

**SOLD**



## Abbotsford, 35 Teignmouth Street

Classic 1950's Brick with Sun and Views

This immaculately presented brick-and-tile home is a timeless combination of durability and affordability. Offering approximately 125m<sup>2</sup> of versatile living space, this property provides comfort and a great family location to match. Positioned on the hill with stunning views out towards Saddle Hill, this home is ideally situated to capture fantastic sun throughout the day.

The light-filled interior includes three generously sized bedrooms and a hallway office nook, ideal for families, professionals, or first-time buyers. The living and dining areas provide a warm and inviting atmosphere, with large windows framing the picturesque outlook, while the modern kitchen has been thoughtfully designed and complements the home's practical layout.

Downstairs, a basement garage offers secure parking and/or additional storage, with the low-maintenance grounds providing enough room to enjoy the outdoors without requiring

3 

1 

1 

**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/3PAKGDS](http://ljhooker.co.nz/3PAKGDS)

**Contact**  
**Jason Hynes**  
021 225 5527  
[Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)  
**Lawrence Schaumann**  
027 418 6204  
[lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)



hours of upkeep.

## More About this Property

<b>Property ID</b>	3PAKGDS
<b>Property Type</b>	House
<b>Land Area</b>	485 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jason Hynes 021 225 5527**

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann 027 418 6204**

Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.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 Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd