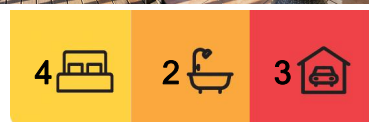


Mornington, 10 Crosby Street

Where Family Gather & Views Go Forever!

Auction Location: 63 Musselburgh Rise

Designed with families in mind, this expansive 280m2 home delivers exceptional space, comfort, and versatility. With multiple living and entertaining zones, there's room for everyone to spread out or come together. The modern kitchen is both stylish and highly functional, offering ample storage and seamless connection to the sunny dining and living areas. Enjoy harbour views and natural light all day, flowing effortlessly into a conservatory and out onto the deck--perfect for relaxed gatherings or morning coffees. Upstairs, you'll find three generous bedrooms, a large family bathroom (also accessible from the master), plus an office ideal for growing families or guests. Downstairs is a dream for teenagers or extended family, featuring a spacious rumpus room with external access, a separate hobbies room or work-from-home setup, a second bathroom, and internal access to the oversized garage/workshop and laundry. Tucked away in a sheltered, private setting down a driveway, the home is surrounded by compact, easy-care gardens and offers ample off-



Auction
Wed 2nd Jul @ 5:30PM

View
Sun 29th Jun @ 2:00PM - 2:30PM

Contact
Pam Mulder
027 454 3366
Pam@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

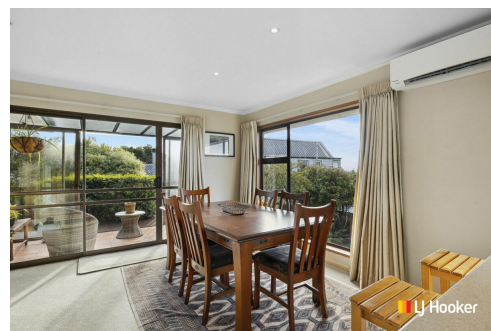
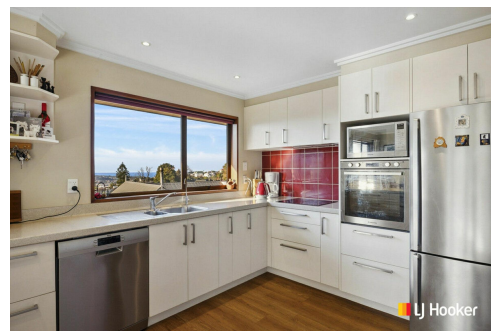
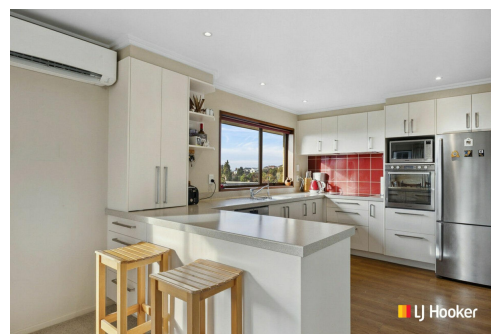
street parking. A rare opportunity in a popular location, homes like this don't come along often--make sure your family is the one to secure it.
Prior offers considered.

More About this Property

Property ID	3PYAGDS
Property Type	House
Land Area	669 m2
Licensed Real Estate Agents (REAA2008)	

Pam Mulder 027 454 3366
Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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