



SOLD

ELEGANT MAORI HILL RESIDENCE WITH ENDURING APPEAL

In one of Dunedin's most distinguished neighbourhoods, this is a home of quiet stature - graceful without feeling formal, substantial in scale yet deeply comfortable to live in. Elevated above the street and surrounded by established greenery, the property feels remarkably secluded, with birdsong and garden outlooks creating a sense of calm that feels worlds away, despite being just minutes from the city.

Inside, the entrance foyer introduces the character of the home. Proportions are beautifully balanced, and there is a warmth and ease that carries throughout. The formal lounge has proven itself to be an exceptionally versatile family room over the years, regularly used by the owners' teenage children and their friends. It is equally suited to quieter evenings, reflecting the way the home naturally adapts to family life. Nearby are an office, bedroom, tiled bathroom, and separate laundry with excellent storage.

Further down the home, the living spaces open dramatically.

The kitchen and dining area is where the home naturally comes together - expansive, inviting, and designed for both entertaining and everyday living. A granite island anchors the space, while the scullery with its own sink adds practicality without compromising style. Cavity sliders allow the adjoining lounge to open fully or remain separate depending on the occasion, giving the spaces real flexibility.

Throughout these living areas, large windows and three sets of French doors create a constant connection to the outdoors. Natural light moves beautifully through the rooms, while the indoor-outdoor flow feels effortless.

Upstairs, the primary bedroom offers a peaceful retreat, complete with a window seat positioned to capture glimpses towards the ocean. Two further bedrooms are accompanied by a beautifully finished bathroom featuring underfloor heated tiles, full wall tiling, and a walk-in shower with dual shower heads. A walk-in linen and storage cupboard adds further practicality.

Extensive upgrades over the years have enhanced comfort. Double glazed wooden windows, insulation, a heat pump and an inbuilt wood burner ensure the home performs as well as it

4 BED | 2 BATH | 1 CAR

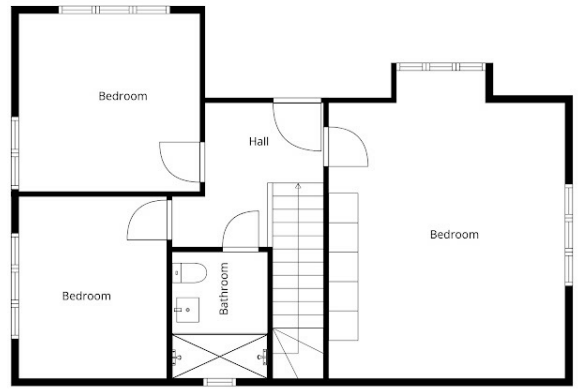
PRICE:
\$1,381,420

OPEN FOR INSPECTION:
N/A

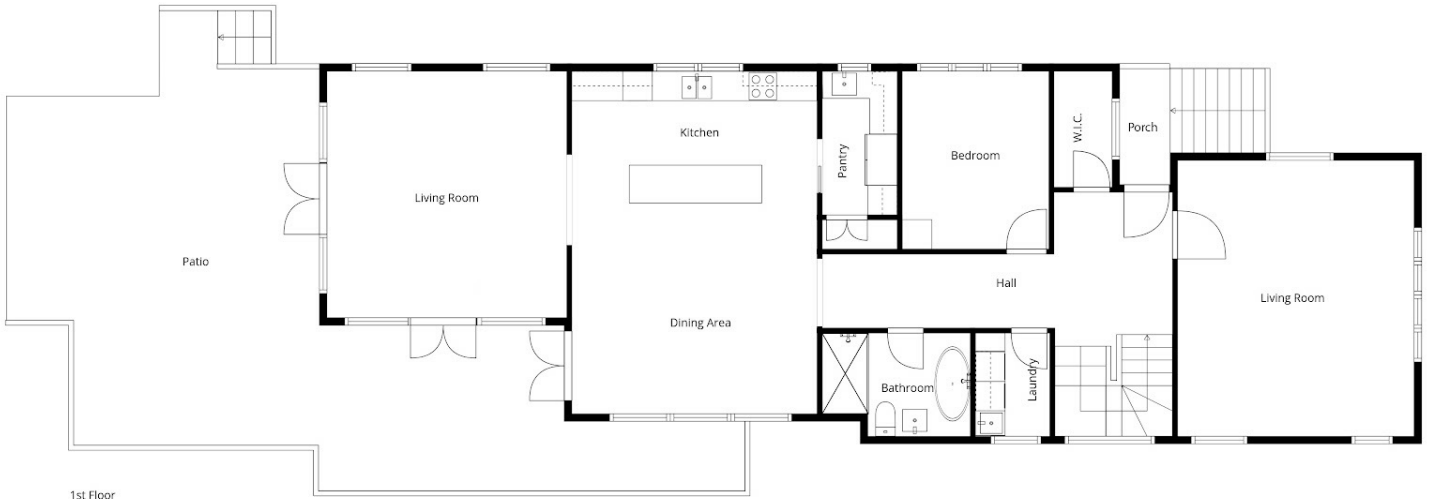


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2nd Floor



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.