



**SOLD**

## UPDATED AND READY TO GO

Finding something this tidy in this price range isn't easy. With fresh interior paint, new carpet, double glazing, a heat pump, ceiling insulation and a new roof already taken care of, you can simply move in without a to-do list waiting for you. It's a smart choice for first home buyers ready to step onto the property ladder, equally appealing for investors looking for a Healthy Homes compliant addition to the portfolio, and just as well suited to those wanting to downsize.

A carport sits at the street front, and a short walk down the path brings you to a sunny garden and lawn area, with a new rear fence recently completed. It's enough space to enjoy - a spot to sit in the sun, room for a few pots or a small vege patch - without taking over your weekends.

Inside, you'll notice straight away that it feels light and calm. The open plan kitchen, dining and living area is well proportioned and easy to arrange. Two good bedrooms, each with built-in wardrobes, sit off the living space. The bathroom is modern with a shower, vanity and toilet, and there's a separate laundry area with a back door for added practicality.

The location adds to the appeal. Hillside Road Eatery is just along the road, and you're only minutes from everything Caversham and South Dunedin have to offer - shops, services and everyday essentials all within easy reach.

Well maintained, easy to manage and realistically priced, this is one you'll want to see for yourself.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$350,000**

**OPEN FOR INSPECTION:**  
**N/A**

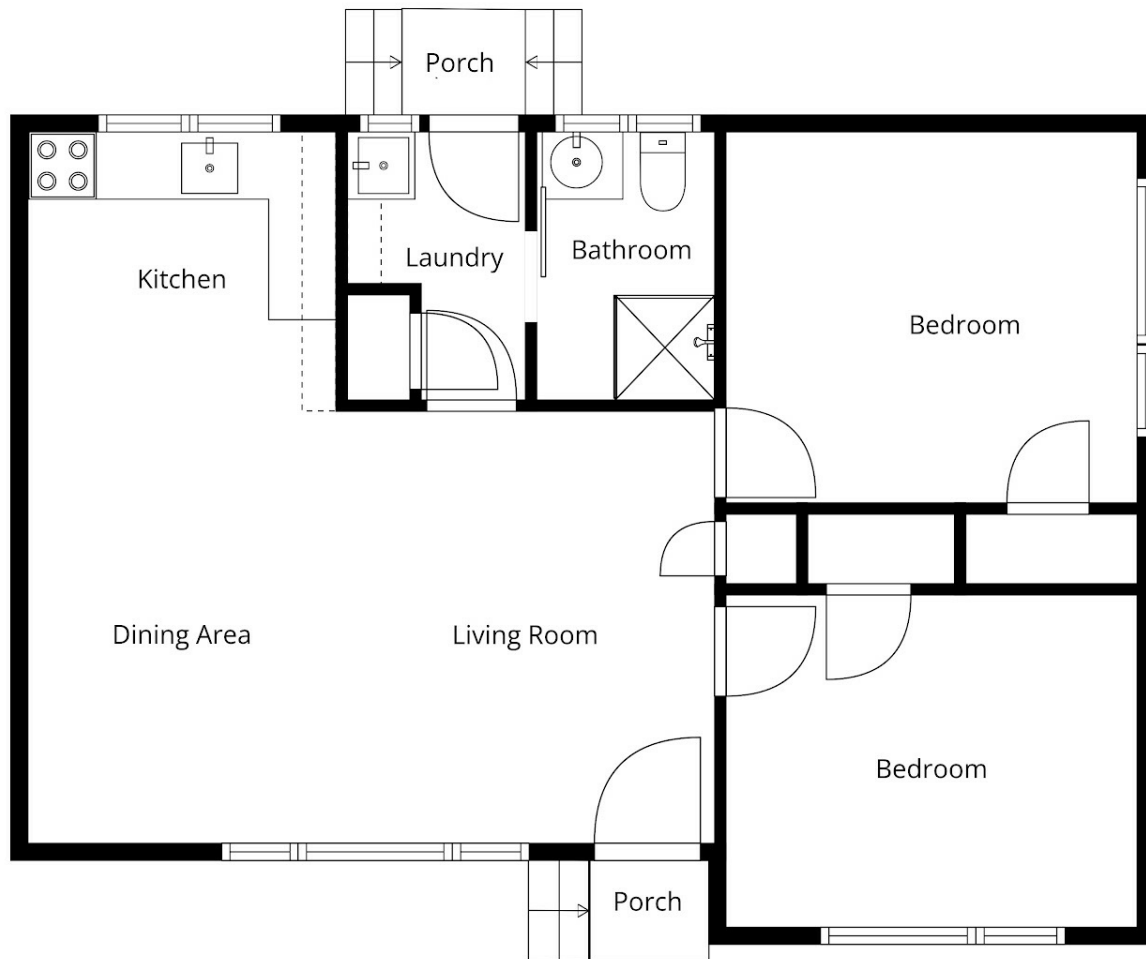


**Team Robinson - Shane, Julie and Kendra**

**021953676**

[teamrobinson@thecollectiverealty.co.nz](mailto:teamrobinson@thecollectiverealty.co.nz)

[www.thecollectiverealty.co.nz](http://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.