



SOLD



Abbotsford, 103 Severn Street

Sun Drenched Paradise

Auction Location: LJ Hooker Dunedin Office, 63 Musselburgh Rise

Are you on the hunt for your ideal family abode? Look no further! Welcome to 103 Severn Street, a haven situated in the peaceful Grand Vista Subdivision.

Nestled at the end of a tranquil cul-de-sac down a shared driveway, this property offers the seclusion and serenity you've been yearning for. Thanks to its strategic location, you'll revel in an abundance of natural light and breathtaking vistas of Abbotsford. Here, you can soak in the sun's warmth throughout the year!

The heart of this residence is the open-plan kitchen boasting a scullery, a dream for culinary enthusiasts. Open plan living and dining area that flow seamlessly to outside. When you need some relaxation time, the separate lounge room



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For Sale

Auction

View

ljhooker.co.nz/3M81GDS

Contact

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LJ Hooker Dunedin

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Wayne Graham Realty Ltd

provides a cozy retreat for unwinding, movie nights, or quiet reading sessions. The home is heated by a large Gas fire and heat pump.

This home boasts four spacious bedrooms, including a master suite with a generous walkthrough robe leading to an ensuite. The other three bedrooms come equipped with ample built-in storage. The expansive family bathroom features a large freestanding shower and a bathtub, perfect for family living. During the home's design, the current owners went the extra mile, incorporating above-standard soundproofing between the bedrooms, built-in speakers in the living room, and an intelligent home security system complete with hardwired fire alarms.

Bid farewell to storage dilemmas with the roomy garage space, complete with pull-down stairs leading to attic storage.

This residence offers multiple outdoor entertaining spaces, catering to various needs. Whether it's a secure, level rear section for the kids and pets, perfect for family fun, or flowing from the lounge to the outdoor entertaining areas, ideal for summer barbecues and enjoying the spa, there's space to suit the entire family.

Don't miss out on this outstanding opportunity. Contact Toni or Reagan today to schedule a viewing!

More About this Property

Property ID 3M81GDS

Property Type House

Land Area 954 m²

Licensed Real Estate Agents (REAA2008)

Toni Curline

Licensee | toni@ljhdunedin.co.nz

Jason Hynes

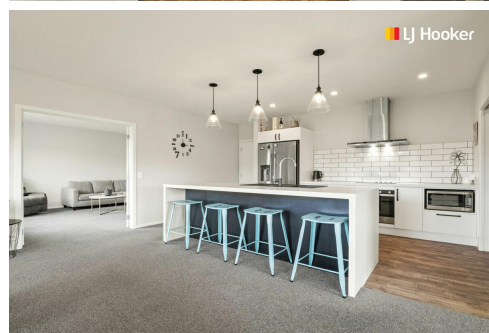
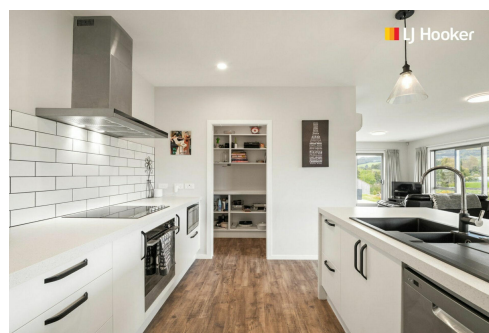
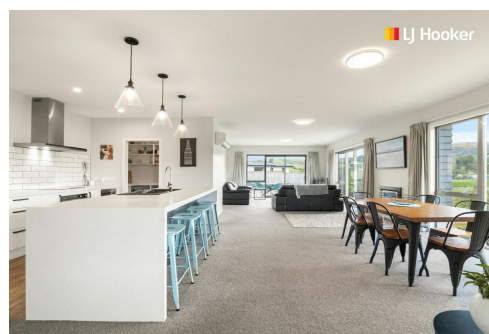
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