



FOR SALE

LIVING IN NATURE

This is a fantastic opportunity to acquire a super affordable tiny home, crib, or lock-and-leave above Seaton Bay on the stunning Otago Peninsula. The quaint Portobello Village, the beautiful Otago Harbour, walking or cycling harbourside right around the beautiful Otago Harbour, the ferry is on your doorstep, what's not to love about living here?

Nestled among the trees with amazing birdlife, this is like living in nature. It's simple, yet modern and comfortable, reminding us that life doesn't need to be complicated. Set on a spacious, freehold 1619sqm, this originally built 1950s home was extensively renovated in 2009-11 and features:

- Spacious decks with a west-facing aspect
- Double glazed aluminium windows and sliding door
- Refurbished bathroom
- Lined, insulated and reclad in cedar
- New Dimond Veedek roof
- Ceiling, wall and underfloor insulation
- Heatpump
- Hot water cylinder with booster
- Fibre internet connected
- On town supply
- Detailed LIM provided

The abundant native birdlife includes wood pigeon (kereru), bellbird (korimako), tui, fantail (piwakawaka), wax-eye (tauhou) and morepork (ruru). There are three garden sheds for extra storage and a chicken coop. Fruit trees include cherry, pear, apple, plum, apricot, nectarine, fig, pine nut and elder tree. There's a terraced vege garden and a herb garden. Established berry plants include strawberry, raspberry, blackberry, redcurrants and blackcurrants. There's a small stream in the gully below with native fish (galaxiids). The ideal home for the nature lover who wants to live in nature.

TO DOWNLOAD THE PROPERTY PACK, GO TO: <https://www.lawrencepeeters.co.nz/for-sale/living-in-nature>

CV \$410,000

1 BED | 1 BATH | 0 CAR

PRICE:

Enquiries Over \$359,000

OPEN FOR INSPECTION:

Aug 24 at 2:45pm - 3:15pm



Lawrence Peeters

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