

## Brockville, 45 Cockerell Street

### The Perfect Starter

Nestled in a quiet neighborhood, this two-bedroom home offers a perfect blend of warmth and character, ideal for first-home buyers or those looking to downsize. With its partially renovated interior, it beautifully combines modern touches with timeless charm, creating a space that's both inviting and comfortable. The two cozy bedrooms provide a restful retreat, while the heat pump ensures you're comfortable year-round.

The large section gives you plenty of space to enjoy outdoor living, whether you're tending to a garden or simply soaking up the sun. Underfloor storage adds practicality, offering a convenient place to keep things neatly tucked away. The home's unique character shines through in every corner, giving it a personality all its own. And with the fully fenced yard, you can enjoy peace of mind knowing your space is secure and private, making it the perfect spot for outdoor activities, children or playful pets.

With its unique charm and ample potential, this home is ready for you to move in and make it your own.

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#### For Sale

Enquiries Over \$459,000

#### View

[ljhooker.co.nz/3PDAGDS](https://ljhooker.co.nz/3PDAGDS)

#### Contact

**Luke MacDonald**

027 8650 864

[luke@ljhdunedin.co.nz](mailto:luke@ljhdunedin.co.nz)



**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.

**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd

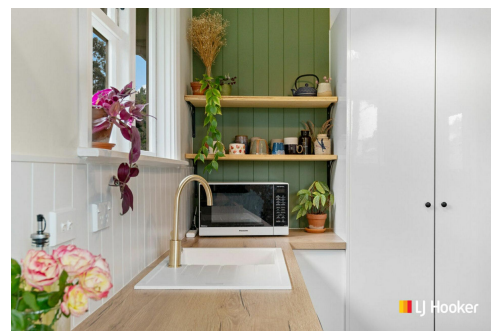
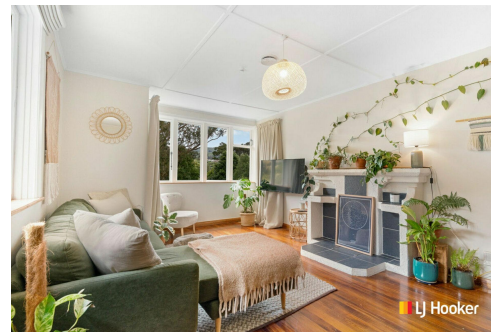


## More About this Property

Property ID	3PDAGDS
Property Type	House
Land Area	647 m2
Licensed Real Estate Agents (REAA2008)	

**Luke MacDonald 027 8650 864**  
Licensee | [luke@ljhdunedin.co.nz](mailto:luke@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**  
Wayne Graham Realty Ltd  
63 Musselburgh Rise, DUNEDIN 9013  
[dunedin.ljhooker.co.nz](mailto:dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



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