17 TUI STREET, SAINT LEONARDS, DUNEDIN CITY, OTAGO 9022

SOLD

HARBOUR SOUL, CITY CLOSE, NATURE'S HEART

Overlooking the shimmering expanse of the Otago Harbour, this meticulously curated four-bedroom estate is far more than a residence; it is a masterclass in intentional living. Sprawling across approximately 9,081m² of soulful landscape, the property has been thoughtfully evolved into the ultimate sanctuary, where modern luxury meets the grounding tranquillity of the natural world. The home's architecture breathes with a sense of flow, beginning at the formal glassed entranceway, a transparent bridge between the home's dual wings. To the right, a stylish barn door slides back to reveal two spacious bedrooms, each framing cinematic harbour vistas and served by a light-drenched family bathroom finished in a calming, contemporary palette. To the left, the living spaces unfurl into a sun-drenched expanse where elevated ceilings and polished floors create an immediate sense of airy elegance. Whether you are hosting an alfresco gathering on the entertaining deck or finding a moment of stillness over a morning brew on the "cute as a button" dining terrace, the scenery remains your constant, meditative focal point. At the heart of the home lies a brand-new kitchen, a culinary altar featuring a social breakfast bar and excellent finishes designed for the family to congregate and nourish. Descending to the lower level, you'll find a versatile hub; with two additional bedrooms, a study, a rumpus room, and a second bathroom, it serves as the perfect guest wing or a dedicated "kids' zone" for the modern tribe. True luxury here is found in the home's harmony with the seasons, ensuring year-round comfort through new thermally broken double glazing, an HRV system, three heat pumps, and a cosy wood burner for winter rituals. The exterior has been meticulously maintained, with both the roof and home being repainted, spouting replaced and upgraded garage door. Beyond the walls, the grounds invite deep connection with the earth, featuring established pathways through native bush, vegetable gardens, and a garden shed, there is even a paddock for a pony. With a single garage and extensive off-street parking for all your gear and seamless access to the city's cycle network, this is a rare opportunity to secure a high-quality estate that feels a thousand miles from the world, while remaining remarkably close to the heartbeat of the city.

4 BED | 2 BATH | 1 CAR

PRICE:
$1,010,000

OPEN FOR INSPECTION:
N/A

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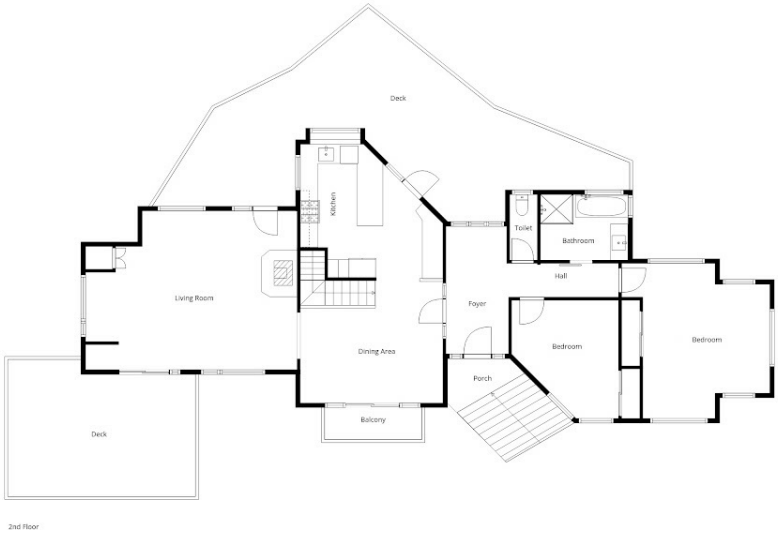
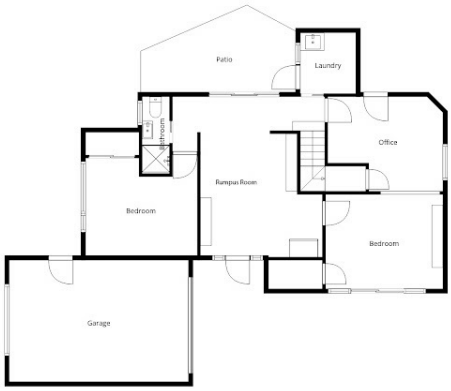


2nd Floor



1st 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.

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