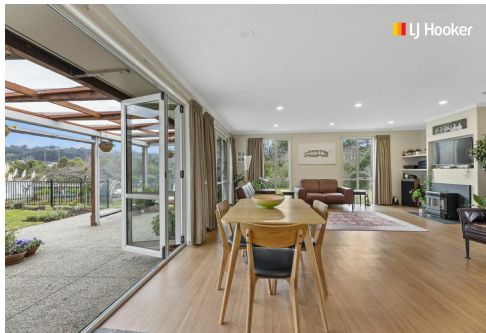


**SOLD**



## Fairfield, 37 Duxford Crescent

### Superb Design - Quality Family Home

Auction Location: LJ Hooker Office, 63 Musselburgh Rise

Positioned next to the recreational reserve in Sunninghurst, this spacious and modern four bedroom property is intelligently designed and situated to absorb all day sun with a peaceful bush outlook. Family life will be thoroughly enjoyed with the two separate living areas that both connect to the outdoor courtyard, with a portion of this area being covered to encourage alfresco dining. The 1079sqm freehold allotment encompasses a level portion of lawn, several raised vegetables gardens and a glasshouse, together with direct access to the reserve walking track at the rear of the property.

There have been many meaningful enhancements undertaken throughout the home since it was built in 2005, such as the LED lighting, 3 heat pumps + pellet fire, kitchen upgrade, and most recently in November 2022 the addition of the solar panels for enhanced energy efficiency. The rooms are all decently proportioned to accommodate family living at it's

4 

2 

2 

**For Sale**  
Auction

**View**  
[ljhooker.co.nz/3NJGGDS](https://ljhooker.co.nz/3NJGGDS)

**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)

finest, and with the two generous bathrooms and the ability to segregate your living, you have in-built convenience.

Built all on one level and constructed from tilt-slab concrete, our owners have appreciated everything this property has to offer but their relocation means a special opportunity now presents itself in this tightly held location. For genuine sale on, or before, Wednesday 4th September 2024 at 5.30pm.

## More About this Property

Property ID	3NJGGDS
Property Type	House
Land Area	1079 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

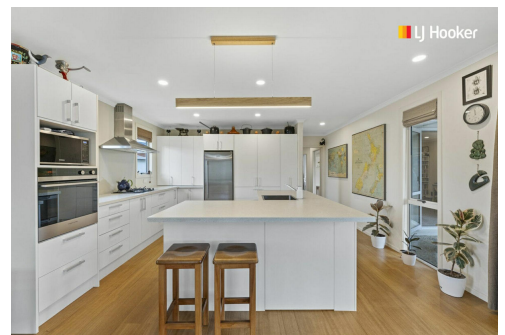
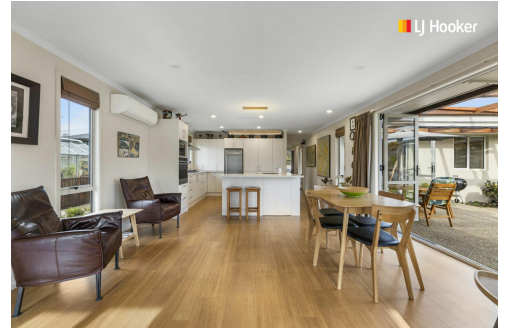
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

### 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