



## Halfway Bush, 81 Gilkison Street

### A Place to Call Home

Nestled in the heart of ever-popular Halfway Bush, this well appointed brick home has been the backdrop to years of memories and laughter. As the sun pours in through double-glazed windows, it fills the house with warmth and light, making even the simplest moments feel special.

Stay cosy in every season with a powerful combination of heating options-there's a pallet fire for ambient warmth, a heat pump for instant comfort, and a DVS system to keep the air fresh and dry throughout. This, coupled with the double glazing, ensures a warm and healthy living environment.

From the moment you arrive, the elevated outlook draws your gaze across the harbour and out toward the Otago Peninsula. Whether it's your morning coffee or an evening with friends, the view is always a welcome companion.

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**For Sale**  
\$695,000

**View**  
By Appointment

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



Inside, the home offers three bedrooms and open plan living which have been thoughtfully modernised, blending fresh, contemporary finishes with the solid character of a well-built home. The basement garage ensures there's a place for everything, while the separate games room at the rear of the property invites play, hobbies, or quiet escape, whatever you need it to be.

The near-new roof and excellent condition of the home means it is ready for you to move in and start making your own memories.

With schools, a kindergarten, and public transport just a stone's throw away, this location is not just convenient-it's a community.

If you've been searching for a home that offers space, sun, and a sense of belonging, this is your chance. Come and experience it for yourself. We'd love to show you around.

## More About this Property

Property ID	3PXYGDS
Property Type	House
Land Area	685 m2
Including	Dishwasher Workshop
Licensed Real Estate Agents (REAA2008)	

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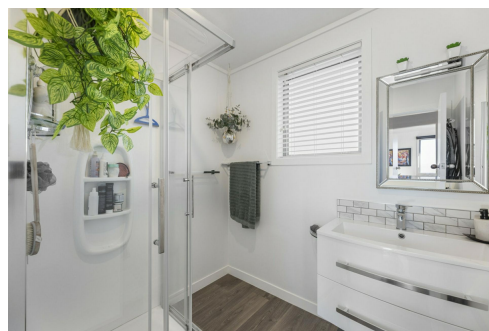
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*This floor plan is not to scale and is for illustrative purposes only.*