



Andersons Bay, 45 Gresham Street

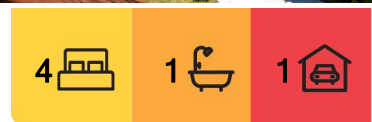
Sun Soaked In Andersons Bay —A Must See

Tucked away at the end of a peaceful cul-de-sac, this delightful 3-4-bedroom home offers the perfect blend of privacy, sunshine, and convenience. Positioned to capture maximum sunlight all year round, this warm and welcoming property is ideal for those looking for a comfortable living in popular Andersons Bay area.

The three spacious bedrooms offer plenty of room for family or guests, along with an additional office space that could also serve as a fourth bedroom. The modern kitchen and bathroom have been beautifully updated, offering both style and functionality, with the added convenience of an additional toilet in the laundry. With mostly double-glazed windows, the home remains cosy no matter the season.

Outside, the property truly shines with a private, sunny sundeck and a charming courtyard, perfect for relaxing, entertaining, or simply soaking up the sun. The carport adds to the practicality, offering sheltered parking for your vehicle, while the large basement space provides ample room for storage.

With the owners' next move confirmed, this property will be sold, don't miss your chance to



For Sale
Offers Over \$580,000

View
l.jhooker.co.nz/3PFVGDS

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

make it yours. Whether you're a first-time buyer, family, or downsizer, this home is ready for you to move in and enjoy!

More About this Property

Property ID	3PFVGDS
Property Type	House
Land Area	803 m2
Licensed Real Estate Agents (REAA2008)	

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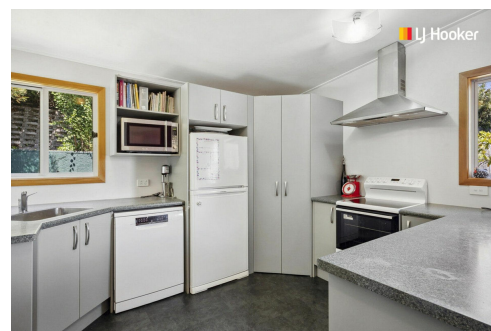
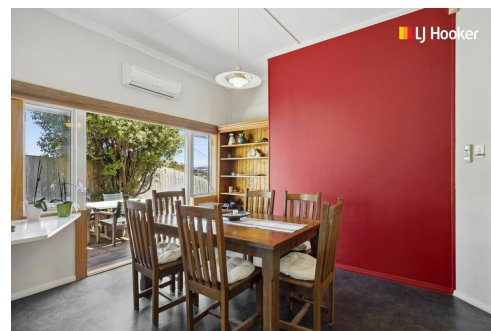
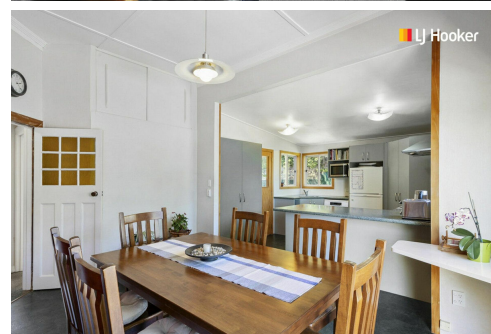
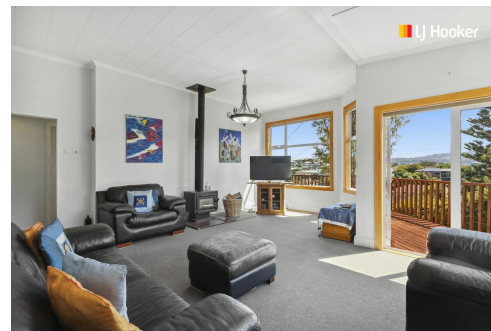
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