



## Caversham, 44 Eastbourne Street

Character, Charm And A Wonderful Location!!!

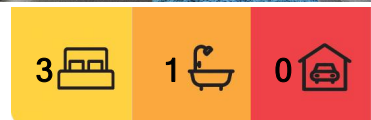
Bursting at the seams with charisma and charm this charming character villa that blends timeless appeal with thoughtful updates, creating a warm and inviting home ready for its next chapter.

Step inside, and you'll find three spacious bedrooms, each adorned with stunning ornate ceilings that exude classic elegance. The separate lounge offers a cozy space to unwind, while the heart of the home is the open-plan kitchen and dining area—a versatile and welcoming space perfect for family meals and entertaining. Off this hub, you'll find the bathroom, featuring a shower, vanity, and toilet for your convenience.

The property boasts modern comforts, including excellent insulation, a wood burner, and a heat pump to keep you toasty throughout the year. Outside, the fully fenced, low-maintenance section provides privacy and security, making it ideal for pets, young children, or simply relaxing in peace.



**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 \$395,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Mosgiel**  
**(03) 489 6800**  
Wayne Graham Realty Ltd

Situated in a super-convenient location, you're just moments away from local transport, schools, sports fields, and the vibrant hubs of Caversham Village, Hillside Road shops, and the South Dunedin shopping precinct.

Whether you're a first-time buyer, downsizer, or seeking a well-located base, this delightful home has so much to offer. Don't miss the opportunity to make it yours.

## More About this Property

<b>Property ID</b>	71EGEX
<b>Property Type</b>	House
<b>House Size</b>	92 m <sup>2</sup>
<b>Land Area</b>	202 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Paul Anderton 0273 413 733**

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**Caitlin Anderton 021 0823 2583**

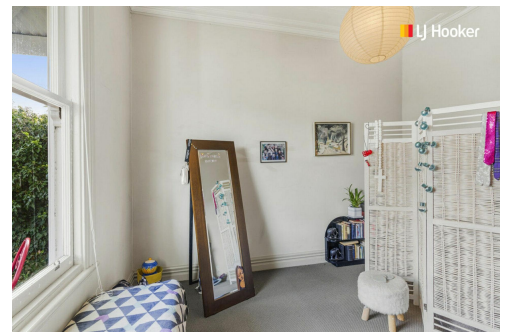
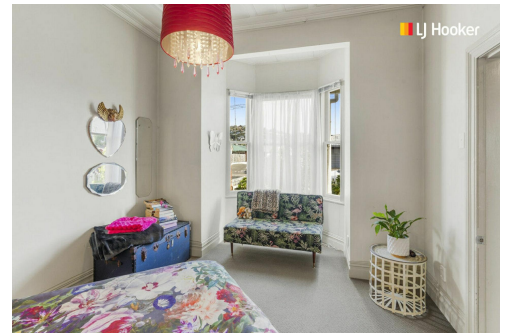
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