

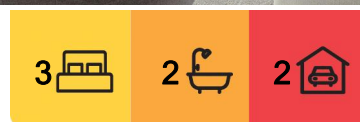
Kenmure, 9 Craigellachie Lane

Stylish & Modern - Exceptional Value!

Built in 2023 and tucked away in a quiet cul-de-sac off Hocken Street, this stunning home offers a striking blend of design, comfort and flexibility. Whether you're a young family, professional couple, or downsizer, the spacious 201m2 floor plan caters to a wide range of lifestyles.

The aesthetically attractive exterior combines Colorsteel roofing, with Cedar and Hardies Stria cladding, delivering something uniquely appealing. The interior exhibits a vaulted ceiling entranceway, which creates a feeling of space, and where all three double bedrooms branch off. The primary suite is positioned for sun and features a walk-in wardrobe, stylish tiled ensuite and sliding door access to one of two sun-drenched decks, perfect for morning coffee or evening relaxation.

The large open-plan living and dining area opens onto both decks for added convenience, and offers views back over Kaikorai Valley. Double glazing, full insulation and a heat



For Sale

Enquiries Over \$875,000

View

Sun 20th Jul @ 1:15PM - 1:45PM

Contact

Lawrence Schaumann

027 418 6204

lawrence@ljhdunedin.co.nz

Jason Hynes

021 225 5527

Jason@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

pump ensure year-round comfort, while the well designed kitchen offers ample storage and a butler's pantry for added convenience.

The section is a mix of low-maintenance and opportunity, with the area immediately surrounding the home being easy-care and providing a small patch of astroturf for kids and pets, while the larger portion of land rolls down towards the Kaikorai Stream, providing an opportunity for further landscaping or just a natural, hassle-free setting.

With its modern finishes, thoughtful design and prime location, this home is an exceptional opportunity and our Vendor's plans are locked in, so contact us today to arrange your viewing!

Access Craigellachie Lane off Hocken Street.

More About this Property

Property ID	3PH6GDS
Property Type	House
Land Area	900 m2
Licensed Real Estate Agents (REAA2008)	

Lawrence Schaumann 027 418 6204

Licensee | lawrence@ljhdunedin.co.nz

Jason Hynes 021 225 5527

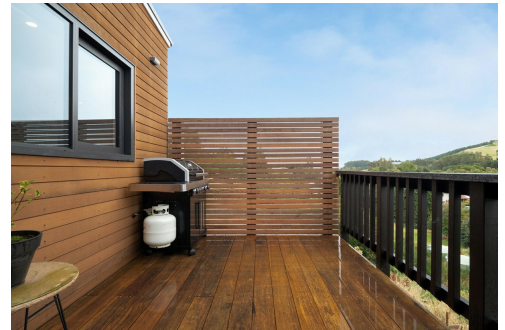
Managing Director / Licensee / Auctioneer | Jason@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

dunedin.ljhooker.co.nz | dunedin@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