



3 Calder Street, Saint Kilda

The Perfect Family Starter Close to all Amenities

Located in popular St Kilda, just a short stroll from the local amenities in South Dunedin and the beautiful St Clair and St Kilda beaches, this sunny villa presents an outstanding opportunity for young families, first-home buyers, or couples looking to establish themselves in this popular location.

Designed with flexibility in mind, the versatile floor plan can be configured as either a three-bedroom, two-living-room home or a four-bedroom property with open-plan living. Recent improvements, including extensive interior repainting and new carpet throughout, mean you can move in and enjoy from day one. There is also exciting potential to further enhance the home by adding an additional bathroom or toilet within the generous laundry area, adding even greater convenience for modern family living.

Outside, the concreted barbecue area provides the perfect setting for entertaining family and friends, while the fully fenced front and rear sections offer a safe and secure environment for children and pets to play.

A true family favourite, this home is conveniently located close to quality schools at all levels and within easy reach of everything St Kilda has to offer.

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FOR SALE

Enquiries Over \$489,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Dunedin

(03) 470 1370

Wayne Graham Realty Ltd

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**

MORE DETAILS

Property ID 3R74GDS
Property Type House
Land Area 372 m2
Licensed Real Estate Agents (REAA2008)

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