

## Andersons Bay, 45 Cranston Street

### Sun-Soaked Villa with 3-Car Garaging in Top Family Spot

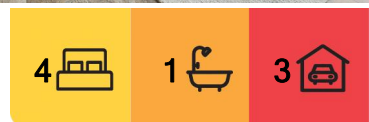
Fall in love with this gorgeous 3/4 bedroom villa, perfectly positioned on an elevated, sun-drenched section in one of the city's most sought-after family neighbourhoods - Andersons Bay.

Step inside to a tidy and welcoming interior, where the adjoining lounge and kitchen/dining areas create a central hub for daily living. French doors open out to a level, family-friendly section, perfect for entertaining, playing, or simply soaking up the sunshine.

The kitchen and bathroom have been tastefully upgraded, offering modern convenience while retaining the character of the home. There's even a sunroom or 4th bedroom off the lounge, ideal as a quiet retreat, play area, or home office.

Outside, there's still scope to enhance the exterior and add your personal touch. A rare bonus is the triple-car garaging along with ample off-street parking - perfect for growing families or those with extra vehicles, trailers, or toys.

Located close to primary schools, preschools, and community amenities, this is a truly ideal family home in a location that's always in demand.



**For Sale**  
Set Sale

**View**  
[ljhooker.co.nz/3PVQGDS](http://ljhooker.co.nz/3PVQGDS)

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



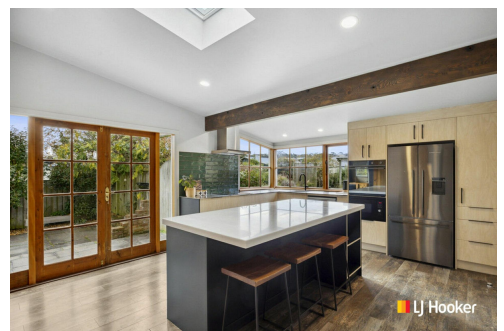
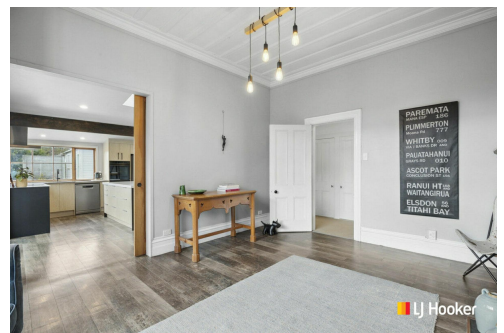
Vacant possession, offers will be considered prior to the deadline on Wednesday 4th June at 12.30pm.

## More About this Property

Property ID	3PVQGDS
Property Type	House
House Size	1012 m2
Land Area	1012 m2
Licensed Real Estate Agents (REAA2008)	

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