



25 Abbotsford Road, Abbotsford

## Space & Opportunity in the Heart of Abbotsford

If you've been searching for your first home or a property with genuine potential to add value, this is one you won't want to miss. Positioned on a generous 650sqm level section, this classic three-bedroom home offers the perfect combination of livability and future upside. The layout is both practical and family-friendly, with a well-proportioned floor plan and the open-plan kitchen and dining area connects seamlessly through to a comfortable living room with adjoining deck.

Three genuine bedrooms provide flexibility for families or flatmates, while the bathroom and laundry spaces are functional as they are, with scope to modernise and add value over time. Step outside and the opportunity continues - the flat, usable section is a standout feature offering plenty of room for children and future landscaping projects. A standalone garage and off-street parking complete the picture.

Located in ever-popular Abbotsford, you're within easy reach of local schools, shops, and transport links. Move in and enjoy today, enhance tomorrow, and reap the rewards - this is affordable buying with upside!

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### FOR SALE

Set Sale

### VIEW

Sun 29th Mar @ 1:30PM - 2:00PM

### AGENTS

Jason Hynes  
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Lawrence Schaumann  
027 418 6204  
lawrence@ljhdunedin.co.nz

### AGENCY

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

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## MORE DETAILS

Property ID 3R2UGDS  
Property Type House  
Land Area 650 m2  
Including Dishwasher  
Fully Fenced  
Licensed Real Estate Agents (REAA2008)

### Jason Hynes 021 225 5527

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### Lawrence Schaumann 027 418 6204

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### LJ Hooker Dunedin (03) 470 1370

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