

## Saint Kilda, 65 Richardson Street

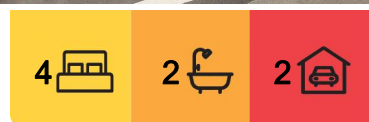
Relocated Owner -- Bring Your Offers!!

This beautifully renovated character home offers the perfect blend of charm and modern convenience. Thoughtfully updated to meet a variety of needs, it's ideal for families, those seeking additional income, or anyone needing extra space--especially for blended households.

From the moment you step into the inviting entrance hall, you'll be captivated by the home's timeless character, featuring stunning high ceilings and generously sized bedrooms.

The layout offers flexibility with four double bedrooms--or three plus two spacious living areas--along with two well-appointed bathrooms. A standout feature is the fourth bedroom, privately positioned at the far end of the house with its own bathroom and both internal and external access. It's been successfully used for short-term stays, generating excellent extra income for the current owner.

The kitchen flows seamlessly into the dining area, with French doors opening onto a generous entertainer's deck. The fully fenced rear garden is ideal for kids and pets,



**For Sale**

Enquiries Over \$579,000

**View**

Sun 25th May @ 11:30AM - 12:00PM

**Contact**

**Pam Mulder**

027 454 3366

Pam@ljhdunedin.co.nz



**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd

**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.

boasting low-maintenance designer landscaping that's both immaculate and easy to care for.

Upgrades include:

- \*New Roof
- \*Insulation in walls, ceiling, and underfloor
- \*Majority re-piled
- \*New plumbing and electrical systems
- \*Double glazing throughout
- \*Fresh, contemporary interior and exterior paint

Comfort is assured year-round with a ducted heating system and a heat pump to keep the home toasty warm in winter. Great off-street parking and two sheds to store all the bikes, tools and toys.

Ideally located in the sought-after St Clair School zone and just a short stroll to the vibrant St Clair Esplanade with its cafes and coastal charm.

The current owner has relocated and is committed to selling- Bring your offer!!

## More About this Property

Property ID	3PSJGDS
Property Type	House
Land Area	395 m2
Licensed Real Estate Agents (REAA2008)	

**Pam Mulder 027 454 3366**

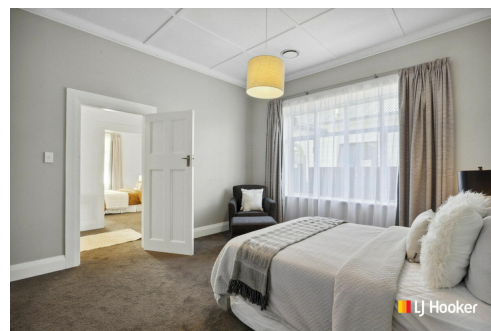
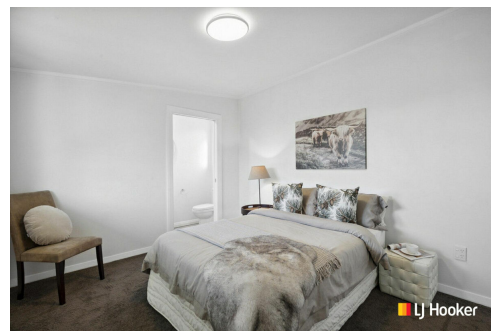
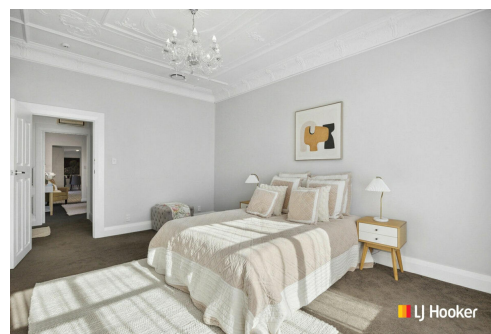
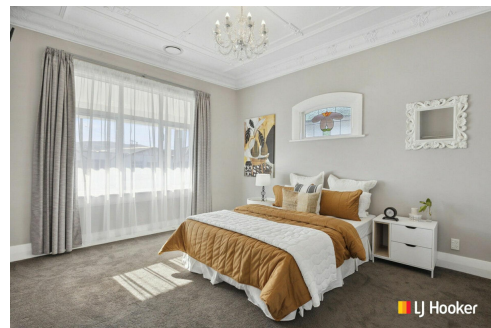
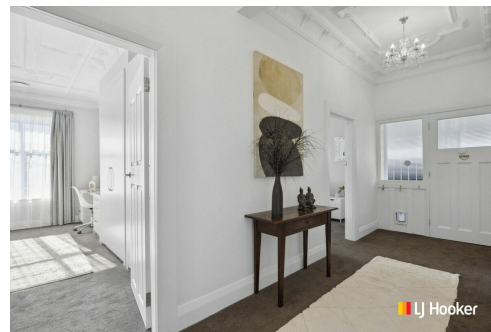
Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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Sizes And Dimensions Are Approximate, Actual May Vary