

**SOLD**



## Saint Kilda, 86 Bay View Road

Perfect For First Home Buyers and Investors!

One of the stand out features of this property is its resilience during Dunedin's recent severe weather events, remaining completely unaffected by the flooding. This will add significant peace of mind for future owners.

Welcome to this charming home at 86 Bay View Road. Perfect for all, whether you are a first-time buyer, have school aged children, work from home, need more or less room or are entering the rental market, this is the property that is going to tick all of your boxes! Close to the beaches, cafes, restaurants, shops and bus stops this is a property that just keeps on giving! Bathed in natural sunlight, this tidy home offers three generously sized bedrooms, providing ample space for family or guests. There is one well-appointed family bathroom which caters to all your needs. The attached garage provides convenience and additional storage space! Set on a small, low maintenance section, this property is designed for easy living, allowing you more time for the things you love. Whether you're a buyer eager for a new home, an investor keen for a great property, or in search of an easily maintainable living space, this place is perfect for you.

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**For Sale**

Enquiries Over \$489,000

**View**

[ljhooker.co.nz/3NP6GDS](http://ljhooker.co.nz/3NP6GDS)

**Contact**

**Luke MacDonald**

027 8650 864

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

**Cherish Thom**

027 423 3605

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

## More About this Property

<b>Property ID</b>	3NP6GDS
<b>Property Type</b>	House
<b>Land Area</b>	197 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Luke MacDonald 027 8650 864**

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

**Cherish Thom 027 423 3605**

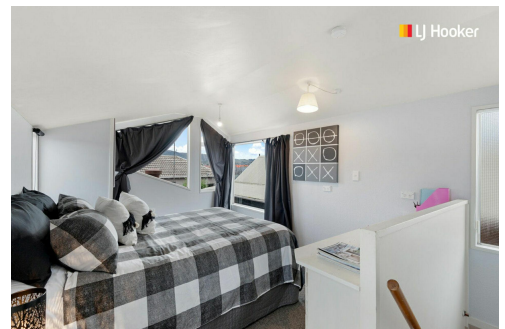
Sales Associate to Jason Hynes & Lawrence Schaumann |  
[cherish@ljhdunedin.co.nz](mailto:cherish@ljhdunedin.co.nz)

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

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

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



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**LJ Hooker Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd



## 86 Bay View Road

Sizes, dimensions & directions are approximate, actual may vary



First Floor



Ground Floor