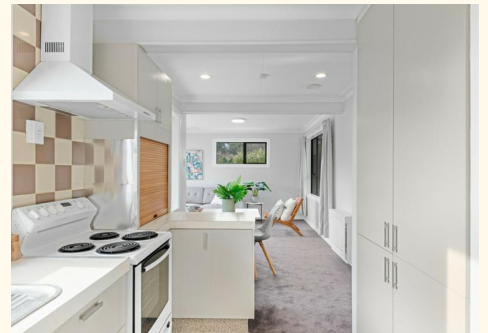
Licensee | amelia@ljhdunedin.co.nz

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