48 DRIVERS ROAD, MAORI HILL, DUNEDIN, OTAGO 9010

FOR SALE

NO 7 BALMAC CLOSE, 1950S BONES, RENOVATED RIGHT

There's a particular kind of Saturday that starts with a short walk instead of a long drive. Coffee a No 7 Balmac, the paper folded under one arm, home again before the milk's gone off.

Home again, and it's a house worth coming back to. This is a renovation done with a careful hand. The 1950s haven't been erased, just edited: good proportions kept, good light kept, everything else brought properly up to date. A new kitchen. Two new bathrooms. Wool carpet underfoot, double glazing, insulation that actually does its job. Filtered water at every tap - the kind of upgrade you only notice once you've had it.

The kitchen rewards a closer look - cabinetry with real presence, light fittings that have clearly been chosen rather than picked off a shelf, a pantry with enough depth to actually hide the clutter, and a bench that quietly does double duty as workspace by day and breakfast bar by inclination. It opens through to the dining and living space, where a drinks fridge and glassware shelving are already in place - no work required, just pour and sit beside the inbuilt fire. From here, cavity sliders open through to the lounge, so you can close it off for a quiet night in or throw the whole floor open when people arrive.

The same quality of cabinetry shows up again in the primary suite's walk-in robe, and the ensuite adds underfloor heated tiles and a tiled shower. The family bathroom mirrors that same tiled finish. A few stairs up, the third bedroom is a genuine retreat - large enough for a sofa as well as a bed, giving a teenager or a guest real space to spread out, not just sleep. A carpeted single garage sits below, with parking out front for whoever arrives second.

Step outside and the section has already done the thinking for you - landscaped for both solitude and a crowd, but built to look after itself when you're not around to fuss over it. Handy, if Dunedin isn't always where you are.

And then there's what's beyond the gate. Redwood Loop Mountain Bike Track close enough to ride to on a whim. Ross Creek for the walk that clears your head without needing a plan.

Māori Hill has always been the kind of suburb people plan to end up in rather than pass through - settled, sought-after, the kind of demand that doesn't need explaining. Families settle here for the

3 BED | 2 BATH | 1 CAR

PRICE:
Enquiries Over $1,150,000

OPEN FOR INSPECTION:
Oct 18 at 2:45pm - 3:15pm

Team Robinson - Shane, Julie and Kendra
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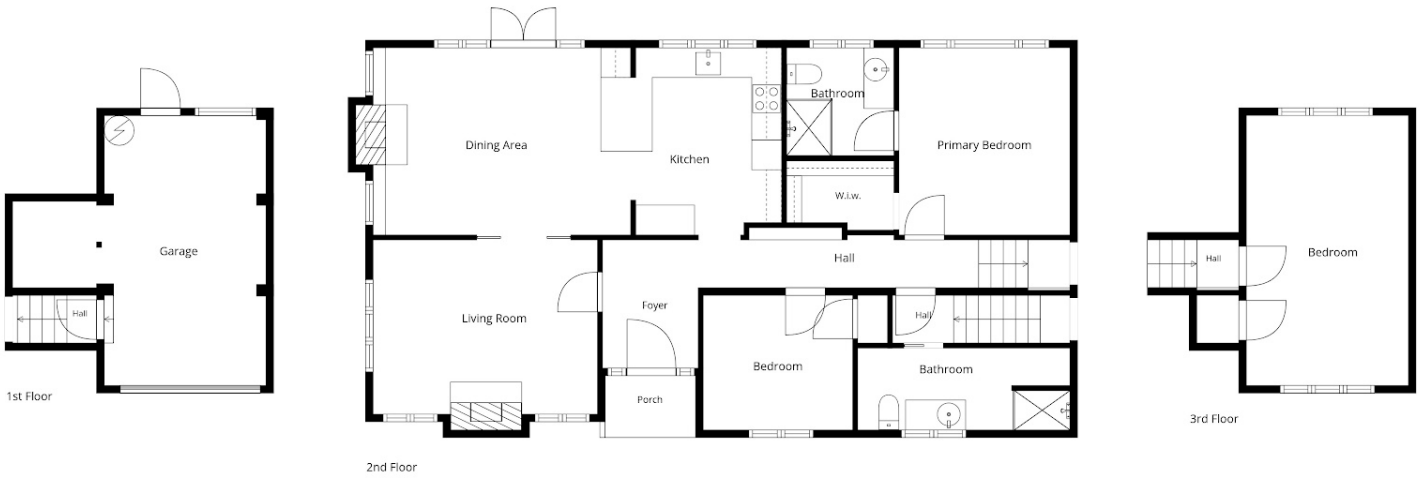

Measurements Deemed Highly Reliable But Not Guaranteed.

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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