



FOR SALE

YOUR WAY INTO MAORI HILL

A home loved by one family for over two decades carries something with it - a warmth you can sense before you've even stepped past the courtyard.

From the street, it does what a good villa should: sits pretty, with a little courtyard out front and parking tucked to one side. Step through the leadlight front door and into the central hallway - timber arch overhead, wooden doors and traditional skirtings. Original touches like these sit alongside double glazing and insulation throughout, character kept intact while gaining some modern comfort. Three good-sized bedrooms in total, two with built-in wardrobes, along with a bathroom with a shower over shub, a separate toilet and a laundry alcove.

The living side of the house catches the sun for most of the day, with views out to the fairways of Balmacewen Golf Course. The kitchen has been updated and feels modern against the home's original lines - laminate underfoot, with a built-in seating nook in front - add a coffee table and you've got yourself a sunny afternoon spot, or a casual dining space, whichever suits. From there, doors open onto a new deck.

Step through from the kitchen into a second living space. It's big enough to be lounge-and-dining together, or simply a lounge, with both a wood burner and heat pump.

There's also good dry storage underneath the house for bikes, garden tools, firewood, and all the outdoor gear that needs somewhere to go.

Everything is close by - schools in every direction, No.7 Balmac a five-minute stroll for a coffee or a wine, and Roslyn Village with everything else you didn't know you needed nearby.

This house works well as it is, with plenty of room to make it even better over time - bring your ideas, your energy, and make it your own. It's also a genuine entry point into one of Dunedin's most sought-after suburbs.

Twenty plus years is a long time to call somewhere home. Whoever buys this one gets to start that story over. Come and see it for yourself.

Deadline Sale closing at 4.00pm on Thursday 17 September 2026 (prior offers considered)

3 BED | 1 BATH | 0 CAR

PRICE:

Deadline sale. Deadline date
17/09/2026

OPEN FOR INSPECTION:

N/A



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

021953676

teamrobinson@thecollectiverealty.co.nz

www.thecollectiverealty.co.nz



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.