



23 Grandvista Drive, Abbotsford




Peaceful, Private & Perfectly Positioned.

Tucked away in one of Abbotsford's most convenient pockets, this gem shines with style, comfort, and an easy sense of everyday living. Built in 2013 and surrounded by an established garden, it offers lovely views and a peaceful, private feeling - all just a short walk to Abbotsford School and moments from Green Island's shops and amenities.

Inside, the home unfolds with space and versatility - three bedrooms plus an office, two brilliant living areas, and seamless indoor—outdoor flow to the deck. The dual-sided gas fire brings warmth and atmosphere to both living spaces, while 2 heat pumps ensure comfort year-round.

The kitchen is sleek, streamlined, and designed for effortless entertaining. A striking island bench takes centre stage, while the butler's pantry keeps everything tucked neatly away. The master suite includes an ensuite and walk-in wardrobe, while one of the other bedrooms opens directly to the deck - a lovely touch that connects the home to its peaceful surroundings.

Outdoors, the private deck is perfect for morning coffee or evening entertaining, overlooking established greenery and a fully fenced, low-maintenance section. With internal access garaging and every detail designed for easy living, this home is the perfect fit - whether you're

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FOR SALE

Negotiation

AGENTS

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AGENCY

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

downsizing and looking for quality and comfort or a family wanting a forever home.

MORE DETAILS

Property ID 3QD1GDS
Property Type House
Land Area 531 m²
Licensed Real Estate Agents (REAA2008)

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