



FOR SALE

EASY TO LOVE. HARD TO REPLACE

Walk past the sleepout, up onto the front deck, and in through the front door. Behind you, the street stays out of sight, and so does everything that comes with it.

Inside, the outlook takes over. From the dining room, the lounge and the deck, the view runs out over magnolias, rhododendrons and native trees, and the branches are rarely empty. Kererū, tūī, kārearea, Eastern rosellas and fantails all pass through, and the owners have been watching them come and go for years. They love this setting so much that they'll tell you they'd be hard pressed to replace it.

The groundwork has been done too. An electrical rewire was carried out in 2023, the interior has been repainted in a neutral tone, new carpet has been laid, and there are new window furnishings. There's some double glazing, with insulation in the ceiling and under the floor. Both bedrooms have been relined and insulated in the walls. In the bathroom you'll find a shower and vanity, with a separate toilet.

The kitchen is modern and functional, with a bench that doubles as a breakfast bar and timber detailing tucked underneath. Beside it, the dining area flows into the lounge, where a heat pump is ready for cooler days.

A sliding door opens onto the rear deck, a beautifully sunny spot with the trees and birdsong all around. It's easy to picture yourself here on your own with a book and a quiet hour, or with friends who stay long after the plates are cleared.

Fruit is part of the garden too: an apricot tree, a miniature apple, feijoa, lemon and orange trees, and redcurrants, blackcurrants, raspberries and rhubarb.

Under the house you'll find the laundry and storage, and the driveway leads to a double garage. Older children at home, guests who stay a while, a work from home setup: the sleepout suits all three. Architectural plans have even been drawn up to extend the house, so there's a starting point for whoever wants more room.

Within walking distance you'll find the Fairfield skatepark, the Fairplay Street playground, Spelt cafe and the school. Motorway access is close by for driving into town or out to Mosgiel.

2 BED | 1 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

Oct 24 at 1:30pm - 2:00pm

Oct 26 at 1:30pm - 2:00pm



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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.