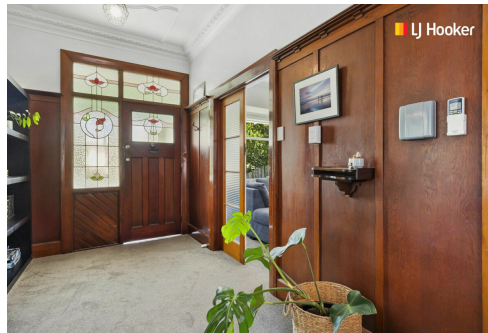




SOLD



Andersons Bay, 38 Highcliff Road

A Prime Position in Andersons Bay

Nestled on a desirable corner section of Highcliff Road and Merchiston Street, this stunning 2-bedroom, 1-bathroom home offers a unique opportunity to enjoy all that Andersons Bay has to offer. Featuring a single garage, this property combines comfort and practicality that make it move-in ready.

Inside, you'll find two spacious and well-lit bedrooms, ideal for small families, couples, or those looking to downsize. The single garage provides secure parking or extra storage, adding to the home's convenience.

The home is predominantly double glazed, complemented by premium roof insulation to enhance comfort and energy efficiency. With a wood burner, a powerful heat pump, and a heat transfer system, this home stays cosy and warm throughout the year.

38 Highcliff Road is thoughtfully designed with an open-plan living and kitchen area,

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For Sale
Set Sale

View
ljhooker.co.nz/3NWUGDS

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flowing effortlessly onto two decks that are ideal for outdoor entertaining. Elevated on a sought-after corner lot, it offers excellent street appeal and a sense of privacy. Plus, it's just a short walk to Andersons Bay School and close to great kindergartens, making it a perfect choice for families.

The owners are motivated to sell, with their next move already confirmed. This means a seamless, straightforward transition for the lucky new owners.

DCC LIM Report & Electrical Certificate available on request.

More About this Property

Property ID	3NWUGDS
Property Type	House
House Size	100 m ²
Land Area	420 m ²
Licensed Real Estate Agents (REAA2008)	

Amelia Hermens 022 415 2359

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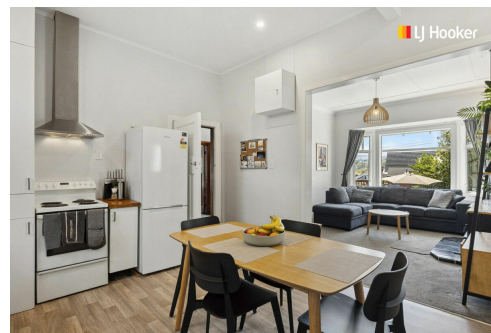
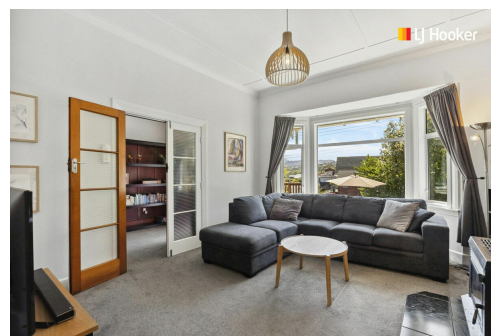
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