



## Brockville, 4 Travis Street

### A Solid Opportunity with Stunning Views

Auction Location: LJ Hooker Office - 63 Musselburgh Rise

Perched right beside Brockville Park and elevated to take in sweeping views out to the harbour and sea, this classic 1960s brick home is a perfect opportunity for first-home buyers ready to start their journey, investors seeking a solid addition to their portfolio, and families of all ages and stages.

Located in an area that offers all-day sun and in close proximity to Brockville School and public transport, this well-maintained and impeccably presented residence offers three bedrooms, one bathroom, and an inviting open-plan kitchen and living area. A generous, fully fenced section provides ample room for children and pets to play, while a large garage, complete with workshop, adds practicality and additional storage options.

Modernized for comfort, this home features UPVC double glazing, extensive insulation, and a heat pump to ensure warmth and coziness during the winter months ahead.

Freshly refurbished and move-in ready, this fantastic property awaits its new owner to



**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.



**For Sale**  
Auction

**View**  
[ljhooker.co.nz/3PUEGDS](https://ljhooker.co.nz/3PUEGDS)

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

settle in and enjoy all it has to offer.

This brick beauty is going to be popular, so early viewing is recommended.

## More About this Property

<b>Property ID</b>	3PUEGDS
<b>Property Type</b>	House
<b>House Size</b>	96 m <sup>2</sup>
<b>Land Area</b>	771 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Trista Townsend 021 484 221**

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