



Saint Clair, 7 Erskine Place

Entry Level in St Clair

Positioned on a level section at the top of the hill, this warm and welcoming home has been beautifully maintained over the years and is ready for new owners to enjoy all it has to offer.

Featuring two double bedrooms and one single, there's space for family, guests, or even a home office. Inside, you'll find a cosy and inviting living space kept warm by sun and a built-in gas fire, while gas hot water ensures comfort and efficiency throughout the year.

A real highlight is the sunny conservatory that opens out to a covered patio-perfect for entertaining or relaxing, no matter the season. The private, well-fenced rear section provides peace of mind and a safe spot for children or pets to play.

With excellent off-street parking and just a short walk to the ever-popular St Clair Golf Course, this is a home that delivers lifestyle and location.



For Sale
\$575,000

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

Lovingly cared for and full of happy memories, it's now time for new beginnings. Move in and enjoy as-is, or add your own touches over time-either way, this is an opportunity not to be missed.

Your next chapter starts here.

More About this Property

Property ID	3Q26GDS
Property Type	House
Land Area	619 m2
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

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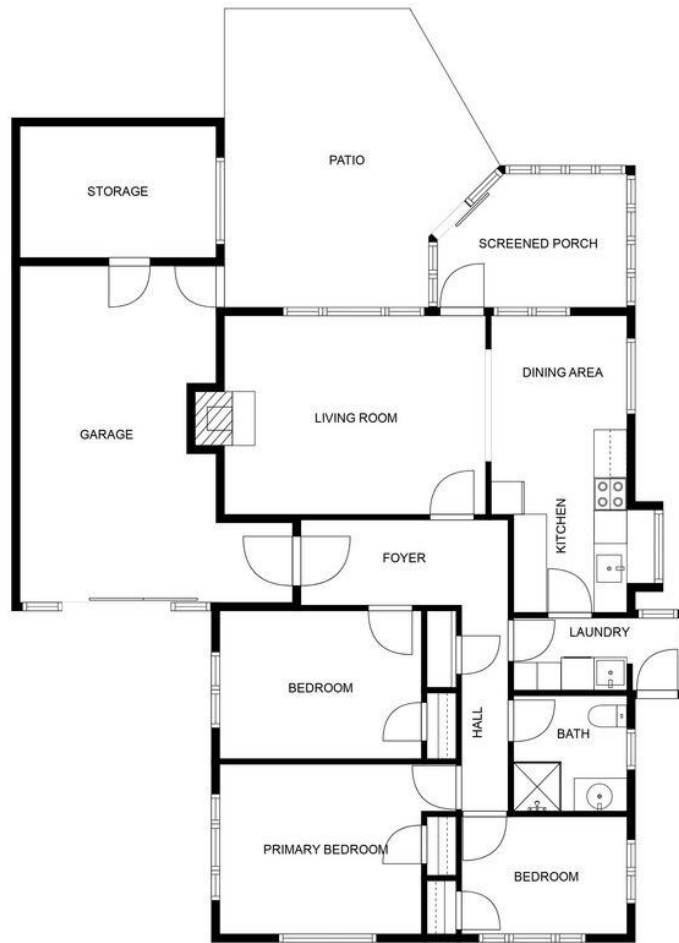
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