



## Kenmure, 212 Kenmure Road

Your Perfect First Home -- Move in & Enjoy!

Brimming with character and contemporary style, this beautifully updated 1910s property offers the perfect fusion of classic charm and modern convenience. Ideally positioned just 10 minutes from the CBD and a short drive to Mornington's vibrant hub, this home delivers an unbeatable lifestyle in a sought-after location.

At the heart of the home, the open-plan kitchen, dining, and living area is designed for effortless living and entertaining. Step outside to a sun-drenched north-facing patio--your perfect retreat for summer barbecues, morning coffee, or simply unwinding in the fresh air. Three generously sized double bedrooms, all accessed from a central hallway, provide plenty of space for family or guests, while the stylish bathroom offers a relaxing escape. Double glazing, a wall mounted heat pump and a ducted heat pump system ensure warmth and comfort throughout the seasons.

Full of charm, this is a fantastic entry level option. Don't miss your chance--early viewing is highly recommended!

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**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/3PKEGDS](http://ljhooker.co.nz/3PKEGDS)

**Contact**  
**Trista Townsend**  
021 484 221  
[Trista@ljhdunedin.co.nz](mailto:Trista@ljhdunedin.co.nz)



**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

<b>Property ID</b>	3PKEGDS
<b>Property Type</b>	House
<b>House Size</b>	90 m2
<b>Land Area</b>	658 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Trista Townsend 021 484 221**

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

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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)



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