

## Musselburgh, 90 Musselburgh Rise

### Convenience Meets Comfort in Musselburgh

Auction Location: LJ Hooker Dunedin Office, 63 Musselburgh Rise

This well-positioned, two-storey 3-bedroom townhouse offers an ideal blend of space, practicality, and unbeatable location - perfect for downsizers, first-home buyers, or savvy investors.

Upstairs features all the essentials: a sunny open-plan kitchen, dining, and living area, two bedrooms, a conservatory to soak in the natural light, and the main bathroom.

Downstairs, enjoy internal access to a generous third bedroom, a spacious laundry/utility room, and a garage with a workshop area - ideal for storage, hobbies, or DIY projects.

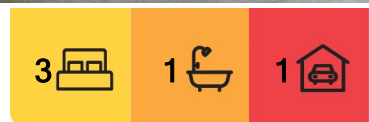
Set on a low-maintenance section, this home is all about easy living. Just metres from the Musselburgh shopping centre and a bus stop, everything you need is right at your doorstep.

Whether you're looking for a lock-and-leave lifestyle or a smart investment, this home ticks all the boxes.



**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**  
Auction

**View**  
[ljhooker.co.nz/3PVSGDS](https://ljhooker.co.nz/3PVSGDS)

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Wayne Graham Realty Ltd

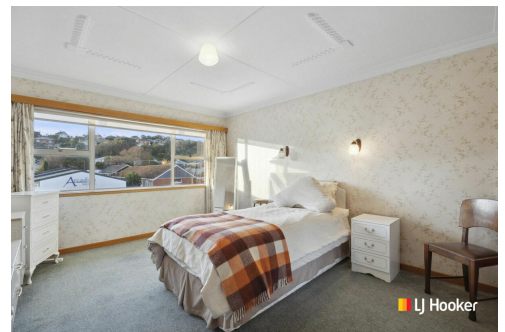
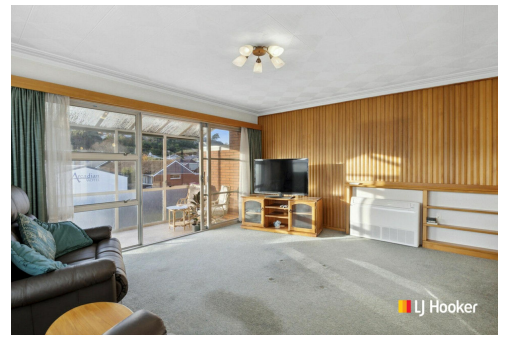
Estate sale - offers will be considered prior to the auction. Immediate possession is available.

## More About this Property

<b>Property ID</b>	3PVSGDS
<b>Property Type</b>	House
<b>Licensed Real Estate Agents (REAA2008)</b>	

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