

## Saint Kilda, 40 Victoria Road

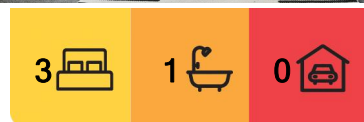
### Easy Living Just Minutes from the Beach

This St Kilda property offers a tidy, comfortable three-bedroom home in one of Dunedin's most relaxed, beachside suburbs.

Each of the three bedrooms is generously sized and comes with built-in wardrobes, perfect for keeping everything organised without taking up extra floor space.

The living room is a cosy spot, featuring a lovely bay window that captures the morning sun. It's a space that just feels easy to relax in. And when winter rolls around, you'll stay warm with both a woodburner and a heat pump.

The kitchen is surprisingly spacious, with plenty of storage, and flows out to a fully fenced backyard, offering privacy and security, ideal for kids and pets. There's also the added bonus of off-street parking down the side of the house.



**For Sale**  
Set Sale

**View**  
Mon 11th Aug @ 12:30PM - 1:00PM

**Contact**  
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Location-wise, you're in a prime spot. Just a short walk to St Kilda Beach, the ice rink, local schools, kindergartens, nearby bus stops, and only minutes from the esplanade - perfect for morning walks, evening strolls, or grabbing a coffee on the weekend.

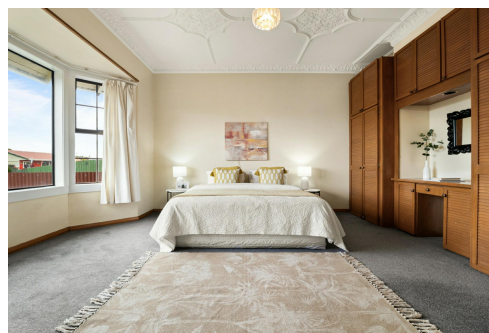
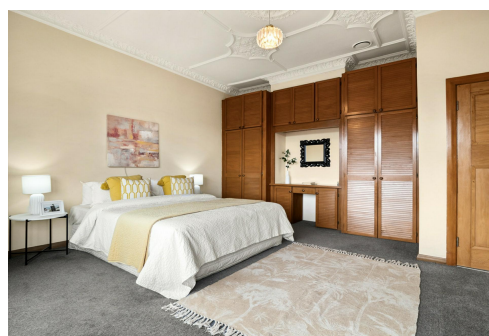
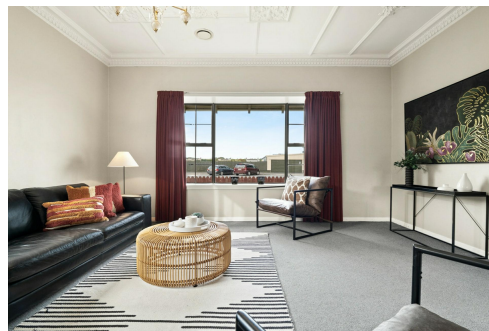
So if you're after a home that's warm, spacious, and in a great location - 40 Victoria Road could be just what you're looking for.

## More About this Property

Property ID	3Q66GDS
Property Type	House
Land Area	510 m2
Including	Dishwasher
Licensed Real Estate Agents (REAA2008)	

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