

## Fairfield, 2 Sunninghurst Drive

### Spacious Family Living in Popular Sunninghurst

Auction Location: LJ Hooker Dunedin, 63 Musselburgh Rise

This expansive 255sqm family home was designed with family life and comfort in mind. Everything is generously proportioned and the fact that this solid brick property was built in 2001, means there is scope to purchase at an affordable price-point while attending to some modern enhancements in years to come.

There are three double bedrooms plus an office, with the massive primary suite being a parents retreat, complete with a walk-in wardrobe and an ensuite bathroom. Additional features include a separate laundry, a large lockable storage cupboard, double garaging, and comfortable living with the pellet fire, heat pump and HRV system. All set on a low maintenance, fully fenced section.

This Sunninghurst home is something of a rarity in the marketplace - affordability, space,



**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.

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#### Auction

Wed 23rd Oct @ 5:30PM

#### View

Wed 2nd Oct @ 12:30PM - 1:00PM

#### Contact

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

Wayne Graham Realty Ltd



beautiful surroundings and the ability to create equity with meaningful upgrades with the assurance your investment will be protected in this quality location. Genuinely offered for sale on Wednesday 23rd October 2024 (unless sold prior).

## More About this Property

<b>Property ID</b>	3NSHGDS
<b>Property Type</b>	House
<b>Land Area</b>	768 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**

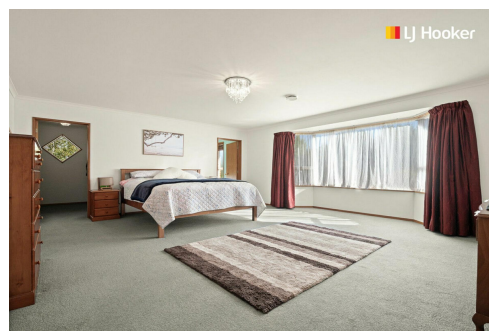
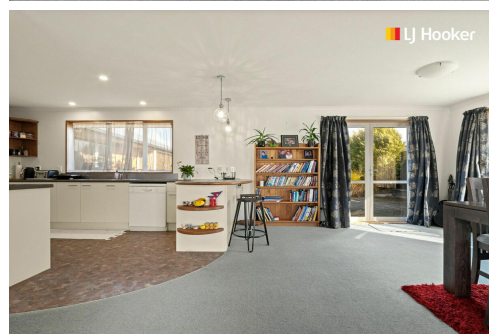
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

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