



# FOR SALE

## SIMPLE LIVING, CLEVERLY DESIGNED

Life here can be as simple or as social as you like. Brand new and thoughtfully arranged, this home offers a layout that adapts easily - working just as well for two people as it does when the house is full. It will particularly appeal to empty nesters who like the idea of living mainly on one level, while still having plenty of space upstairs when family or guests come to stay. Families with teenage children will also appreciate the separation the layout provides.

The easy-care section complements this way of living. Time isn't spent on constant upkeep. Instead, you can lock up and head away, enjoy your weekends, or simply live with less to worry about.

The main living area sits on the lower level and is open and light-filled, with the deck extending naturally from here - an easy place to gather with friends, or just relax and spend time in the afternoon sun. The kitchen has been designed with both function and conversation in mind, with a butler's pantry and a generous breakfast bar suited to food preparation or casual connection. Neutral interior tones create a calm backdrop for your own style, while the staircase creates a striking focal point.

Also on this level is the primary bedroom, complete with walk-in wardrobe and an ensuite featuring a beautifully tiled walk-in shower. A separate toilet with handbasin adds convenience, and the internal access single garage is carpeted.

Upstairs adds another layer of versatility. The space can be arranged as a second living area with two bedrooms and an office, or as three bedrooms plus an office. A family bathroom on this level includes both a bath and a shower.

The location also adds to the appeal. Walking or biking through Dunedin Tunnels Trail is close by, and Mosgiel's amenities are only a short drive away when you need them.

With great sun through the day and an easy outlook, this is a home designed to make everyday living simple - practical, adaptable, and ready to settle into.

Collectively marketed by Team Robinson - four people working for you

4 BED | 2 BATH | 1 CAR

PRICE:  
Asking price \$900,000

OPEN FOR INSPECTION:  
Apr 6 at 12:00pm - 12:30pm



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