



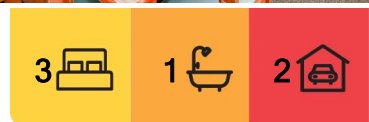
## Waldronville, 67 Viscount Road

### Opportunity Awaits - Motivated Sellers

This classic Waldronville brick beauty is just waiting to welcome you in. With a solid build, classic character, and all the space you could dream of, this home is ready for whatever life throws your way —and it's only a stone's throw from the beach.

This property packs serious appeal with three well-sized bedrooms and an additional office, perfect for working from home or setting up a creative space. Near new carpets throughout, the home is partially double glazed & when we say there's "space," we mean it. Not only do you have a spacious basement garage, but there's also an additional detached garage —so bring on the toys, tools, or that home gym you've always dreamed of.

This home is made easy with a good sized section with fruit trees and veggie gardens, that's perfect for family activities & outdoor dining. Inside, you've got the comfort of a heat pump and a wood burner to keep things cosy, whether it's a chilly winter night or a brisk spring morning. Sliding doors open out to a generous deck where you can sip your morning coffee or unwind with friends as the sun sets. Enjoy sun all year round, summer & winter.



**For Sale**  
Enquiries Over \$649,000

**View**  
[ljhooker.co.nz/3P0FGDS](http://ljhooker.co.nz/3P0FGDS)

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



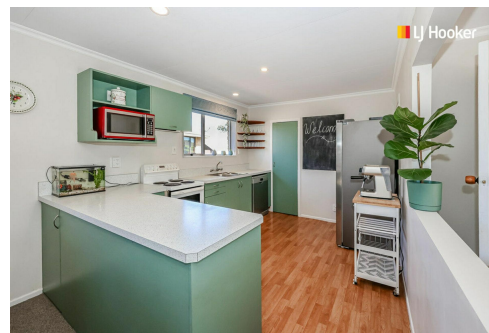
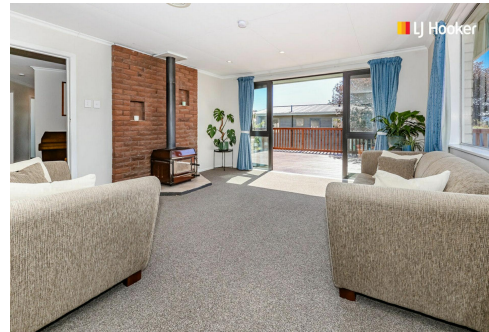
Whether you're looking to settle in, raise a family, or enjoy peaceful days near the beach, this Waldronville home is calling your name. Sunny, located in a peaceful location, contact us now to book a viewing, and let's make this classic 1970s home your future!

## More About this Property

Property ID	3P0FGDS
Property Type	House
House Size	170 m2
Land Area	868 m2
Licensed Real Estate Agents (REAA2008)	

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