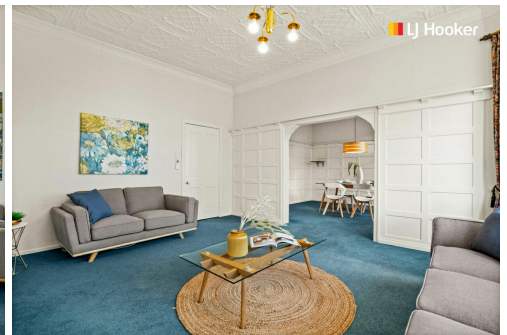
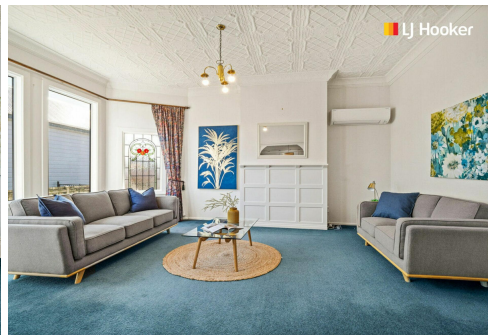
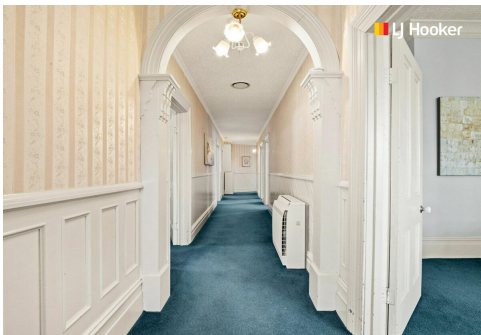


**SOLD**



## Saint Kilda, 30 Ascot Street

Priced to Move! Substantial Property & Affordable

Every families' dream here in sunny Saint Kilda - four bedrooms, two bathrooms and a separate double car garage. Situated within close proximity to the beach and a number of schooling options, we anticipate this home will service all of your needs while being positioned in an affordable price bracket.

All the bedrooms are generously proportioned and there's ample living spaces throughout - with a separate lounge/dining, a second living area adjoining the kitchen and a sunny conservatory at the rear of the property. You'll appreciate the abundance of character features throughout and, although very comfortable to reside in as is, there is still scope to make cosmetic enhancements and add plenty of further value in future.

Additional benefits include the wood burner, ceiling and underfloor insulation, a separate laundry, and an easily maintained 590sqm section. A home for you and the family to call your own for many years to come!



**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.

4 

2 

2 

**For Sale**

Enquiries Over \$579,000

**View**

[ljhooker.co.nz/3P70GDS](http://ljhooker.co.nz/3P70GDS)

**Contact**

**Jason Hynes**

021 225 5527

[Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann**

027 418 6204

[lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd



## More About this Property

Property ID	3P70GDS
Property Type	House
Land Area	590 m2
Licensed Real Estate Agents (REAA2008)	

**Jason Hynes 021 225 5527**

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann 027 418 6204**

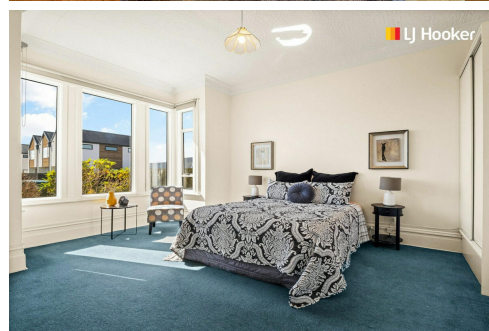
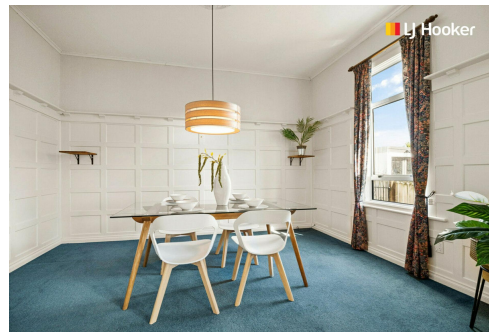
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



**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