



**SOLD**



## Saint Clair, 63 Albert Street

A Desirable Location with Character and Charm

Auction Location: LJ Hooker Office, 63 Musselburgh Rise

Finely detailed and meticulously maintained, this immaculate property is ready and waiting for the new owner to love it as much as the current one has in their 25 year tenure.

Built in the 1920's, this home bestows an inviting and comfortable environment immediately upon entry. The bedrooms and family bathroom all flow from the central hallway and unfold to the open-plan kitchen, dining and living offering the perfect recipe for comfortable family living. The dining extends to the outdoors through french doors to a decked area, enhancing your entertaining options, where the sunny and private paved back yard offers the perfect backdrop for weekend barbeques and relaxing summer evenings.



**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.

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**For Sale**

Auction

**View**

[ljhooker.co.nz/3M7MGDS](http://ljhooker.co.nz/3M7MGDS)

**Contact**

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**LJ Hooker Dunedin**  
**(03) 470 1370**

Wayne Graham Realty Ltd

The character this home offers is evident throughout, with wood panelling in the hallway; beautiful lead light windows and ornate ceilings. This lovely residence is complemented with an ensuite bathroom, a single car garage at the rear of the property, a car port on street entrance and is fully fenced to keep young children and pets happy and contained.

Right around the corner from the hub of St Clair, the beach and Hot Salt Water Pool and in zone for St Clair School, this home is sure to impress families and couples/individuals of any age and stage so don't delay, enquire today!



## More About this Property

**Property ID** 3M7MGDS

**Property Type** House

**Land Area** 479 m<sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

### Trista Townsend

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