



## Saint Kilda, 156 Bay View Road

Priced to sell this weekend- Immaculate Inside & Out!

Presented in like new condition, this beautifully maintained property is ready for its new owners and is perfect for first-time buyers. Enjoy a bright and inviting atmosphere, thanks to ample natural light and insulated exterior walls that create a cosy living space.

The living areas connect beautifully from the lounge through to the modern, kitchen dining area with the bonus of a sunroom with stacker doors that open out to the sunny deck and compact easy care fenced backyard.

This home features three generously sized bedrooms and a modern bathroom, all complemented by upgraded wiring and a high-quality heat pump that ensures comfort year-round. A handy garden shed and good off street parking.

Don't wait-this gem won't last long! The current owners are motivated to sell quickly as they've already found their next home. Seize this opportunity and make it yours today!

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**For Sale**

Enquiries Over \$479,000

**View**

[ljhooker.co.nz/3NS5GDS](http://ljhooker.co.nz/3NS5GDS)

**Contact**

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**Tania McNally**

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## More About this Property

<b>Property ID</b>	3NS5GDS
<b>Property Type</b>	House
<b>Land Area</b>	341 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Pam Mulder 027 454 3366**

Licensee/Auctioneer | Pam@ljhdunedin.co.nz

**Tania McNally 021 592 212**

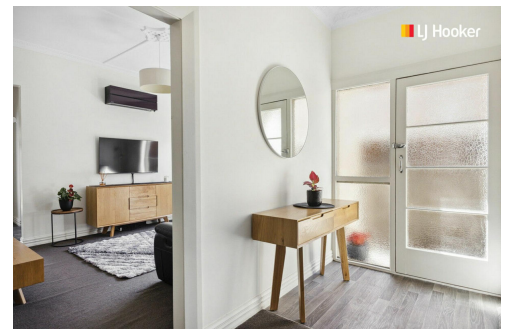
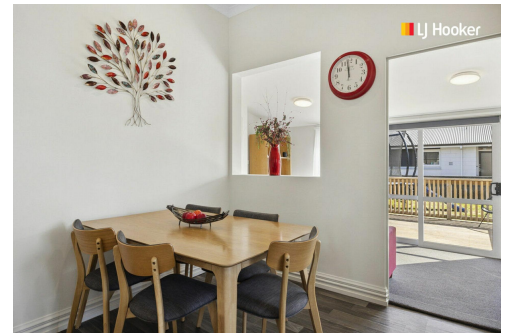
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**LJ Hooker Dunedin**

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Wayne Graham Realty Ltd