



Waldronville, 12 Friendship Drive

Family Comfort Meets Coastal Charm

Auction Location: 63 Musselburgh Rise

Discover a delightful family home nestled in the tranquil suburb of Waldronville. This thoughtfully designed residence offers three spacious bedrooms and two well-appointed bathrooms, perfect for growing families or those seeking extra space. The main bedroom, complete with ensuite, is located downstairs along with a separate laundry for convenience. Upstairs, you'll find two bedrooms and a full family bathroom. The open-plan living area flows seamlessly to outdoor spaces, creating great indoor-outdoor living, complete with a relaxing spa pool.

Less than 15 years old, this home is well-insulated and thermally efficient-so much so that the heat pump is mainly used to cool the property in summer. A cosy fire adds warmth and charm in the cooler months.

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2

2

Auction

Wed 10th Sep @ 5:30PM

View

Sun 17th Aug @ 2:00PM - 2:30PM

Contact

Richard Knights

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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

Waldronville is known for its friendly community atmosphere and proximity to stunning natural landscapes. Enjoy leisurely strolls along nearby beaches or take advantage of local parks for outdoor activities. With Green Island and its vibrant shopping village just minutes away, you'll have easy access to supermarkets, cafés, and essential services.

This property promises comfort and convenience in a serene setting. With the additional benefit of a double garage, there's plenty of space for vehicles and storage. Don't miss your chance to secure this fantastic home in Waldronville's welcoming neighbourhood- contact us today to learn more about this opportunity!

Prior Offers Considered.

More About this Property

Property ID	3Q6EGDS
Property Type	House
Land Area	836 m2
Licensed Real Estate Agents (REAA2008)	

Richard Knights 027 577 3594

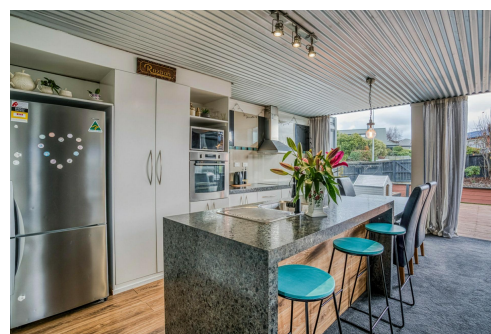
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