



# FOR SALE

## WARM, SUNNY TOWNHOUSE MOMENTS FROM EVERYTHING

This must be sold!

A must-view for buyers seeking an affordable, warm townhouse in the \$400s—sunny, spacious, and superbly positioned in the heart of Mosgiel. With a rental assessment of \$530–\$560 per week, it also presents an attractive, low-maintenance investment with positive yield potential.

This well-presented, solid two-bedroom home is ready for you to move in and enjoy. Built in 1969, it offers classic brick construction and a practical, easy-care layout ideal for modern living.

Positioned to capture north and west sun, the home is warm, light-filled, and inviting throughout. The tidy interior includes a modern kitchen, comfortable living area, and a sunny conservatory—perfect for relaxing year-round. A large floor-mounted Daikin heat pump, HRV system, and good insulation ensure comfort in every season.

Outside, the property offers a carport plus an additional off-street park, while neighbouring homes provide a reassuring sense of community and security.

Location is key here—set on Mosgiel's main street, you're just a short stroll to the supermarket, shops, cafes, and essential services. Enjoy the convenience of having everything close by, along with a bit of everyday activity to keep life interesting.

Key features include:

- Sunny north and west-facing aspect
- Modern, updated kitchen
- Appliances included
- Warm living area plus conservatory
- Large floor-mounted Daikin heat pump
- HRV ventilation system
- Well insulated (including ground polythene and underfloor insulation)
- Two double bedrooms with built-in wardrobes
- Family bathroom plus separate toilet

2 BED | 1 BATH | 1 CAR

PRICE:

Enquiries Over \$439,000

OPEN FOR INSPECTION:

Apr 19 at 11:30am - 12:00pm



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