



37 Aotea Street, Musselburgh

## Character, Comfort and Ample Storage Options

Auction Location: 63 Musselburgh Rise




Finding a spacious three-bedroom home in this highly sought-after area is a rare opportunity, and this property offers the perfect balance of character, comfort, and space.

Built from solid brick, the home boasts a flexible layout ideally suited to first-home buyers or growing families. It features three generous double bedrooms, a separate living area, and a versatile rumpus/utility room in the basement, providing ample space for everyone to live, work, and relax in comfort.

The functional kitchen, combined with the dining area, creates an inviting space for family meals and effortless entertaining. Year-round comfort is assured with a wood burner and heat pump, keeping the home warm and cosy through every season.

Set on a gently sloping, easy-care 613 m<sup>2</sup> (+/-) section, the property offers a safe environment for children and pets to play. A garage and shipping container add valuable storage or workshop options, perfect for hobbies, trades, or extra gear.

Conveniently located near excellent schools in Musselburgh and Tainui, as well as public transport and local shops, this home provides everything a family needs for a comfortable and connected lifestyle.

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**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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Wayne Graham Realty Ltd

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 3QE8GDS  
Property Type House  
Land Area 613 m2  
Including Toilets (1)  
Outdoor Entertaining  
Workshop  
**Licensed Real Estate Agents (REAA2008)**

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