



## FOR SALE

### BRAND-NEW AND OUTSTANDING VALUE

Finding a brand-new home that feels this practical and well put together is not always easy. Here, the focus is on comfortable, easy living - good proportions, a sensible layout, and the reassurance that everything is ready to be enjoyed from day one. It's a home that offers real value.

Arriving home is straightforward. Drive directly into the carpeted double garage or follow the level path to the covered front door. Inside, the home feels fresh and well considered. Soft neutral tones and plush carpet add warmth, while the layout flows naturally with no wasted space. The kitchen and dining area bring people together with plenty of room to cook, eat and spend time together. A generous breakfast bar with integrated sink adds versatility, while a nearby scullery keeps everyday clutter out of sight. The adjoining living room feels connected yet distinct, opening through stacker doors to the outdoors - well suited to summer evenings, quiet mornings, and everything in between.

The primary bedroom is positioned at the end of the hall, offering privacy along with a walk-in wardrobe, ensuite and direct outdoor access. Two further bedrooms are well proportioned with good storage and share a stylish family bathroom with both bath and shower. A separate toilet with its own handbasin is a small but practical detail that makes daily life easier.

As a new build, the home is well oriented for all-day sun and benefits from double glazing, full insulation and a heat pump to keep things comfortable year-round.

Outside, the fenced section is easy to manage yet still offers room to enjoy. There's space to potentially create a dog run along the side boundary, while the long stretch of lawn invites backyard cricket, play or simply time outdoors. Plenty of off-street parking is available, whether for cars, a trailer or a caravan. Set down a private lane, the setting feels peaceful and removed, while Mosgiel's shops, schools, and amenities are still within easy driving distance.

Enjoy a modern, relaxed way of living in this well-built home, which will suit a range of buyers. This new subdivision is gaining momentum, with number 8 recently sold and a family now settled into number 12. Viewing is recommended.

Please note, some images have been virtually staged.

3 BED | 2 BATH | 2 CAR

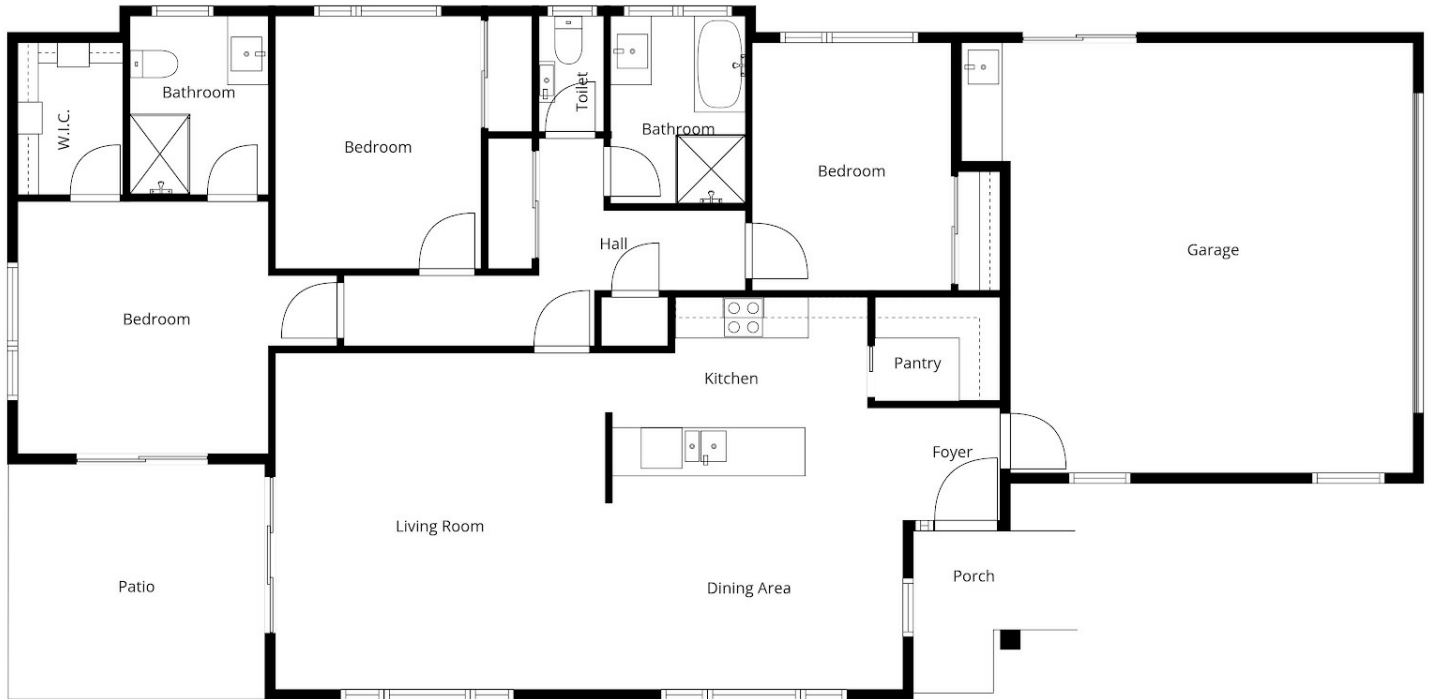
PRICE:  
Asking price \$979,000

OPEN FOR INSPECTION:  
May 31 at 12:45pm - 1:15pm



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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.