

## Mornington, 2 Rutland Street

### A Warm Welcome to Effortless Living

Offering a practical layout and a great location, this fabulous three-bedroom home presents an excellent opportunity to settle into popular Mornington. With a functional open-plan design and plenty of natural light, the home provides comfortable everyday living with room to make your own mark.

Double glazing, insulation, and a wood burner help keep the home cosy through the cooler months. The layout has been designed with convenience in mind, offering good flow between living and sleeping areas.

Step outside to a sunny deck and a fully fenced yard, offering space for kids, pets, or simply relaxing outdoors. The garden has matured nicely over the past couple of years, with scope for further personal touches or low-maintenance enjoyment.

Located just minutes from local shops, schools, parks and public transport, this property offers easy access to everything you need. Whether you're looking to get on the property ladder, downsize, or add to your investment portfolio, this solid home is well worth a look.

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**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/3PWGGDS](https://l.jhooker.co.nz/3PWGGDS)

**Contact**  
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**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	3PWGGDS
Property Type	House
Land Area	506 m2
Licensed Real Estate Agents (REAA2008)	

**Trista Townsend 021 484 221**

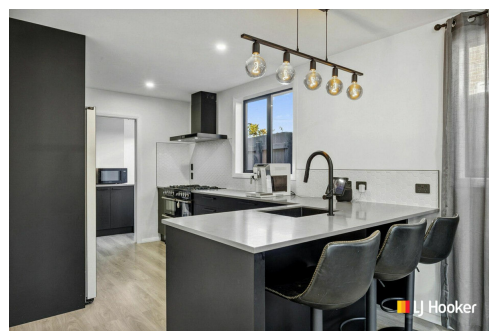
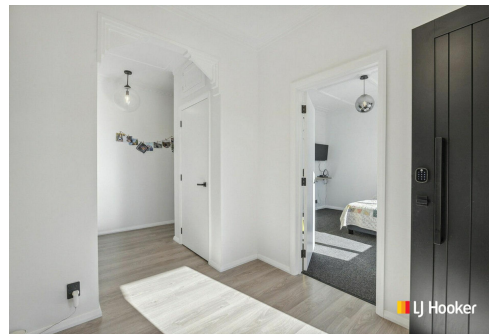
Licensee | [Trista@ljhdunedin.co.nz](mailto:Trista@ljhdunedin.co.nz)

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