

## Broad Bay, 14 Waikana Street

### Quintessential Family Living on the Peninsula

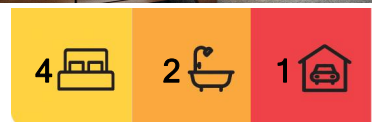
With so many attractions and family adventures to be had on the peninsula, this is your chance to move into a spacious four bedroom, two bathroom property and experience a lifestyle change for the better. The beautiful views, all day sun and generous quarter-acre section offer a superb backdrop for families of all ages.

Positioned over three levels, there is so much space to enjoy this home to the fullest, with the middle level offering the open living arrangement, main bedroom with adjoining nursery (or home office), separate laundry, and the conveniently appointed bathroom. The upper level continues on with the beautiful vistas and further offers three double bedrooms plus the second bathroom, while the basement garage provides an abundance of storage meaning you'll be certain not to out-grow this property anytime soon.

There are a number of different locations to enjoy outdoor living, whether that be on the either of the exterior decks, or the large rear section where there are numerous courtyards



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Enquiries Over \$769,000

**View**  
By Appointment

**Contact**  
**Jason Hynes**  
021 225 5527  
Jason@ljhdunedin.co.nz  
**Lawrence Schaumann**  
027 418 6204  
lawrence@ljhdunedin.co.nz

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



that are beautifully secluded and surrounded by the established gardens. There's a reason why our current owners have resided here for over 30 years, come and find out why this Sunday!

## More About this Property

Property ID	3PDXGDS
Property Type	House
Land Area	1012 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Jason Hynes 021 225 5527**

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann 027 418 6204**

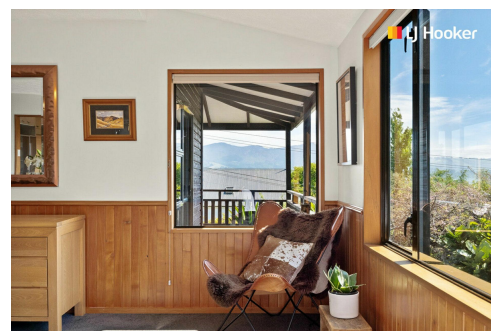
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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