

SOLD



South Dunedin, 48 Melbourne Street

Get On The Property Ladder Now

First time on the market in over 40 years is this very tidy 1920's built villa. Beautifully maintained by my vendor, who is downsizing after many happy years raising her family here. Situated at the Anderson's Bay Road end of Melbourne Street, it features 3 very generous double bedrooms. A large bathroom with shower, bath, toilet and second toilet situated in the laundry. A separate lounge adjoins an open plan kitchen / dining area. Heated by a Yunca solid fuel fire (wetback) and floor mount heat pump, to keep you warm in winter and cool in summer. A new roof has been installed some time ago so, you're set for years to come. Decorated in modern colours, with good quality carpet throughout, along with good storage options. Off-street parking under the protection of a carport, and a spacious fully fenced back section provides a safe outdoor space for children and pets to play and soak up the sun. These lovely old villas offer so much character unlike a modern home and this one is no different. This will suit the first home buyer with a growing family. Close to schools, shops, bus routes and town is a 5 minute drive. Come along and inspect this very tidy home for yourself today. Call me now for more details Ph 027 4323 576

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For Sale

Enquiries Over \$450,000

View

[ljhooker.co.nz/6V4GEX](http://ljhooke.co.nz/6V4GEX)

Contact

Craig Manson

027 432 3576

craig@ljhmosgiel.co.nz

More About this Property

| | |
|---|--------------------|
| Property ID | 6V4GEX |
| Property Type | House |
| House Size | 110 m ² |
| Land Area | 438 m ² |
| Including | Toilets (2) |
| Licensed Real Estate Agents (REAA2008) | |

Craig Manson 027 432 3576

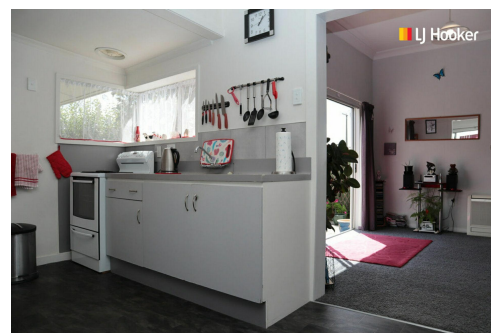
Licensee | craig@ljhmosgiel.co.nz

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