



## FOR SALE

### SECLUDED LIVING WITH FLEXIBLE SPACES

Tucked away in Helensburgh, this is the kind of property that quietly captures you - a hideaway where you can forget the world and listen instead to tūi, bellbirds, and the trickle of a nearby stream. Access is via a shared driveway beside 32 Pioneer Crescent leading to the double garage, or you can leave the car on the street and wander down the path to the house. That short walk gradually reveals the privacy and shelter that make this setting so special. It's not hard to see why, 27 years ago, the current owners arrived and simply thought, we need to have this home.

Yet this isn't just a peaceful retreat, it's a home that adapts to the way you live. Downstairs features two rooms with their own outdoor access, ideal for working from home, welcoming clients, crafts room or offering older children their own space. A separate laundry, a bathroom, separate toilet, and an internal storeroom or office tucked at the end of the garage complete this versatile level.

Upstairs is where the home comes alive. After passing through the conservatory - a thriving spot for growing cherry tomatoes - you step into the open-plan living area. The kitchen is generous, with room for everything and then some, flowing easily into the dining and living room. A Yunca multi-burner on wetback and a heat pump provide year-round comfort. From here, doors open to a sun-soaked balcony - a place to sit coffee in hand, overlooking established shrubs and mature trees, including a striking Southern Rātā that is unforgettable when in bloom.

A lounge connects via internal doors, allowing the spaces to open for entertaining or close for quiet moments. Upstairs also includes three bedrooms, all with built-in wardrobes, a bathroom with both bath and shower, and a separate toilet with handbasin.

The garden adds another layer. Potatoes and carrots are already planted for the next owners, and gooseberries promise dessert in season. It's productive and well established.

Living here also means proximity to Ross Creek for walking and exploring, and a short drive to Otago Golf Club. With schools nearby and the city within easy reach, this is a location people consistently value.

This isn't a property that shouts. Instead, it offers privacy, birdsong, space and flexibility - and the sense that you've found somewhere you can truly exhale.

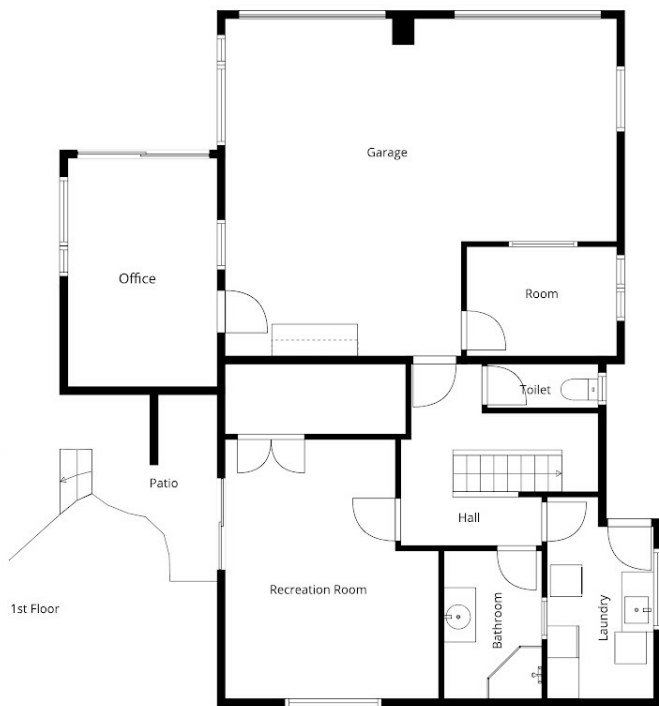
4 BED | 2 BATH | 2 CAR

PRICE:  
Asking price \$779,000

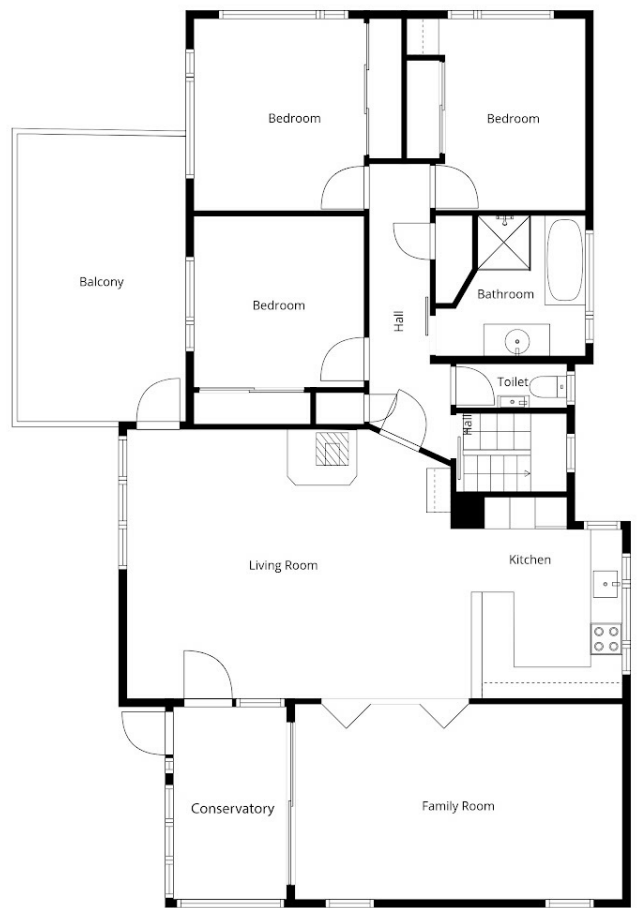
OPEN FOR INSPECTION:  
N/A



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1st Floor



2nd Floor

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.