





## Glenleith, 30 Glenmore Street

## A Super Sunny Starter!

This home has an effortless charm that welcomes you the moment you step inside. The modern kitchen combines style and practicality, offering everything you need in a neat, functional layout. With two living areas, there's plenty of space to spread out or come together, creating a sense of openness and comfort. Sunshine pours through the double-glazed windows, making the home feel bright and cozy while keeping things quiet and warm, the house also includes 2 heat pumps to stay comfortable on those cooler nights. The beautiful views give you a touch of nature, and being so close to town means convenience is always at hand.

The three bedrooms are well-sized, and two of them feature built-in wardrobes, making storage simple and efficient. The indoor-outdoor flow leads to a deck, where you can enjoy the fresh air. The separate laundry makes life easy, while the basement adds an unexpected bonus of a second laundry space or a possible man cave, creative workshop or extra storage space.

There's also a versatile shed in the backyard that can be used for anything you need, from



3 1 1 1

For Sale Set Sale

View

ljhooker.co.nz/3NV6GDS

## Contact

Luke MacDonald 027 8650 864 luke@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370 Wayne Graham Realty Ltd an outdoor hangout area to a project space. The garden is beautiful and well-kept, offering a peaceful area without demanding too much upkeep. First-home buyers, downsizers, or those looking to invest, this property strikes the perfect balance between charm, practicality, and potential.

## **More About this Property**

Property ID 3NV6GDS

Property Type House

Land Area 516 m<sup>2</sup>

**Licensed Real Estate Agents (REAA2008)** 

Luke MacDonald 027 8650 864 Licensee | luke@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370
Wayne Graham Realty Ltd
63 Musselburgh Rise, DUNEDIN 9013
dunedin.ljhooker.co.nz | dunedin@ljhdunedin.co.nz











