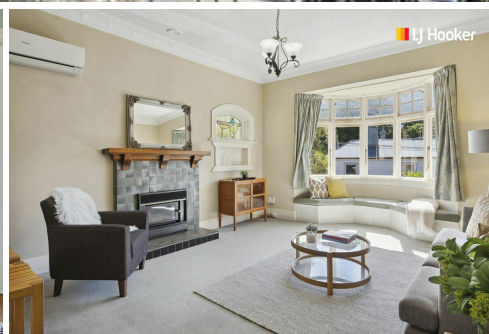
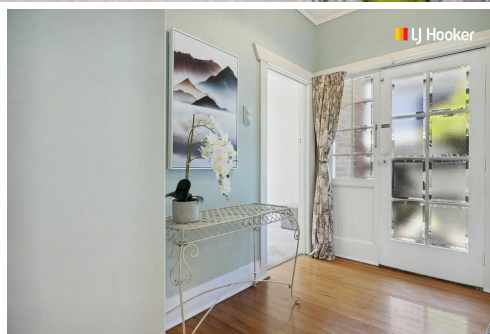
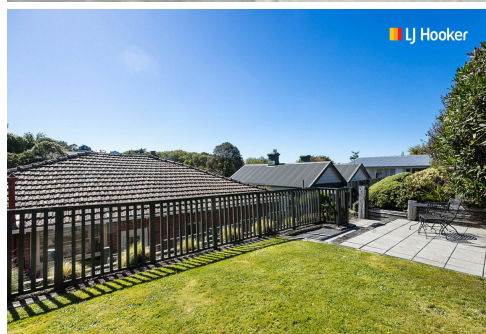


**SOLD**



## Mornington, 17 Hawthorn Avenue

Excellent Value- Ultimate in Quality

This charming double brick character home epitomises the romance of a bygone era. It has been fashionably modernised over the years to keep up with the styles of the day while still retaining its stunning features. Meticulously maintained by proud owners, featuring 3 double bedrooms, open plan kitchen and living area, with an inviting bay window seat to capture the last of the sunshine all year round. Additional attributes include feature glass windows, ornate plaster ceilings and a polished rimu floor in the entrance hall. The art-deco bathroom and spacious brick laundry add to the interior ambience. To compliment the exterior is a stunning professionally landscaped, flat easy-care garden and lawn suitable for children to play and to entertain friends. This elevated home enjoys year round sun, has a single street level garage and basement storage. The property is perfect for new owners seeking the best of suburban living within walking distance of local schools, cafes, supermarkets and the CBD. This is an opportunity to purchase a home you would be proud to call your own.

Inspection highly recommended and a quick settlement is available.

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**For Sale**

Enquiries Over \$530,000

**View**

[ljhooker.co.nz/3N1WGDS](http://ljhooker.co.nz/3N1WGDS)

**Contact**

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027 473 0922

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**Amelia Hermens**

022 415 2359

[amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)



Be quick, this property won't last at this price, make your offer today.

## More About this Property

Property ID	3N1WGDS
Property Type	House
Land Area	412 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Geraldine Hermens 027 473 0922**

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

**Amelia Hermens 022 415 2359**

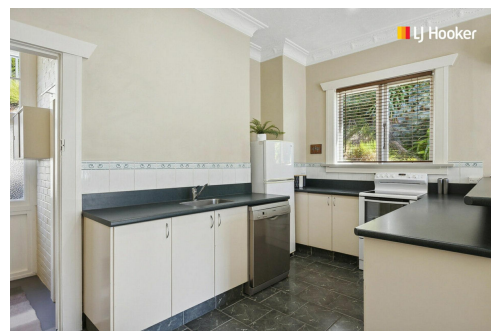
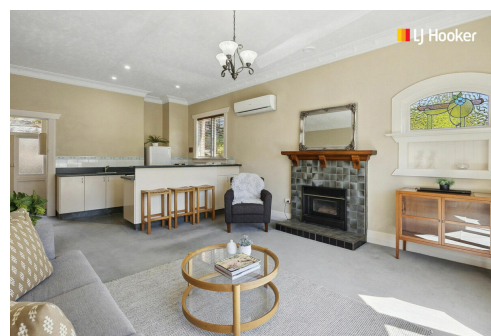
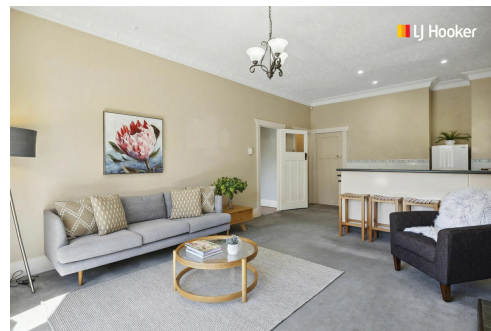
Licensee | [amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)

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

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**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd