

24 Cranston Street, Andersons Bay

4 2 2

## Stunning Family Home - Something Very Special

Auction Location: 63 Musselburgh Rise

After 20 cherished years, this much-loved home is ready to welcome a new family. Positioned in the heart of Andersons Bay, just a short walk from excellent schools, Bayfield Park, and the Edgar Centre, this is a location that ticks every box for lifestyle and convenience. The city cycle way provides easy access into town -- ideal for busy professionals and active families alike.

### Property Highlights:

- Renovated Character Home - Where timeless charm meets modern comfort
- Spacious Bedrooms - With incredible built-in storage throughout
- Double Glazing & Extensive Insulation - Warm and efficient year-round
- Filled Open Plan Living - With French doors flowing to a private patio
- Designer Kitchen - Featuring walk-in pantry, quality appliances, and breakfast bar
- Two Modern Bathrooms - Family-friendly functionality
- Large Double Garage - Room for vehicles, storage & a workshop

**FOR SALE**  
Auction

### AGENTS

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### 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.



- Mature Gardens & Outdoor Living - A tranquil setting for entertaining or unwinding

Whether you're sipping coffee on the sun-drenched front verandah, enjoying weekend brunch on the patio, or entertaining guests in the open-plan kitchen, this home delivers effortless family living in one of Dunedin's most desirable suburbs. An exciting chance to secure your dream home.

Register your interest today - opportunities like this don't come along often!

Contact us now for viewing times, auction details, or to request an info pack.

## MORE DETAILS

Property ID                    3Q7KGDS  
Property Type                House  
House Size                    169 m<sup>2</sup>  
Land Area                     911 m<sup>2</sup>  
**Licensed Real Estate Agents (REAA2008)**

**Pam Mulder 027 454 3366**

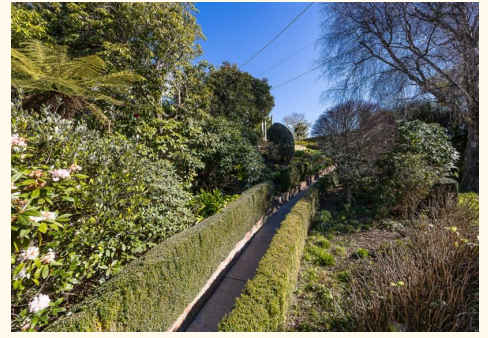
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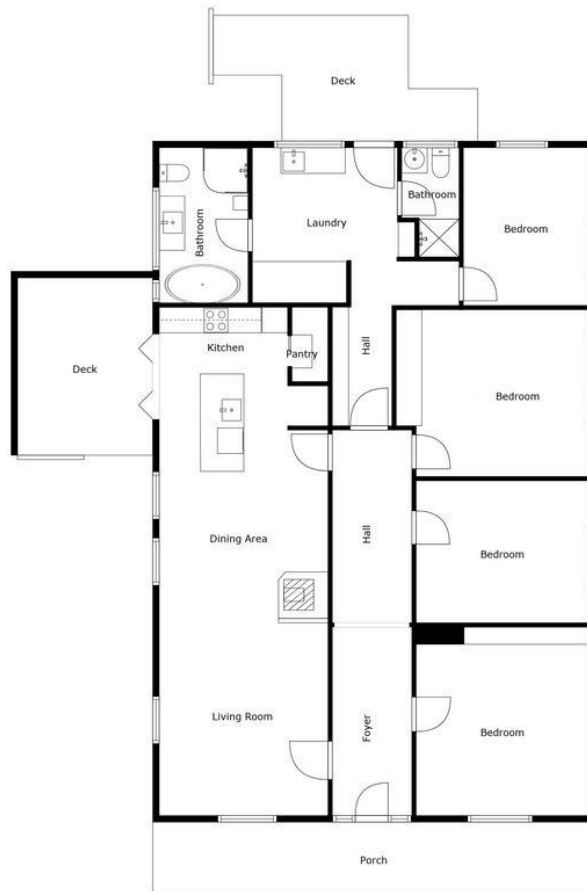
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Sizes And Dimensions Are Approximate, Actual May Vary



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