



35 Stephen Street, Halfway Bush

## All Done Up and Ready to Go!




Situated in a popular, sunny location where homes sell quickly, this delightful entry-level brick home welcomes you with an instant feel-good factor the moment you step inside.

Recently refurbished, it is ready for its new owners to move in and enjoy. Light, bright, and airy throughout, it features fresh modern tones that create a warm and inviting atmosphere. The layout offers three bedrooms, a separate laundry, and a modern kitchen and dining area that flows seamlessly into the adjoining lounge. A heat pump ensures year-round comfort, keeping the home cosy during the cooler months. Practicality has been thoughtfully considered with an updated bathroom and separate toilet, adding extra convenience for family living.

Outside, the easy-care section enjoys all-day sunshine, while the backyard provides a fantastic space for outdoor entertaining. It's ideal for children and pets to play while you relax and enjoy the surroundings.

The extra-large single garage with auto door and workshop area is perfect for storage, hobbies, or DIY projects. There is also plenty of off-street parking, making it easy to accommodate guests or additional vehicles.

The decision has been made - the vendor is relocating and is motivated to achieve a definite sale. Don't miss this opportunity to secure an affordable home in a sought-after location.

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### FOR SALE

Enquiries Over \$595,000

### VIEW

By Appointment

### AGENTS

Carol Dalton  
021 774 000  
Carol@ljhdunedin.co.nz

### AGENCY

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Prior offers will be considered.

## MORE DETAILS

Property ID 3R12GDS  
Property Type House  
Land Area 637 m2  
Licensed Real Estate Agents (REAA2008)

**Carol Dalton 021 774 000**

Licensee | Carol@ljhdunedin.co.nz

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