






416 South Road, Caversham

3  1  0 

## Modern Build - Only 20 Years Old!

Known affectionately as "The Hut", this inviting, modern home has a warm, welcoming feel from the moment you step inside. Designed for comfort and easy living, it offers three bedrooms and a thoughtful layout that makes everyday life a breeze.

A skylight in the hallway creates a natural sense of warmth and flow. There is a heat pump and a pellet fire to keep things cosy all year round, while the low-maintenance construction means more time spent enjoying life and less time on upkeep. There is a wet floor shower as well as two toilets. More recently an access ramp for wheel & power chairs has been added to the back door for easier access.

Outdoors, the property continues to impress with a sunny deck overlooking a green outlook - perfect for relaxing or entertaining. Best of all, there are no lawns to mow. Downstairs, there's fantastic basement storage, and outside you'll find a separate outbuilding that has previously been used as a home office.

Adding to the charm is a meandering creek complete with its own bridge, giving the property a unique sense of escape.

### FOR SALE

Enquiries Over \$499,000

### AGENTS

Anna Thomas  
027 551 1975  
anna@ljhdunedin.co.nz

### AGENCY

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

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 **LJ Hooker**

Whether it's enjoying the fresh air, unwinding by the water, or simply soaking up the quiet setting, this home truly feels like a retreat in the city.

If you're looking for a property that has been well cared for, is comfortable, and has a great feel throughout, The Hut at 416 South Road is ready to welcome you home.

## MORE DETAILS

Property ID                    3Q8ZGDS  
Property Type                House  
Land Area                    486 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Anna Thomas 027 551 1975**

Licensed Salesperson | [anna@ljhdunedin.co.nz](mailto:anna@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd  
63 Musselburgh Rise, DUNEDIN 9013  
[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)

