



360 Kaikorai Valley Road, Bradford

## Flexible Living & Strong Investment Appeal

Auction Location: 63 Musselburgh Rise

Positioned in a well-connected part of Bradford, this versatile property offers space, flexibility & a layout suited to a wide range of living arrangements, while also presenting excellent investment potential. With easy access to the city centre, local schools, shops & public transport, it delivers everyday convenience in a popular location.

The main residence features three generous double bedrooms & a functional floor plan designed for comfortable family living. A well-appointed bathroom with shower is complemented by a second separate toilet, while gas hot water adds efficiency. The conservatory provides additional living space filled with natural light, & a utility room or office offers flexibility for those working from home. A heat pump ensures year-round comfort, while the single garage with internal access incorporates the laundry for added practicality.

Enhancing the appeal is the fully self-contained one-bedroom unit. Complete with its own kitchen, living area, bathroom, toilet, utility room & separate laundry, it also benefits from private access & its own heat pump, creating a well-separated & functional second living

4 2 5

### AUCTION

Wed 20th May @ 5:30PM

### VIEW

Sun 17th May @ 1:00PM - 1:30PM

### AGENTS

Richard Knights  
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### AGENCY

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

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space.

Ample off-street parking completes the package, providing space for multiple vehicles with ease.

A well-located property combining flexibility, comfort & strong investment credentials.

Prior Offers Considered.

## MORE DETAILS

Property ID                    3R4KGDS  
Property Type                House  
Land Area                    482 m2  
Including                        Dishwasher  
**Licensed Real Estate Agents (REAA2008)**

**Richard Knights 027 577 3594**

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