

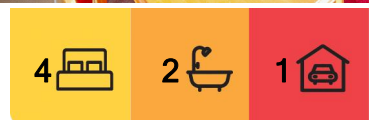
Abbotsford, 14 Penrich Street

Sad to leave but excited about their new home!!!

The owners are reluctantly selling after 33 years, giving you the rare chance to make it yours! Designed with family comfort in mind, this bright and thoughtfully arranged home offers a touch of sophistication at every turn. The spacious master bedroom boasts a walk in wardrobe and views of the surrounding property, while the inviting outdoor entertainment areas offer the utmost privacy.

This home features four bedrooms, with three upstairs offering gorgeous views, an open-plan kitchen and dining area warmed by a woodfire, heat pump, and heat transfer system. Having two bathrooms and a separate toilet, it offers convenience and comfort for everyone.

Within the confines of the property, charming outdoor spaces await you, with the established gardens wrapping around the property and complete with dual access from Lethaby Street or 14 Penrich Street. Additionally, there is good sized garaging with a large



For Sale
Negotiation

View
ljhooker.co.nz/6YKGEX

Contact
Paul Anderton
0273 413 733
paul@ljhmosgiel.co.nz



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Mosgiel
(03) 489 6800
Wayne Graham Realty Ltd

workshop and ample off-street parking, perfect for accommodating a campervan or boat with ease.

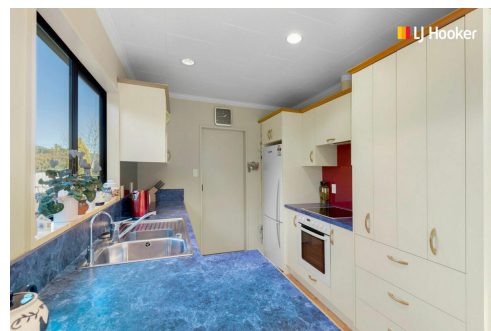
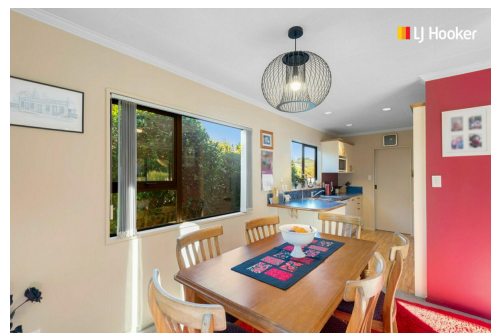
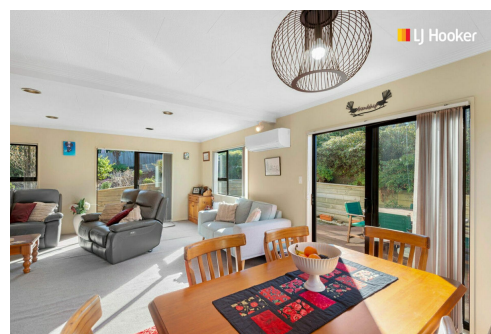
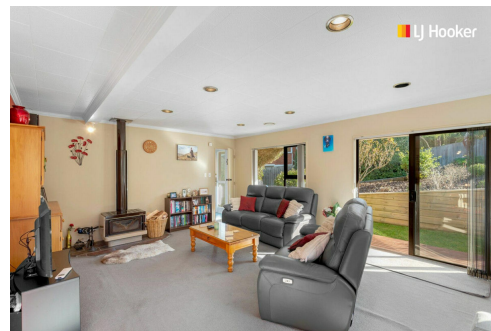
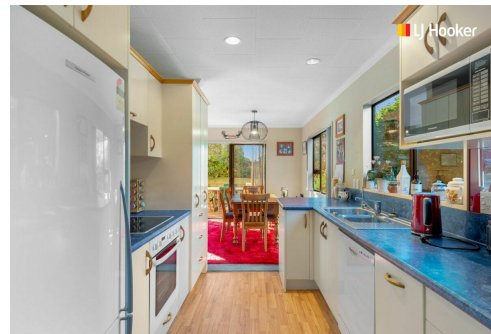
Set on a sprawling 1012sqm (more or less) established section, this property is in a prime location that's just a short stroll from the Green Island Rugby Club and only a 10-minute drive to Dunedin's CBD. With all your local amenities close by, convenience is truly at your fingertips.

More About this Property

Property ID	6YKGEX
Property Type	House
House Size	220 m ²
Land Area	1012 m ²
Licensed Real Estate Agents (REAA2008)	

Paul Anderton 0273 413 733
Licensee | paul@ljhmosgiel.co.nz

LJ Hooker Mosgiel (03) 489 6800
Wayne Graham Realty Ltd
9 Factory Road, MOSGIEL 9024
mosgiel.ljhooker.co.nz | mosgiel@ljhmosgiel.co.nz



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Mosgiel
(03) 489 6800
Wayne Graham Realty Ltd