




Saint Clair, 45 Aberdeen Road

Stunning Views & Exceptional Living

Auction Location: LJ Hooker Dunedin, 63 Musselburgh Rise 9013

This beautifully sun-drenched, spacious three-bedroom home, located in the sought-after suburb of St Clair, offers breathtaking, panoramic views of the sea and harbour. Nestled in a quiet, private location, this property is a rare find and boasts million-dollar vistas, potentially some of the best views in the city.

The meticulously landscaped grounds feature stunning schist rock patios and mature terraced gardens, with three distinct outdoor patio areas to enjoy. The home's open-plan living space is perfect for modern living, especially for those who work from home, offering a dedicated workspace that could easily be considered one of the best home offices in the city.

The kitchen and dining areas are positioned to maximise the incredible views, allowing you

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For Sale
Auction

View
ljhooker.co.nz/3PJQGDS

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to enjoy them from both spaces. The updated kitchen is equipped with top-quality appliances, including an induction hob, built-in oven, microwave, and dishwasher, and opens up to a spacious, light-filled lounge.

The property also boasts double-glazed windows throughout, ensuring peace and quiet inside, as well as energy efficiency. A sun-soaked deck provides 180-degree, jaw-dropping ocean views, making it the perfect spot for outdoor living.

The tiled bathroom includes a walk-in shower, bathtub, and underfloor heating, and can serve as either a family bathroom or an ensuite. The second bedroom features its own ensuite bathroom, offering added convenience and privacy. The main bedroom includes a walk-in wardrobe and opens up to the serene, private garden, creating a peaceful retreat. Two floor-mounted heat pumps ensure year-round comfort, keeping the home cosy in winter and cool in summer.

Recent roof upgrades enhance the home's appeal, and it is also Healthy Home compliant, providing a comfortable, safe, and healthy living environment for you and your family.

More About this Property

Property ID	3PJQGDS
Property Type	House
Land Area	1126 m2
Including	Ensuite Dishwasher

Licensed Real Estate Agents (REAA2008)

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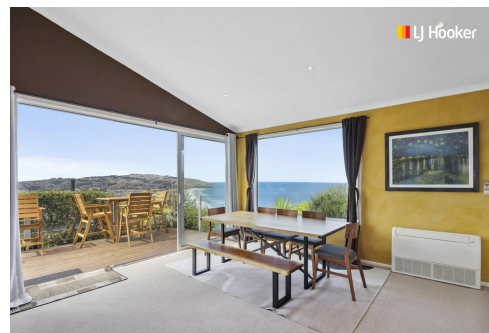
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