

## Saint Clair, 231 Bay View Road

Tucked Away Yet Close to It All

Auction Location: 63 Musselburgh Rise

Set on an easy-care 449sqm section and offering 130sqm of well-designed floorspace, this sun-filled home strikes the perfect balance between space and simplicity. It features three bedrooms serviced by a family-friendly bathroom complete with both a bath and separate shower.

The thoughtful layout provides distinct living zones without compromising on flow, including a separate lounge and a generous kitchen with a discreetly positioned washing machine. From here, you'll enjoy seamless access to the internal-access garage. Outdoors, the garden has been carefully landscaped for low-maintenance living and year-round enjoyment, with secure fencing, established plantings, and a sunny courtyard ideal for afternoon relaxation.

Privately tucked away from the road, the home offers added peace of mind and a sense of security. Its prime location places you just around the corner from the local Four Square,

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**Auction**

Wed 13th Aug @ 5:30PM

**View**

By Appointment

**Contact**

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**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.

**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd



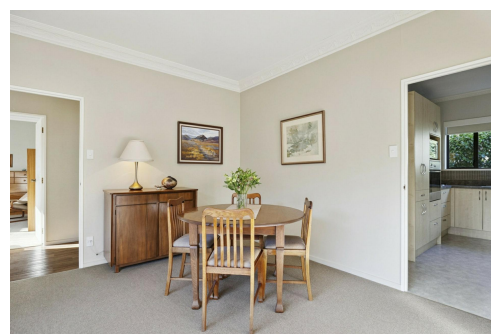
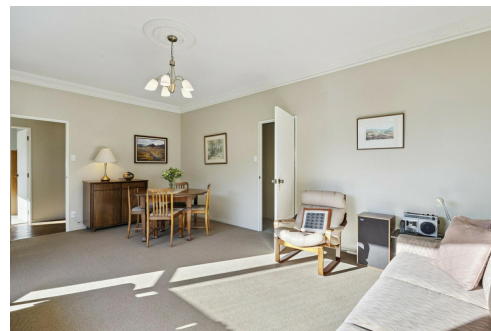
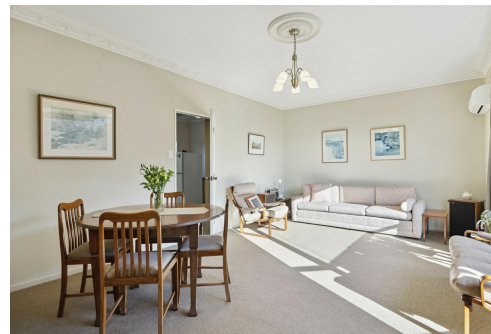
butcher, vet, and takeaway shop, with the beach and St Clair village only a short walk away. Beautifully presented and designed for easy living, this home delivers low-maintenance comfort without compromising on space--perfect for retirees, downsizers, or busy professionals alike.

## More About this Property

<b>Property ID</b>	3Q4JGDS
<b>Property Type</b>	House
<b>Land Area</b>	449 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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