



## Saint Clair, 82 Albert Street

### Prime Location & Beachside Living

Just two blocks from the vibrant Saint Clair Esplanade, this character-filled villa offers an enviable lifestyle in one of Dunedin's most sought-after locations. A much-loved family home for nearly 20 years, it combines period charm with modern comfort, making it an exceptional choice for growing families.

Step onto the covered front porch and through the welcoming entranceway, where polished timber floors set the tone for this warm and inviting home. The spacious living area extends into the renovated kitchen and dining space, with partial double glazing and multiple heat pumps, ensuring comfort in every season.

With four genuine double bedrooms, the layout is versatile allowing for an additional living space if required. The primary bedroom is complete with a sunroom/office, walk-through wardrobe and a modern ensuite, while a spacious family bathroom services the rest of the home.



**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

Enquiries Over \$749,000

#### View

Sun 15th Jun @ 1:15PM - 1:45PM

#### Contact

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**LJ Hooker Dunedin**

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Wayne Graham Realty Ltd



Enjoy seamless indoor-outdoor flow from the dining area to the covered deck, overlooking the fenced, low-maintenance backyard-perfect for entertaining or family time. The property also features well-maintained exterior weatherboards and a Colorsteel roof, plus a single garage with a workshop, accessed via a sealed concrete driveway.

Location is everything, and this home delivers - Saint Clair School is just across the road, while cafés, restaurants, bars and the beach are only a short stroll away. If you're looking for character, convenience, and coastal living, this is it! Our Vendors plans are set, so don't miss out, enquire today!

## More About this Property

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

**Lawrence Schaumann 027 418 6204**

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**Jason Hynes 021 225 5527**

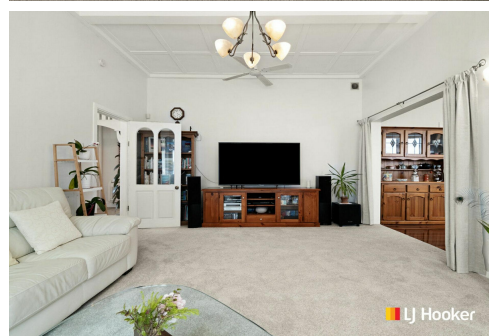
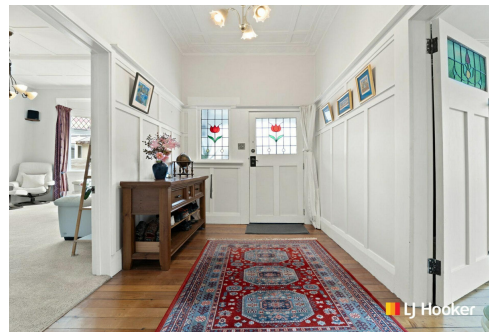
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