



# FOR SALE

## SMART START IN DUNEDIN

Welcome home to comfort and convenience! On a sun-drenched, spacious section, this appealing three-bedroom brick home is designed for family living. Step inside to a spacious, naturally lit living area, warmed by a cosy pellet fire and efficient heat pump, that effortlessly connects to the open-plan dining space. The kitchen is perfect for a busy family, offering abundant storage, while a separate laundry adds to the home's practicality. Each of the three bedrooms provides a peaceful retreat, and the family bathroom, with its shower over the bath and separate toilet, ensures everyday ease. Throughout, decorative ceilings add a touch of classic elegance. A DVS system and excellent insulation compliment this warm sunny home. Outdoors, you'll find everything you need for relaxation and play: a fantastic deck perfect for entertaining, handy storage shed, and a charming play hut for the little ones. Situated in a great neighbourhood, with schools and public transport close by, this property is an ideal find for both first-time buyers and savvy investors.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
Price by Negotiation

**OPEN FOR INSPECTION:**  
N/A



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