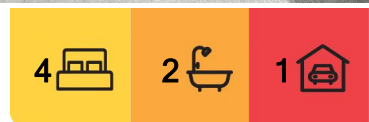


## Mornington, 10 Argyle Street

### Charming Character Villa: Modernised in Mornington

Positioned on the hill in the heart of Mornington, this spacious villa has been thoughtfully upgraded to offer the perfect blend of character and modern living. Offering a flexible floor plan, the current configuration of 4 bedrooms and 2 bathrooms with a separate lounge provides ample space for your families' needs. Likewise, the external sleepout adds versatility to the whole package and would be suitable for a number of different purposes. Stay warm year-round with heating provided by a gas fire plus heat pump, and this combined with sufficient insulation ensures comfort no matter what the season. Transitioning outside, the spacious backyard is idyllic for kids and animals, while the front section is even equipped with a multi hole putting green! A single car garage at the street frontage provides convenient parking, although there's public transport within a short walking distance in addition to access to the amenities of the Mornington shopping village.



**For Sale**  
Enquiries Over \$589,000

**View**  
[ljhooker.co.nz/3N3FGDS](http://ljhooker.co.nz/3N3FGDS)

**Contact**  
**Lawrence Schaumann**  
027 418 6204  
[lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

**Jason Hynes**  
021 225 5527  
[Jason@ljhdunedin.co.nz](mailto: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



## More About this Property

Property ID	3N3FGDS
Property Type	House
Land Area	506 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Lawrence Schaumann 027 418 6204**

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

**Jason Hynes 021 225 5527**

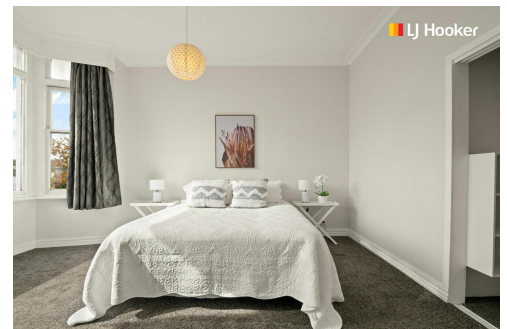
Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](mailto:dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



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