



**SOLD**

## SUN-DRENCHED, EXPANSIVE VIEWS, LOCATION PERFECTED

Expansive Views, Sun-Drenched - Enjoy Your Next Summer Here!

Owners Relocating - This Home Must Be Sold. Don't miss your chance to secure this well-priced home.

Location, Location, Location.

Merchiston Street is often referred to as the best street in Anderson's Bay for good reason. Every home is north-facing, with amazing views over the harbour to the city. It's a quiet street. And you can't beat all day sun and great views. Homes in Merchiston Street are tightly held and rarely available — so discerning buyers will know this is an opportunity to secure a centre position on the high side.

Large Family Home, Coastal Lifestyle.

This updated 1920s bungalow is spacious and ideal for family, offering character, comfort, and lifestyle. It's close to a variety of great schools. You can walk to the beach in fifteen minutes, bike down the hill to the beautiful peninsula cycleway, drive to the St Clair Esplanade in less than ten minutes, and it's a short commute to the city, hospital and university by car, bike or public transport. Features include:

- An entrance lobby & full-length central hallway
- Spacious living room with Jayline wood burner
- Four spacious bedrooms & two family bathrooms
- The sunroom or fourth bedroom would also make for an ideal office
- Modern, character kitchen with Pyro Classic wood burner
- Adjoining 'cosy nook' living room with adjoining bedroom or office
- Large laundry room & second bathroom with spa bath & separate shower
- Hot water via electric 290 litre mains pressure cylinder
- Moisture Master ventilation system & two night-store heaters
- Fibre connected
- Detailed LIM available including floor plans

Property pack:

**4 BED | 2 BATH | 1 CAR**

PRICE:  
**\$775,000**

OPEN FOR INSPECTION:  
N/A



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