

## Mornington, 20 Elgin Road

A Sale Is Imminent - Estate Sale

Auction Location: 63 Musselburgh Rise, Dunedin

Nestled in the heart of Mornington, this charming solid-brick property offers a perfect blend of comfort and convenience. The home features two spacious bedrooms, with the flexibility of a third room that can serve as an additional bedroom, study, or guest space. The bathroom has a bath and vanity, there is a separate toilet and shower. Overall the property is well-maintained, providing functionality and charm.

Inside, the property boasts two inviting living areas, ideal for relaxation or entertaining. Large windows flood the rooms with natural light, highlighting the timeless appeal of the solid-brick construction. A functional kitchen is well appointed and the dining area is in the family room. The home has brand new carpet, there is plenty of scope to renovate and freshen the home throughout.

For those who value practicality, the property includes a secure basement garage with plenty of room for parking and storage. The low-maintenance garden complements the

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**For Sale**  
Auction

**View**  
[ljhooker.co.nz/3P8FGDS](https://ljhooker.co.nz/3P8FGDS)

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home, providing a serene outdoor space to unwind.

Perfectly positioned in Mornington, this property offers close proximity to local cafes, shops, and schools, making it an excellent choice for couples, small families, or investors looking for a solid and versatile home.

Offers will be considered prior to the auction on Wednesday 29th January at 5.30pm.

## More About this Property

<b>Property ID</b>	3P8FGDS
<b>Property Type</b>	House
<b>Land Area</b>	709 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

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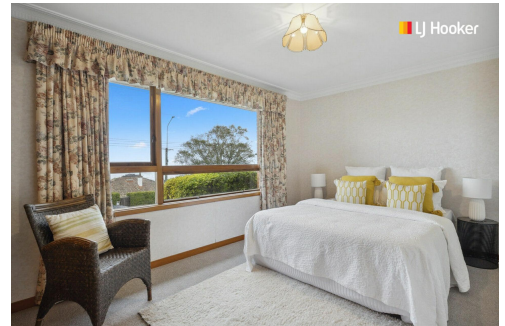
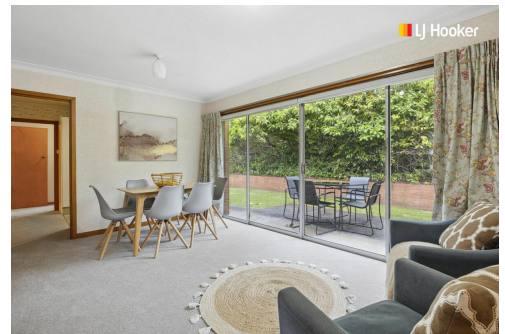
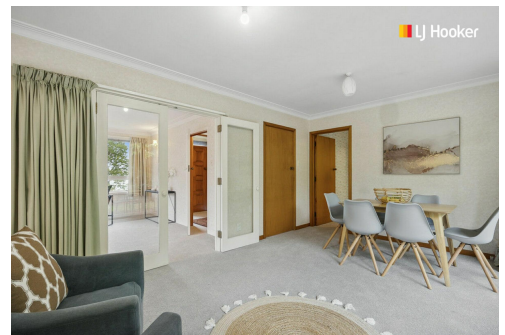
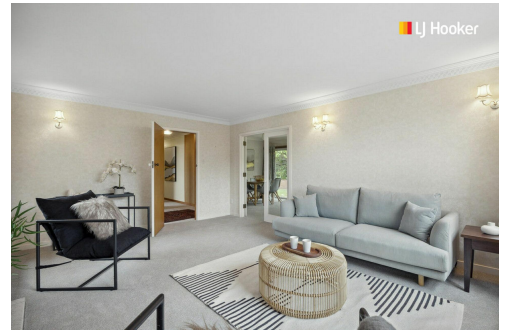
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