



1B EVERTON ROAD,
ANDERSONS BAY



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ESTATE

CHARACTER, SPACE AND FLEXIBILITY!

 4  3  2  260 m²  875 m²

Perfectly positioned in a popular and sunny Andersons Bay location, this distinctive property offers a rare combination of character, space, and flexibility. With a layout that can be adapted to suit your lifestyle or family size, it's a home that truly works for you.

Recently topped with a brand-new roof, the home spans two levels. On the lower level, you'll find a spacious living area with a kitchenette – ideal for extended family, a home business, or guest accommodation – alongside a separate double bedroom, wardrobe, and bathroom. There is a generous double garage as well as plenty ample off-street parking, while the giant glasshouse is sure to excite green thumb enthusiasts. Upstairs, the main living space is warm and inviting, featuring beautiful original timber panel detailing and an exposed brick fireplace surround. Sliding doors open to a deck that runs the length of the home, capturing all-day sun and views. The open-plan kitchen and dining area flows to a private, sheltered outdoor space with a touch of lawn and a dedicated BBQ area – perfect for entertaining. Accommodation on this level includes three double bedrooms, and the master offers a walk-in wardrobe and small ensuite. The main bathroom offers timeless wooden wall detailing, a separate shower, and a separate bath. A separate laundry adds convenience with easy access to outdoor.

The low-maintenance, elevated section ensures maximum sun and minimal upkeep, while the location offers easy access to schools, shops, and the harbour.







LEGALS

Land Area	875 m
Floor Area	260 m
Tenure	Freehold
Rateable Value	\$720,000
Land Value	\$265,000
Improvements value	\$455,000
Rates	\$3,855.44
Council Zone	Residential 1

ENERGY

Heating	Wood Burner & Heat Pump (2)
Insulation	Ceiling, Walls, Underfloor - apart from garage
Windows	Aluminium
Water Heating	Electric (Wet Back)

CONSTRUCTION

Year Built	1980s
Exterior	Brick and Hardie
Roof	Colorsteel

EDUCATION

Early Childhood

Little Wonders, Mini Thinkers, Andersons Bay Community Kindergarten

Primary

Macandrew Bay School, Broad Bay School, Andersons Bay Primary School, Grant Braes

Secondary

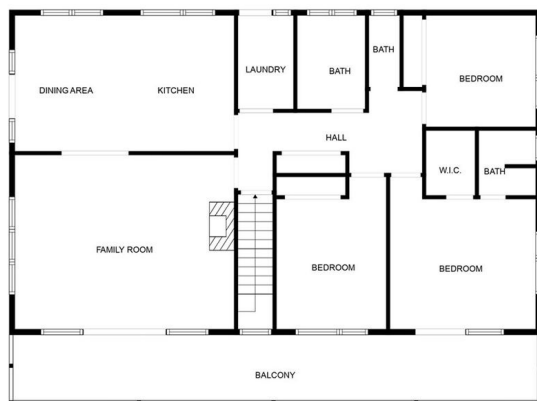
Bayfield High School, King's High School, Queen's High School

CHATELS

Window treatments, clothesline, dishwasher, electric stove, fixed floor coverings, heat pump (2), light fittings, range hood, smoke detectors, waste disposal

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This floor plan is not to scale and is for illustrative purposes only.



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At Be Real Estate, we're redefining the real estate experience by delivering exceptional service, building lasting relationships, and achieving life-changing outcomes. Founded on the principles of integrity, innovation, and personalized care, we are committed to guiding our clients through every stage of their property journey with expertise and heart.

Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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