



SOLD

CHARACTER MEETS COMFORT WITH GRANNY FLAT POTENTIAL

Screened from the street by established trees and fencing, this home's charm is immediately apparent the moment you step through the gate. Upgrades over the last few years include new electrical wiring, LED lighting, double glazing and extensive insulation, while a heat pump and wood burner keep things cosy throughout the cooler months. What's more, with the home's position and the separately titled land to the side, there's also potential to add a granny flat of up to 60m² (subject to DCC consent).

Step inside and you'll appreciate how character and contemporary finesse come together. Timber floors flow from the entrance through to the kitchen, seamlessly linking the spaces. The kitchen's thoughtful design combines style with practicality, featuring bi-fold windows that open to the private rear courtyard - perfect for when entertaining outdoors or keeping an eye on the action outside. From here, the dining and living areas connect naturally, creating a warm sense of togetherness.

The laundry echoes the kitchen's style with a matching wooden benchtop, while to the left is a separate toilet and to the right, a tiled shower and vanity room. Children will be fighting over who gets the loft bedroom, while the other two are generous doubles with the primary having two built-in wardrobes.

You'll find storage under the house, a standalone garage with a workshop, and off-street parking to top it all off.

Conveniently located near Mornington Primary School and the local shops, with the city an easy commute away, this home offers a lifestyle that's both relaxed and practical - a place to settle in and enjoy.

3 BED | 1 BATH | 1 CAR

PRICE:
\$620,000

OPEN FOR INSPECTION:
N/A



Shane and Julie Robinson

021953676

teamrobinson@thecollectiverealty.co.nz

www.thecollectiverealty.co.nz



Sizes And Dimensions Are Approximate, Actual May Vary

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.