



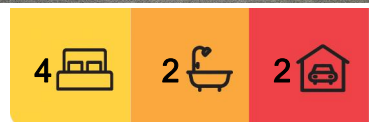
## East Taieri, 1 Jaffray Drive

### Charming Farmhouse Feel with Space for the Family

Meticulously maintained by the current owners, this property offers the complete package for family living with every box on your wishlist catered for. Nestled in a quiet cul-de-sac, the four bedroom home is positioned on a beautifully landscaped 868m<sup>2</sup> section with great exposure to the sun.

Thoughtfully designed and spread across two levels, the property offers an inviting floor plan for families with the two separate living areas that are connected by the spacious kitchen and dining. The ground floor also accesses the front lawn and sunny courtyard via bifold doors - perfect for entertaining or everyday family life. A large bedroom, home office, bathroom, and the separate laundry complete the downstairs layout.

Upstairs, you'll find the primary bedroom with dual wardrobes, two additional bedrooms, a family bathroom with a separate toilet, and a generous storage space. Every detail has been considered to provide comfort, functionality, and style. The separate double garage,



**For Sale**  
Negotiation

**View**  
[l.jhooker.co.nz/3P6SGDS](https://l.jhooker.co.nz/3P6SGDS)

**Contact**  
**Jason Hynes**  
021 225 5527  
[Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)  
**Lawrence Schaumann**  
027 418 6204  
[lawrence@ljhdunedin.co.nz](mailto:lawrence@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



situated at the rear of the section, adds further appeal and provides plenty of room for vehicles or storage.

With its timeless design, immaculate presentation, and family-friendly layout, this home truly stands out. Be sure to include this spectacular property on your open home list this weekend!

## More About this Property

Property ID	3P6SGDS
Property Type	House
Land Area	868 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

### Jason Hynes 021 225 5527

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

### Lawrence Schaumann 027 418 6204

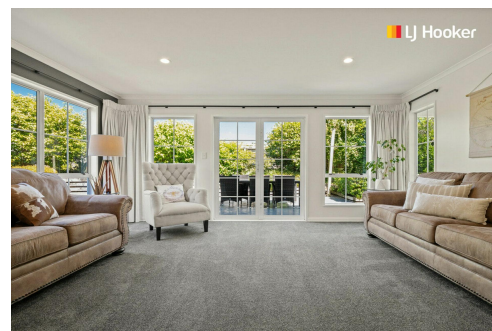
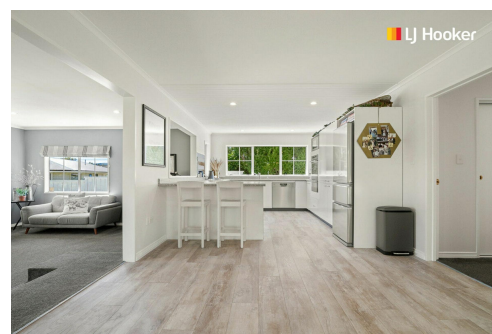
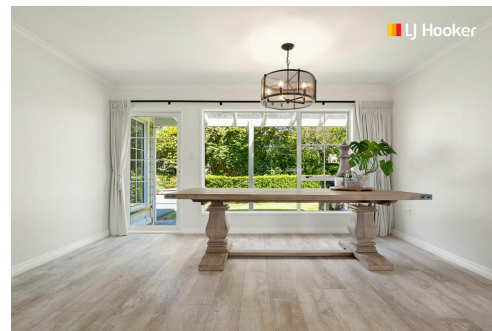
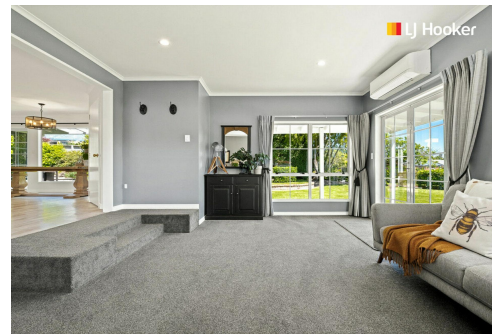
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

### 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)



**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