

## Andersons Bay, 14 Heath Street

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,

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### Auction

Wed 27th Aug @ 5:30PM

### View

Sun 17th Aug @ 12:00PM - 12:30PM

### Contact

**Pam Mulder**

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Pam@ljhdunedin.co.nz



**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.

**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd

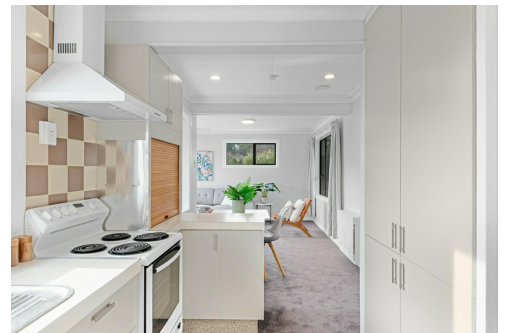
it won't last long!  
NO PRIOR OFFERS

## More About this Property

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

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