# 31 MARTIN ROAD, FAIRFIELD, DUNEDIN, OTAGO 9018

# FOR SALE

## YOUR OWN WORLD, WITH ENOUGH LAND TO DIVIDE

Come down the private driveway and the world falls away behind you. No traffic hum, no neighbours' eyes - just 9,502m² (more or less) of land, a border of trees, shrubs and flowers, and a stillness that's hard to describe until you're standing in it. The family who has called this place home since 1992 will tell you the quiet hasn't worn off.

And there's a lot you could decide to do with all that land.

Sheep grazing the side paddock. A pony, if that's been the ask for years. Land held for later, or a possible subdivision if that's more the plan now. The pool's already there, solar-heated and ready whenever you want it - a slow lap before anyone else is up, or the whole pool full at once.

This is the kind of section where children disappear after breakfast and you don't see them again until the light starts to go. You're not the one who has to wonder where they are, because you already know they're out there, being kids, on land that's actually big enough to get lost in for an afternoon.

Or maybe that season's already been and gone for you, and what you're after now is room to breathe instead: a flower garden worth pottering in, a vege garden and glasshouse to grow your own produce, a spare bedroom for when the grandkids stay over, and a peace that's entirely yours.

Inside, the house holds that same sense of space. Past the tiled entrance, the kitchen, dining anc living area opens up, and your eye goes straight to the windows at the far end, where the rear section and hills beyond sit framed like it was built for exactly this. It's the moment people actually say it out loud: what a spot. The kitchen itself has been properly thought through - enough cupboards, drawers and bench space that everything has a place, made for actual cooking.

A sliding door leads through to the lounge, where a pellet fire waits for the nights that call for one, and both living spaces spill out onto a covered verandah - the kind of place where you lose track of time, coffee in hand, with nothing to listen to but whoever's next to you and the birdsong. There's a third, more intimate living room tucked off the lounge too.

## 3 BED | 1 BATH | 2 CAR

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
Oct 18 at 12:45pm - 1:15pm

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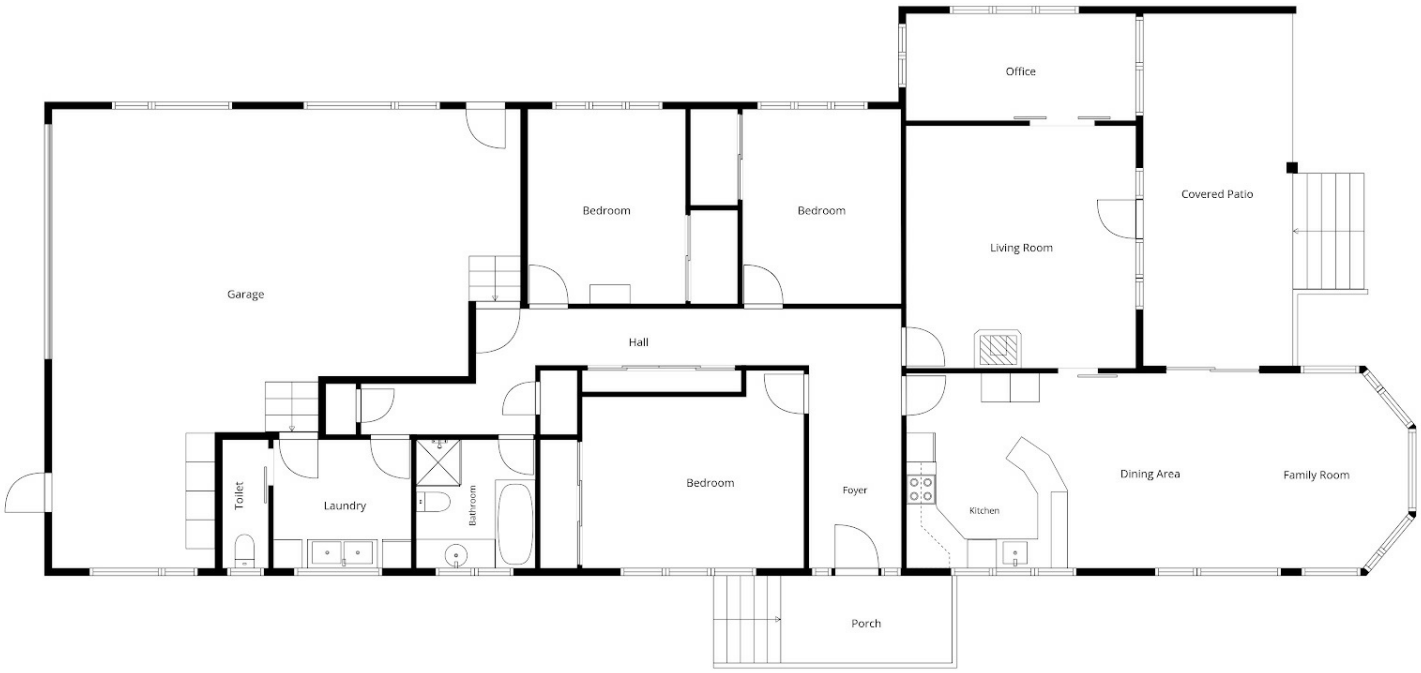


Sizes And Dimensions Are Approximate, Actual May Vary

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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