



# FOR SALE

## RENOVATED CHARM IN A RELAXING SETTING

Be ready to fall for this home the moment you arrive. Its street appeal is undeniable, and the renovation has been carried out with real thought and skill. A new roof, new kitchen and bathroom, wool carpet, fresh paint inside and out, and stunning light fittings all reflect the quality throughout.

The front verandah hints at the property's history, and inside, original features sit effortlessly alongside the modern updates. Soft, calming colours run throughout, creating a space that invites you to relax, entertain and enjoy everyday living.

To the right of the hallway is the open-plan kitchen, dining and living room. The kitchen design makes food preparation and cooking easy, while maintaining a natural connection to the living space. A heat pump and a Schooner wood burner on wetback, along with ceiling and underfloor insulation, keep the space warm and cosy, while also helping lower power bills.

Three bedrooms - two doubles and a single - sit on the opposite side of the hallway, each with built-in wardrobes. The bathroom at the end is beautifully simple, featuring a shower, vanity and toilet.

The verandah is a favourite spot to sit in the sun and take in the peaceful hill views. Beyond this, the fenced section is easy to enjoy, providing a secure and manageable outdoor area, and there's off-street parking for at least two vehicles. Being tucked off Gladstone Road, the property also benefits from plenty of parking right outside.

This location has an unmistakably relaxing vibe. Enjoy walking or biking over Friends Hill Road, and with Mosgiel's amenities close by, convenience is never far from home.

Don't miss the chance to make this beautifully finished property your own. With its thoughtful renovation and calming atmosphere, it's a place you'll love coming home to. Get in touch today to arrange a viewing.

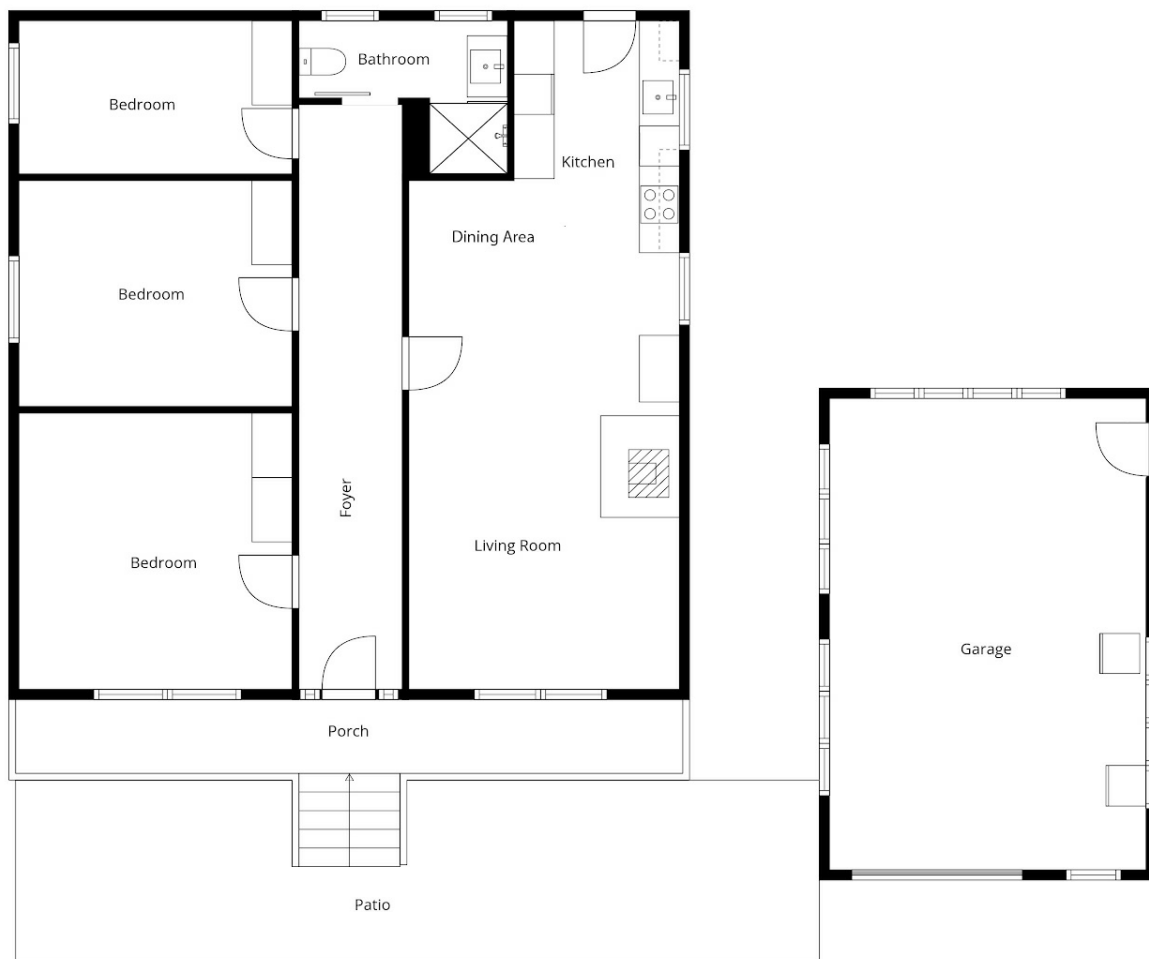
**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
Price by Negotiation

**OPEN FOR INSPECTION:**  
N/A



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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.