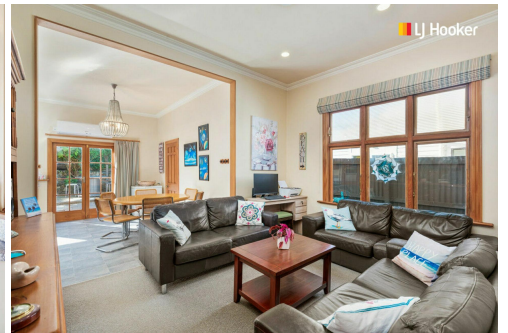


**SOLD**



## Saint Kilda, 3 Royal Crescent

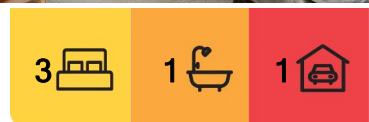
Character, Charm And A Wonderful Location!!!

Bursting at the seams with charisma and charm, this meticulously maintained character villa is sure to steal your heart from the first glance. Welcome to 3 Royal Crescent, Saint Kilda.

Every detail exudes elegance, from the generously proportioned master bedroom to the captivating second lounge and inviting outdoor entertaining spaces, engrained with coastal charm. The centrepiece of this home is the stunning modern country-style kitchen, which effortlessly flows to the dining area and lounge.

Crafted with a keen eye for functionality, storage and comfort, this home features three well-proportioned bedrooms, a woodfire, heat pump and a generously sized bathroom equipped with both a shower and a bathtub.

Within the confines of the fully fenced property, you will find the impressive coastal-



**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/6W3GEX](http://ljhooker.co.nz/6W3GEX)

**Contact**  
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inspired outdoor area, featuring a partially covered bar/sitting area with steps that lead up to the carport and off-street parking, enhancing both the convenience and functionality of the property.

Conveniently situated just a brief walk from Andersons Bay main road, oh so close too St Kilda Beach, and only a few minutes' drive away from Dunedin CBD, this location ensures that all your local amenities are at your fingertips.

A great place to call home, awaiting your inspection.

## More About this Property

|   |                    |
|---|--------------------|
| <b>Property ID</b>                            | 6W3GEX             |
| <b>Property Type</b>                          | House              |
| <b>House Size</b>                             | 151 m <sup>2</sup> |
| <b>Land Area</b>                              | 506 m <sup>2</sup> |
| <b>Licensed Real Estate Agents (REAA2008)</b> |                    |

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