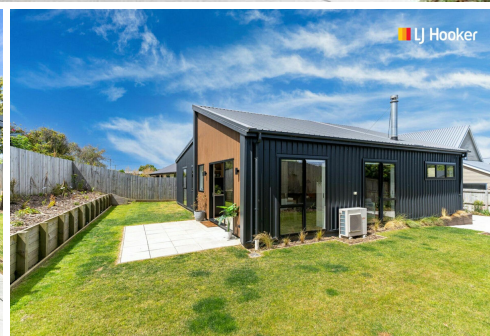
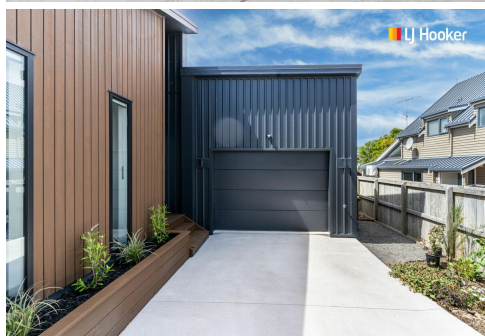


SOLD



Brighton, A/1106 Brighton Road

Luxury Beachside Living Just 20 mins from Dunedin

Auction Location: 63 Musselburgh Rise

Welcome to a modern masterpiece of design and efficiency, perfectly located just across the road from a pristine sandy beach and only 20 minutes from Dunedin's CBD. This near-new 2-bedroom home, with the versatility of an office or third bedroom, offers the ultimate in comfort, sustainability, and style.

Built by Green Homes NZ, the property is designed to exceed energy efficiency standards. With thermally broken windows featuring argon gas-filled panes and thicker-than-standard external walls, ceilings, and floors, this home stays perfectly warm in winter and cool in summer. Every detail has been carefully thought out, from the soundproofed internal walls around the bathrooms and second bedroom for added tranquillity, to the insulated garage door and clever use of storage, including a spacious ceiling area in the garage.

2 

2 

1 

For Sale
Auction

View
[ljhooker.co.nz/3PD8GDS](https://ljhooke.co.nz/3PD8GDS)

Contact
Richard Knights
027 577 3594
richardk@ljhdunedin.co.nz

Luxury meets practicality with underfloor heating in the ensuite and an outdoor shower connected to hot water for rinsing off after beach days. Modern living is taken to the next level with keyless entry, outdoor plugs, a Bluetooth rangehood that automatically adjusts to cooking activity, and a smart oven that can function as two ovens simultaneously.

This home is a rare combination of cutting-edge technology, high-spec finishes, and an unbeatable coastal location, making it ideal for those seeking a peaceful beachside lifestyle with city conveniences just a short drive away.

Experience this unique property for yourself and prepare to fall in love with your next home!

Prior Offers Considered.

More About this Property

Property ID	3PD8GDS
Property Type	House
Land Area	622 m2
Licensed Real Estate Agents (REAA2008)	

Richard Knights 027 577 3594

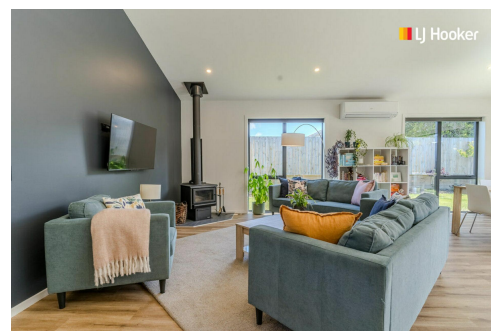
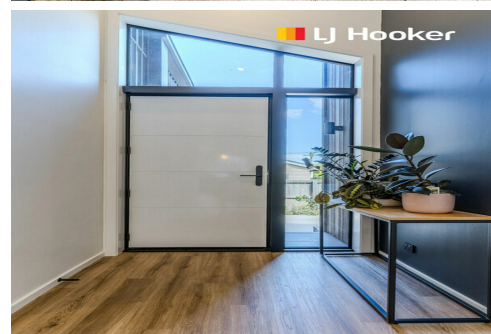
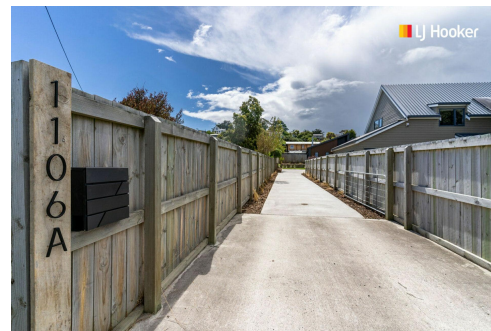
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