



**SOLD**

## PEACEFUL, SUN-FILLED LIVING WITH STUNNING VIEWS

Situated to capture all-day north-facing sun and expansive views, this solid three-bedroom, two-bathroom brick home offers warmth, comfort, and coastal lifestyle appeal. Enjoy your next summer here!

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:

- Elevated position
- Expansive, north-facing views and all-day sun
- Open-plan modern kitchen with stainless appliances
- Two adjoining living areas — perfect for family and entertaining
- Yunca Wegi wood burner and Daikin heat pump for year-round comfort
- Three double bedrooms and two family bathrooms
- Separate laundry and downstairs utility room
- Double glazing by Retrowood
- Rinnai gas hot water system
- Fully rewired, insulated (double ceiling Batts + underfloor)
- Roof treated by Roof Doctors (latex epoxy paint system)
- Beautiful rimu flooring and fibre internet connected
- LIM available, including detailed floor plans

Homes on Merchiston Street are tightly held for good reason. It's a quiet, north-facing street with great views. Make your move today to the most desirable street in Anderson's Bay.

Property pack:  
<https://www.lawrencepeeters.co.nz/for-sale/peaceful%2C-sun-filled-living-with-stunning-views>

**3 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$755,000**

**OPEN FOR INSPECTION:**  
**N/A**



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