



41 Glenpark Avenue, Mornington

Auction - Your Opportunity Starts Here!

Auction Location: LJ Hooker Dunedin Office, 63 Musselburgh Rise

Positioned on an elevated corner site just moments from the vibrant Mornington Shopping Centre, this charming character home offers space, flexibility, and convenience across two well-designed levels. Whether you're searching for the perfect family home, a property to accommodate extended family, or a home with excellent flatmate potential, this one is sure to impress.

Offering four generous bedrooms and two modern bathrooms, the versatile floor plan adapts to every stage of life. With two bedrooms on each level, there's plenty of space for growing families, teenagers seeking their own retreat, guests, or those working from home. The layout also lends itself perfectly to flatmates, making it an attractive option for buyers looking to maximise both space and affordability.

The heart of the home is the open plan kitchen and dining area, creating a welcoming hub for everyday living, while the separate lounge provides the perfect place to unwind at the end of the day. Two modern bathrooms, including one with both a bath and separate shower, ensure the morning rush runs smoothly.

4 2 1

AUCTION

Thu 27th Aug @ 12:00PM

VIEW

Sun 9th Aug @ 11:00AM - 11:30AM

AGENTS

Daryl Sigglesko
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AGENCY

LJ Hooker Dunedin
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Wayne Graham Realty Ltd

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.



Outside, the elevated, easy care section offers a secure and private backyard where children and pets can play freely while you relax or entertain family and friends. A single garage with an automatic door provides secure parking and valuable additional storage.

Location is a real highlight - just a short stroll to Mornington Shopping Centre, you'll enjoy easy access to supermarkets, cafés, a bakery, medical facilities, and everyday essentials. Mornington Primary School is within walking distance, and with a bus stop nearby offering direct access to the city, commuting couldn't be easier.

Homes offering this combination of character, generous proportions, flexible living, and an unbeatable location are always in demand.

Don't miss your opportunity to secure this fantastic home-contact us today to arrange your viewing, attend one of our open homes, and come ready to bid on auction day!

MORE DETAILS

Property ID 3R7EGDS
Property Type House
Land Area 367 m2
Licensed Real Estate Agents (REAA2008)

Daryl Siggleko 0275200040

Licensee | daryl@ljhdunedin.co.nz

Tania McInally 021 592 212

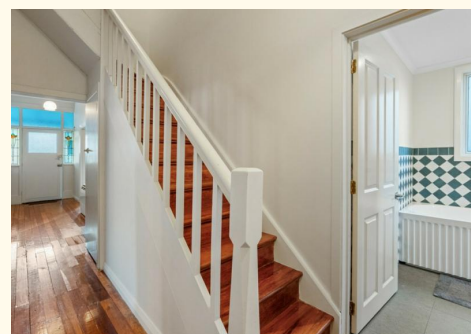
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Sizes, dimensions & directions are approximate, actual may vary

Ground Floor



LJ Hooker

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 **LJ Hooker**