



63 Severn Street, Abbotsford

## Elevated Living in a Family Community

A new opportunity is on the horizon for the current owners, creating a great opportunity for you to secure this beautifully presented three double-bedroom home in a well-regarded subdivision.

Built in 2013 and thoughtfully positioned to capture excellent all-day sun and a peaceful outlook, the home has been designed for easy, contemporary living. At its heart, the light-filled open-plan kitchen, dining, and living area creates a welcoming space to relax and entertain, flowing seamlessly to a private, low-maintenance outdoor setting, perfect for hosting friends, family gatherings, or simply enjoying the sunshine.

The primary suite provides a comfortable retreat, complete with a walk-through wardrobe and ensuite, while two further double bedrooms offer flexibility for family living, guests, or working from home.

Additional features enhance comfort and practicality throughout, including LED lighting, bathroom heaters in both bathrooms, hardwired smoke alarms, a heat pump, in-built vacuum system, and double internal-access garaging with an automatic door.

3  2  2 

**FOR SALE**

Negotiation

**VIEW**

Sat 4th Apr @ 10:45AM - 11:15AM

**AGENTS**

Toni Curline

0212225469

toni@ljhdunedin.co.nz

Reagan Curline

0278464545

reagan@ljhdunedin.co.nz

**AGENCY**

LJ Hooker Dunedin

(03) 470 1370

Wayne Graham Realty Ltd

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**

Positioned within a well-regarded subdivision and surrounded by other quality homes, this property delivers a great balance of modern design, comfort, and low-maintenance living. With the owners ready to embrace their next chapter, this is a fantastic opportunity for buyers seeking a home that's ready to enjoy from day one. Homes with this level of presentation, sun, and convenience continue to be well received, so be sure to take the time to view and appreciate all that's on offer.

## MORE DETAILS

Property ID 3QZ2GDS  
Property Type House  
House Size 159 m2  
Land Area 418 m2  
Including Dishwasher  
Fully Fenced  
Remote Garage  
**Licensed Real Estate Agents (REAA2008)**

### **Toni Curline 0212225469**

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

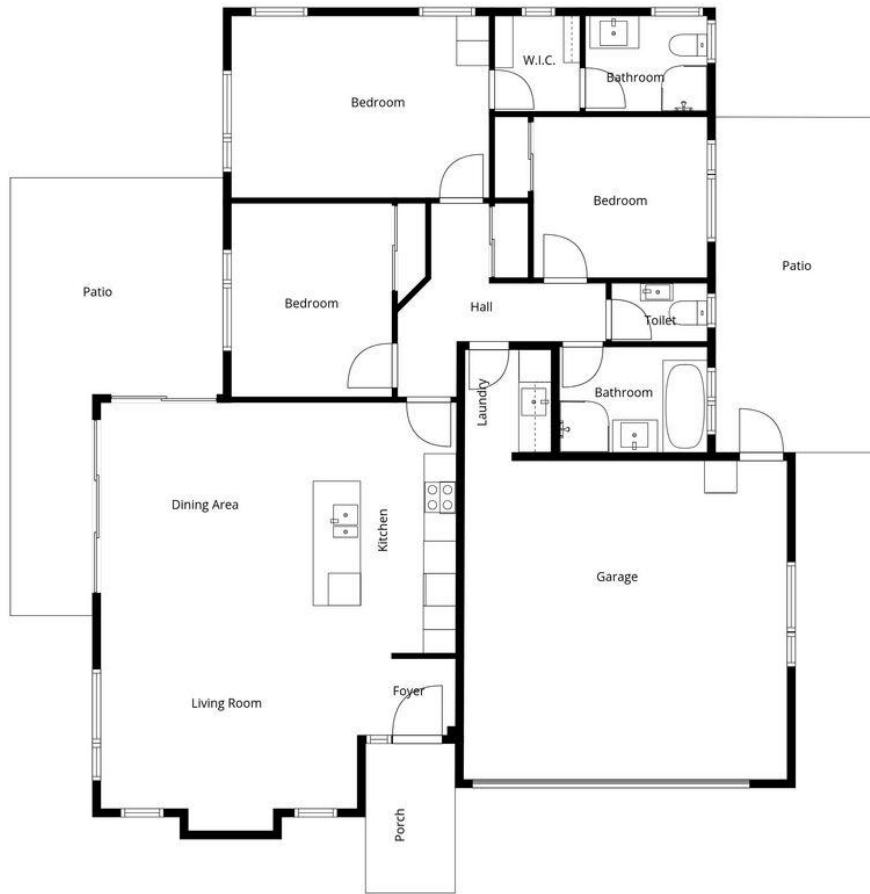
### **Reagan Curline 0278464545**

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





Sizes And Dimensions Are Approximate, Actual May Vary



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.

