




14 Elwyn Crescent, Green Island

## Immaculate, Sun-Drenched Home with Enhancements

Auction Location: LJ Hooker Dunedin Office, 63 Musselburgh Rise

Positioned in one of Green Island's most popular streets, this superbly presented home delivers modern comfort, practicality, and effortless living with all the boxes ticked. Thoughtfully renovated and beautifully maintained, this is a property where all the hard work has already been completed - simply move in and enjoy - and from the moment you arrive, the crisp presentation and appealing street presence immediately stand out. Inside, the tasteful and modern décor offers an inviting atmosphere that will appeal to a wide range of buyers. Double glazing throughout provides year-round comfort, complemented by both a wood burner and heat pump to keep the home warm and cosy during the cooler months.

The lounge extends seamlessly outdoors to a substantial, sun-soaked deck - an ideal setting for entertaining family and friends. This outdoor area truly acts as an extension of the home and will undoubtedly become a favourite gathering spot. Families will appreciate the level rear section, offering a secure and usable backyard with space for children or pets to play, while the separate double garage provides excellent storage, workshop potential, or

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### FOR SALE

Auction

### AGENTS

Jason Hynes  
021 225 5527  
Jason@ljhdunedin.co.nz

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

### AGENCY

LJ Hooker Dunedin  
(03) 470 1370  
Wayne Graham Realty Ltd

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 **LJ Hooker**

secure off-street parking.

Situated within the ever-popular suburb of Green Island, you'll enjoy close proximity to local schools, shops, cafes, and transport routes, while still benefiting from a peaceful residential setting. Exceptionally well-presented properties in Elwyn Crescent are always highly sought after and it's easy to see why.....This is a fantastic opportunity to secure a quality home in a tightly held location!

## MORE DETAILS

Property ID 3R5TGDS  
Property Type House  
Land Area 513 m2  
Licensed Real Estate Agents (REAA2008)

**Jason Hynes 021 225 5527**

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

**Luke MacDonald 027 8650 864**

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

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

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)

