

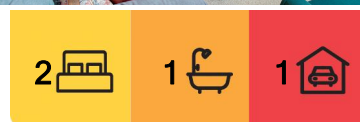


## Musselburgh, 625 Andersons Bay Road

### Home Sweet Home

Auction Location: 63 Musselburgh Rise

Having been a much loved family home for over 40 years this stand out property is looking for its next owner. Set on a commanding 458m2 corner site there is dual access to the property from Andersons Bay Road & the freestanding garage is accessible off Royal Crescent. Upon entering the fully fenced section and thru the front conservatory you are struck by the warmth of this lovely entrance, the perfect spot for sitting with your morning coffee and watching the world go by. Leading off the hallway to the right is 2 double bedrooms both with built in wardrobes, and to the left is a separate sitting room. From the hallway you come into the living areas, the lounge area is heated via a pellet fire, it is a warm inviting space for every day living...there is even a bar for entertaining! Opening out from the lounge is the dining area with heat pump that leads thru to the kitchen, laundry and bathroom space - a functional space but also leaves room for you to modernise & add your own touches. With our vendors next move confirmed, your early inspection is



**For Sale**  
Auction

**View**  
[ljhooker.co.nz/3PYEGDS](http://ljhooke.co.nz/3PYEGDS)

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

recommended and this property will be sold via Auction on 2nd July at 5.30pm (prior offers may be considered)

## More About this Property

<b>Property ID</b>	3PYEGDS
<b>Property Type</b>	House
<b>Land Area</b>	458 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Daryl Siggles** 0275200040

Licensee | daryl@ljhdunedin.co.nz

**Tania McNally** 021 592 212

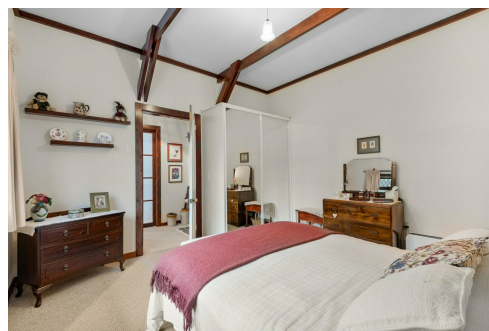
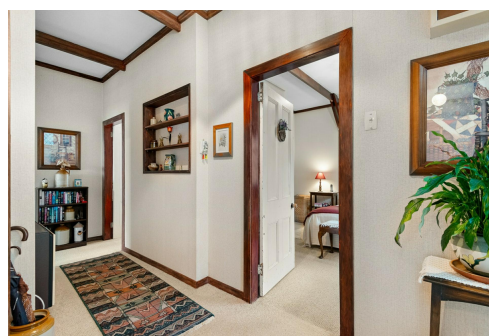
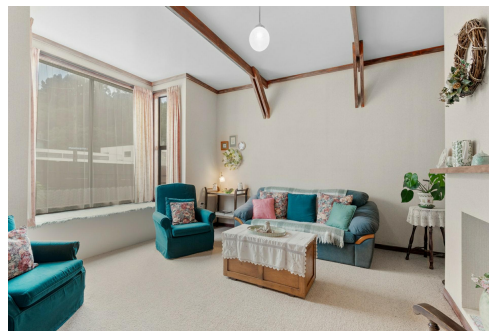
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