



135 Musselburgh Rise, Musselburgh

## Sunny and stand alone!




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This charming 1920's brick bungalow is the perfect spot to sit back and relax in the sunshine. With spacious open plan living/dining that flows nicely through to the kitchen, tastefully decorated with neutral carpet throughout - ready for you to move in and enjoy.

A generous sized master bedroom plus the bonus of a sunroom/office. Warmed by a heat pump, ceiling and underfloor insulation will ensure you are kept warm over the cooler months.

The bus stop is right outside and just a short walk to the local pharmacy and shops. Good size basement storage, with low maintenance garden to potter in or tinker in the workshop space in the garden shed.

All the hard work has been done for the tenant, simply move in and enjoy! Perfect for singles, couples/retirees. Lawn mowing is included.

1  1  1 

### FOR RENT

Please Call

### AGENTS

Nathan Dickson  
027 214 7265  
nathan@ljhookerdunedin.co.nz

### AGENCY

LJ Hooker Dunedin  
(03) 470 1370  
Wayne Graham Realty Ltd

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N.B The sunroom is not suitable to be used as a bedroom. So max occupancy is two tenants.

## MORE DETAILS

Property ID 3QKMGDS  
Property Type House  
Licensed Real Estate Agents (REAA2008)

**Nathan Dickson 027 214 7265**

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