

## Brockville, 61 Cockerell Street

### City Views and Exceptional 4-Car Garaging!

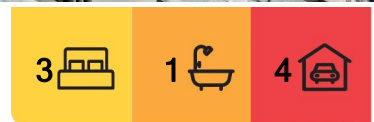
A fantastic 3-bedroom brick home, where comfort meets convenience and the potential to enhance is all around. Offering a modern twist on a classic design, the home features a brand-new kitchen complete with a spacious butlers pantry —perfect for the kitchen enthusiast who loves both style and functionality. The separate living area is a cosy retreat with a wood burner and heat pump, while the large windows provide stunning views that overlook the city —a beautiful backdrop to relax or entertain.

With 4-car garaging and additional off-street parking, this home caters to all your storage and vehicle needs which can be a challenge to find in the market. There's also still room to add your personal touch and increase the value of this already wonderful property, making it an exciting opportunity for those looking to invest or settle in a great location.

With partial double glazing, a fresh, modern feel and plenty of potential, this home is one you won't want to miss!



**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**  
Set Sale

**View**  
Sun 23rd Feb @ 3:30PM - 4:00PM

**Contact**  
**Jason Hynes**  
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Jason@ljhdunedin.co.nz  
**Lawrence Schaumann**  
027 418 6204  
lawrence@ljhdunedin.co.nz

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

## More About this Property

<b>Property ID</b>	3PHRGDS
<b>Property Type</b>	House
<b>Land Area</b>	966 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jason Hynes 021 225 5527**

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann 027 418 6204**

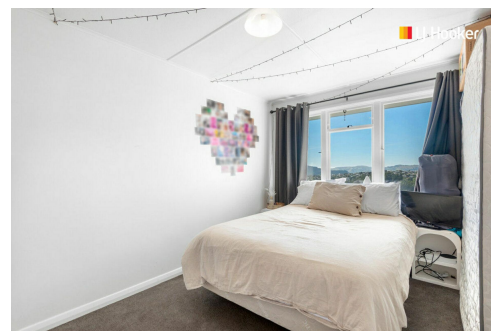
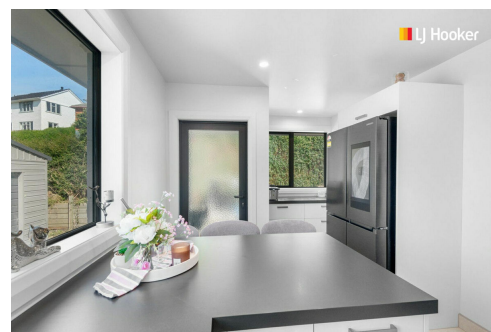
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

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