



97 Riccarton Road East, East Taieri

## Sun-drenched home on 2 hectares.




- drenched lifestyle living on 2 hectares with absolutely amazing views over North Taieri and Mosgiel.

This brand-new colonial-style home, only lived in by one owner and not even a year old, offers the perfect balance of modern comfort, space and rural lifestyle. Enjoy the privacy and peaceful rural feel while still being incredibly convenient, only around 5 minutes to Mosgiel, 15--20 minutes to Dunedin, and with easy motorway access straight down the hill.

Once inside, the home has a real commanding feel, enhanced by high ceilings and thoughtful design throughout. The designer kitchen, complete with oven, cooktop, butlers sink and a large skylight, flows seamlessly into the dining area and out to the stunning veranda. The very comfortable lounge features an Escea wood burner, creating a warm and inviting living space.

The covered outdoor entertaining area will literally take your breath away, offering the perfect place to start your mornings while soaking in the breathtaking views. Complete with an Escea outdoor cooking fire, it's an incredible space designed for relaxing and entertaining

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### FOR SALE

Negotiation

### VIEW

Sat 27th Jun @ 1:30PM - 2:00PM

### AGENTS

Lachie McLachlan  
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### AGENCY

LJ Hooker Mosgiel  
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Wayne Graham Realty Ltd



year-round.

All three bedrooms are genuine doubles, with the main bedroom featuring its own ensuite. The beautifully designed family bathroom, along with the ensuite, both include under tile heating for added comfort.

Under the same roofline is a generous garage, while separate from the home is a three-bay purpose-built shed with electric roller doors and double glazed sliding doors, with a 2.7m door height. Water storage is well catered for with 93,000 litres, and the five paddocks provide excellent grazing control for whatever stock you choose to carry.

There are probably extra items I haven't mentioned, so I strongly recommend you plan your viewing of this absolutely ideal lifestyle property today.

Please phone Lachie for set viewing times

### **MORE DETAILS**

Property ID	78NGEX
Property Type	Lifestyle
House Size	201 m2
Land Area	2.09 hectare
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Lachie McLachlan 0275 333 449**  
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