

265 Macandrew Road, Forbury

## Character & Convenience

Auction Location: LJ Hooker Dunedin




Positioned in a highly convenient location, this beautifully presented three bedroom brick home offers comfort, character and practicality in equal measure, with the added bonus of a sunroom adjoining the lounge - the perfect spot to relax and soak up natural light.

Step inside and you'll immediately appreciate the charm of ornate ceilings, paired with modern updates that make everyday living easy. The roof has been replaced with Coloursteel approximately five years ago, giving peace of mind for years to come.

Warmth is well taken care of with a freestanding log burner on wetback, complemented by a heat pump to keep you comfortable year round.

A real standout feature is the second laundry, complete with an additional shower and toilet - perfect for those who enjoy time in the garden or garage, allowing you to clean up without tracking through the home.

Outside, you'll find a freestanding garage with a lock up rear utility room, adding excellent functionality and storage options. The well

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### AUCTION

Wed 6th May @ 5:30PM

### VIEW

Wed 22nd Apr @ 4:45PM - 5:15PM

### AGENTS

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### AGENCY

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Wayne Graham Realty Ltd

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 **LJ Hooker**

fenced, private rear section provides a great space to relax or potter, with room to still add your own touches over time while enjoying comfortable living from day one.

Move in ready and immaculately presented, this property offers an easy lifestyle with everything at your fingertips. Enjoy close proximity to quality schools, daycare, public transport and the ever popular St Clair café scene, or take a relaxing stroll along the beach. This is a home that truly delivers on lifestyle, location and livability.

## MORE DETAILS

Property ID 3R4BGDS  
Property Type House  
House Size 130 m<sup>2</sup>  
Land Area 491 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Toni Curline 0212225469**

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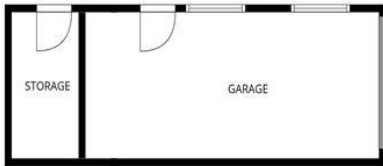
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## 265 Macandrew Road

Sizes, dimensions & directions are approximate, actual may vary



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