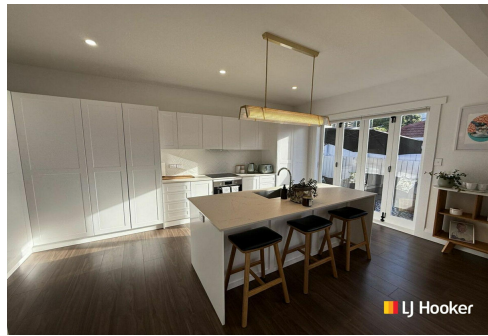




 LJ Hooker



## Saint Clair, 104 Forbury Road

The epitome of character, style and St Clair!

TO VIEW THIS PROPERTY: Please register to view by booking in or to register in order to be notified of next the viewing time and day set. Please do this by copying and pasting the link below into your web browser and registering your interest. You can also apply for the property after viewing it here also. <https://apply.tenant.co.nz/6734757>

Where character and modern combine to create a luxurious & elegantly refined home! This St Clair residence has been meticulously refurbished, exuding quality finishes & superior style whilst relishing timeless characteristics & panoramic views. With its proximity to the beach & cafes in popular St Clair; the whole family will be easily appeased.

The open plan kitchen, dining and living area is simply stunning! You can see entertaining friends and family is easy with a large kitchen, and a beautiful living area. In the summer you can throw open the doors and sit on the patio area or venture up and sunbathe on your private terrace. Three large bedrooms work well for a family and the primary suite is a



**For Lease**  
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[ljhooker.co.nz/3PVZGDS](https://l.jhooker.co.nz/3PVZGDS)

**Contact**  
**Nathan Dickson**  
027 214 7265  
[nathan@ljhdunedin.co.nz](mailto:nathan@ljhdunedin.co.nz)



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sensation to the senses with a large walk in wardrobe and a beautiful ensuite. The main family bathroom is also nothing short of luxurious!

#### Features:

- Champion Tria 11kw Pellet Fire
- Lounge heat pump —Fujitsu ASTG34 11.2KW Highwall
- Downstair Entrance heat pump —Fujitsu AWTZ18LBC 6.7KW
- Ovens x 2 —Samsung 70L Pyrolytic
- Dishwasher —Samsung 14 place setting
- Keyless digital door locks —Samsung SHP-DH537
- Carpet —Cavalier Bremworth —Ripples Benmore from the Aspire collection
- Exterior Pink Batts —Ultra R2.8 with building wrap
- Ceiling Pink Batts —Ultra R5.0
- Master bedroom fireplace heater —2KW electric heater
- Window treatments —Thermal honeycomb blinds throughout (+ blackout in bedrooms)

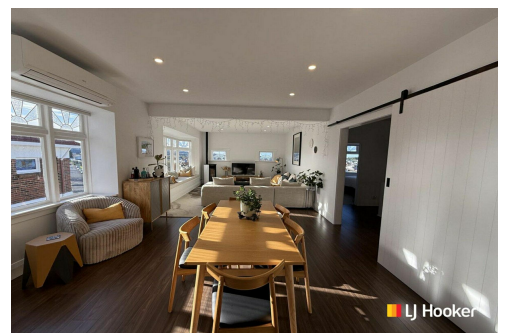
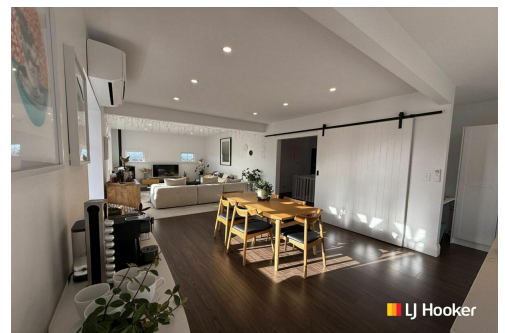
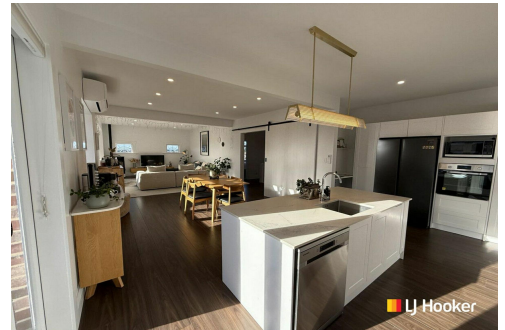
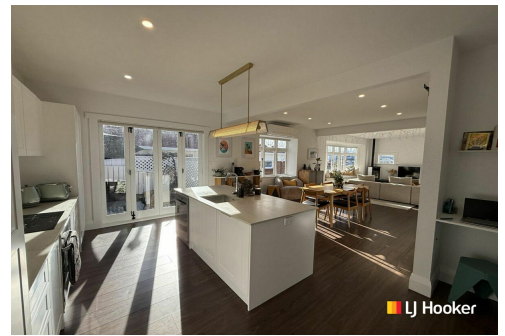
This home really is something out of the pages of NZ House and Garden and with the St Clair lifestyle, a stunning home and your rested and relaxed become the envy of all and live the life you deserve!

## More About this Property

Property ID	3PVZGDS
Property Type	House
Including	Dishwasher
Licensed Real Estate Agents (REAA2008)	

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