



213 Musselburgh Rise, Andersons Bay

60-Year Family Legacy - Now Your Opportunity

Discover an extraordinary piece of Dunedin's history with this magnificent 1950's period home, thoughtfully expanded in the 1970's and now offering an incredible 360m² of living space across two distinct wings.

Step into the heart of this home where original timber features tell stories of decades past. The main wing boasts two inviting living areas - one featuring a dramatic sunken fire seat perfect for cosy winter evenings, while the second living space flows seamlessly into the kitchen and dining area. French doors open onto a private terrace where you can enjoy your morning coffee while overlooking Bayfield Park and the Andersons Bay inlet.

Upstairs are multiple bedrooms (3-4), a den/office, bathroom and an outdoor terrace that spans the length of this wing capturing the essence of mid-century living at its finest. The upstairs retreat offers the perfect spot to unwind and watch the world go by while taking in stunning views.

The self-contained wing offers incredible flexibility with its own private entrance, comfortable living room, full bathroom, kitchen, and bedroom - ideal for teenagers, extended or multi generational families.

Positioned on an expansive 1,185m² level section that includes a

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FOR SALE

Enquiries Over \$1,000,000

VIEW

Sun 21st Jun @ 11:15AM - 11:45AM

AGENTS

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AGENCY

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 **LJ Hooker**

double carport, utility storage rooms and plenty of additional off-street parking, this secluded and sunny property offers breathtaking panoramic views across Bayfield Park, the inlet, Otago Harbour basin and beyond. The elevated position ensures privacy while capturing all-day sun.

After more than six decades in the same family, this one-of-a-kind property represents a truly rare opportunity to secure a piece of Dunedin's architectural heritage. Properties of this calibre, in this location, simply don't come to market.

Don't let this extraordinary opportunity slip away - call today to arrange your private viewing.

MORE DETAILS

Property ID 3R4QGDS
Property Type House
Land Area 1185 m2
Licensed Real Estate Agents (REAA2008)

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