



# FOR SALE

## BRAND-NEW 4 BEDROOM HOME - EXCEPTIONAL VALUE

Imagine moving into a brand-new home where everything is ready from day one. The insulation meets the latest building standards, the joinery is double glazed, two heat pumps keep things comfortable through the seasons, and the appliances are all brand new. No wear and tear, no upgrades needed - just move in and start living.

Homes like this bring a level of simplicity. The section is low maintenance, the materials are modern, and the day-to-day upkeep is minimal, leaving more time for the things you'd rather be doing.

Step inside and the quality of the build and the attention to detail in the finish are immediately apparent. The layout has been thoughtfully considered, particularly for families who appreciate a little separation. The primary bedroom sits on the lower level and includes a walk-in wardrobe and ensuite, creating a quiet retreat from the rest of the house.

The kitchen, dining, and living areas are on this level, coming together in an open-plan space that connects easily to the deck. It's a comfortable area for everyday living and can be arranged to suit how your household uses it. Step outside to enjoy a bit of sun, fire up the barbecue, or simply spend time outdoors. The kitchen has a refined feel, complete with a butler's pantry and a generous breakfast bar, perfect for preparing meals, chatting, or gathering at the end of the day.

Also downstairs is a separate toilet with handbasin, along with a carpeted single garage that incorporates the laundry.

Upstairs, three bedrooms provide space for children or guests. Each includes built-in wardrobes, and one bedroom has direct access to the family bathroom, creating a practical semi-ensuite arrangement, while the bathroom itself includes both a bath and separate shower.

From the home, it's easy to enjoy a walk or bike ride over Friends Hill Road, and Mosgiel's shops, cafés, and everyday amenities are just a short drive away. Bright, modern, and thoughtfully laid out, the house makes everyday living simple.

Collectively marketed by Team Robinson - four people working for you

4 BED | 2 BATH | 1 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

May 16 at 3:00pm - 3:30pm



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

**021953676**

teamrobinson@thecollectiverealty.co.nz

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