

## Kaikorai, 78 Beresford Street

### Superb Value & Idyllic First Home

Beautifully elevated for sun and an outlook towards the city, this immaculately maintained villa would make the perfect entry into the property market for first-time buyers or those wanting a centrally located home on one level. Positioned on a manageable 496sqm site, the property offers 3 bedrooms (2 double and 1 single) with an easy floor plan that epitomises comfortable living. The wood burner and heat pump ensure a warm and inviting environment inside, with additional benefits being the freshly painted exterior, play house and adjoining deck with spa pool to enjoy the afternoon/evening sunshine.

A short commute from this property will realise access to a whole host of schooling options and the city centre itself. The character features are complimented with the numerous modern upgrades and we anticipate strong interest for this home that is positioned within a super affordable price bracket. See you this Sunday or phone to arrange an inspection!

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#### For Sale

Enquiries Over \$499,000

#### View

[ljhooker.co.nz/3PDVGDS](http://ljhooker.co.nz/3PDVGDS)

#### Contact

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**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



## More About this Property

Property ID	3PDVGDS
Property Type	House
Land Area	496 m2
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**

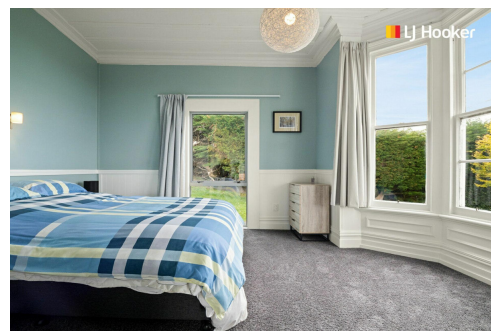
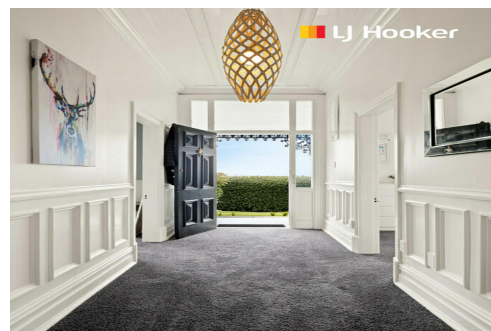
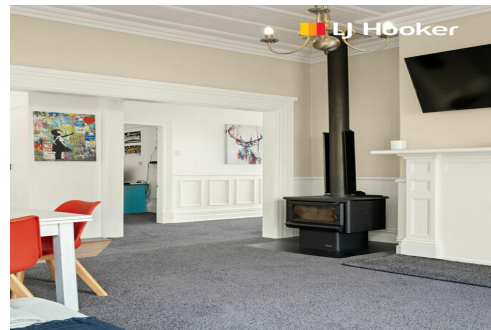
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