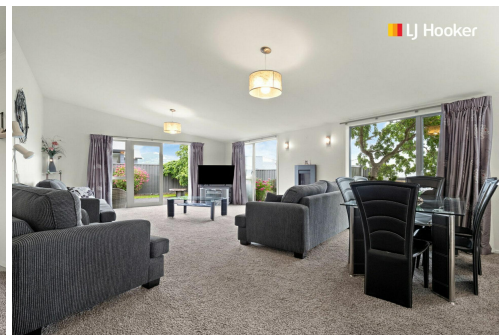
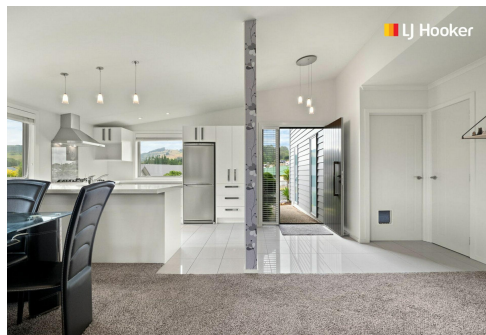


**SOLD**



## Abbotsford, 38 Severn Street

Looking to Downsize in Style?

A rare find situated in Grandvista subdivision, this modern and spacious two-bedroom home offers the ideal chance to downsize or secure an easy-care town base. Built in 2012, on what is now a nicely established 492m2 section, the property offers a beautifully elevated position, all-day sunshine, and epitomises a low-maintenance lifestyle.

With approximately 140m2 of floor space, both double bedrooms have built-in wardrobes and the living area opens out onto the fully fenced courtyard which has just enough section for those not ready to sacrifice a garden with their next purchase. Astute buyers will recognise how hard it is to locate a modern, stand-alone property in this location that offers contemporary features, great storage and a double garage with internal access. Sure to be popular so don't delay, get in touch today!

2 

1 

2 

**For Sale**  
Negotiation

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

**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)



## More About this Property

Property ID	3PHEGDS
Property Type	House
Land Area	492 m2
Licensed Real Estate Agents (REAA2008)	

**Jason Hynes 021 225 5527**

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

**Lawrence Schaumann 027 418 6204**

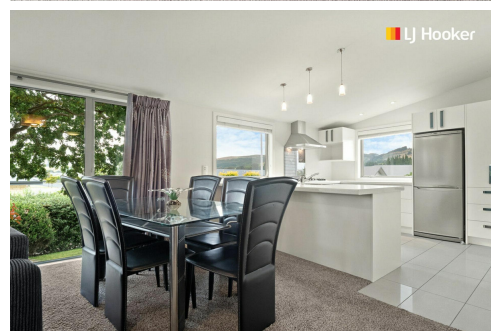
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

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

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**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd