



## Corstorphine, 10 Traquair Street

Motivated Vendors - Smart Family Starter

Set on a 632m<sup>2</sup> section, this three-bedroom, two-bathroom home is the perfect fit for first-home buyers, young families, or investors seeking a well-equipped property in a convenient location.

The home offers a modern kitchen with seamless access to a sunny, elevated deck - a great spot to relax at the end of the day. The home is kept warm year-round with a wood burner, a heat pump, and excellent insulation, including in the ceiling, underfloor, and external walls.

A key bonus is the two modern bathrooms, master bedroom with ensuite, providing added practicality for everyday family living. Outside, there's a single carport, basement storage, and a secure, spacious section for children or pets to enjoy.

Our vendors are motivated, having already purchased their next property and moved out -



**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.

3

2

1

**For Sale**  
Set Sale

**View**  
Sun 13th Jul @ 2:00PM - 2:30PM

**Contact**  
**Lawrence Schaumann**  
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**Jason Hynes**  
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Jason@ljhdunedin.co.nz

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



meaning immediate possession is available.

Well-presented and comfortable as-is, with scope to further personalise over time, this is a smart, affordable option in a handy location with real appeal.

Act fast - properties like this don't stay around for long. Get in touch today for further details or to arrange your viewing.

## More About this Property

<b>Property ID</b>	3Q2TGDS
<b>Property Type</b>	House
<b>Land Area</b>	632 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Lawrence Schaumann 027 418 6204**

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

**Jason Hynes 021 225 5527**

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