



Mornington, 6 Montecillo Lane

City Convenience - Suburban Serenity

Auction Location: 63 Musselburgh Rise

Desirable, welcoming where comfort meets elegance, this beautifully maintained three-bedroom home, featuring a versatile downstairs multipurpose room and two bathrooms, has been thoughtfully updated to offer effortless, comfortable living.

Tucked away in a quiet, secure enclave of quality homes, this sanctuary offers peace of mind and a lifestyle that flows with ease. From the moment you step inside, you'll feel the warmth, sun-filled living spaces, sweeping views, and a sense of calm that only comes from a truly special place.

The heart of the home is the generous open-plan living and dining area, where large windows invite in the light and views. The ultra-modern kitchen, complete with a walk-in pantry, is ready for everything from quiet mornings to entertaining family and friends. Three restful bedrooms are located on the main level, while an additional downstairs room offers perfect separation for guests, hobbies, or a home office. With internal access to a

3

2

2

Auction

Wed 3rd Sep @ 5:30PM

View

Sun 17th Aug @ 12:00PM - 12:30PM

Contact

Geraldine Hermens

027 473 0922

Geraldine@ljhdunedin.co.nz

Amelia Hermens

022 415 2359

amelia@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

double garage, internal laundry, and external storage, every detail has been considered for comfort and convenience.

Step outside to a beautifully landscaped section, thoughtfully designed with an irrigation system to keep maintenance low and enjoyment high. It's the perfect setting for relaxing outdoors or pottering in the garden.

This is a fantastic lock-up-and-leave property, ideal for those seeking peace of mind whether at home or away. Whether you're downsizing, retiring, or searching for a serene town base close to the CBD, this home offers a lifestyle, a feeling, and a future to look forward to.

Come home to easy living, timeless style, and a place you'll love for years to come.

Plans are underway for the owners' next move, offers prior to the auction will be considered.

More About this Property

Property ID	3Q5SGDS
Property Type	House
Land Area	448 m2
Licensed Real Estate Agents (REAA2008)	

Geraldine Hermens 027 473 0922

Licensee | Geraldine@ljhdunedin.co.nz

Amelia Hermens 022 415 2359

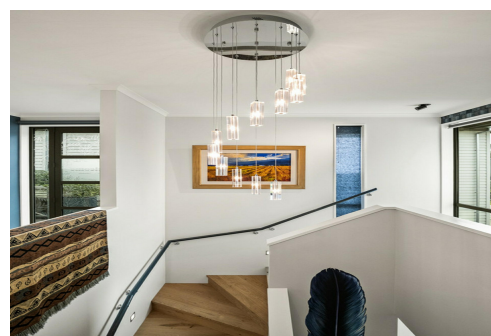
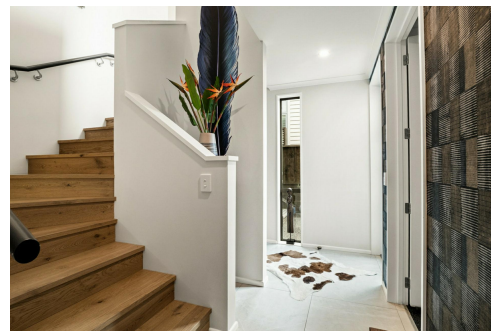
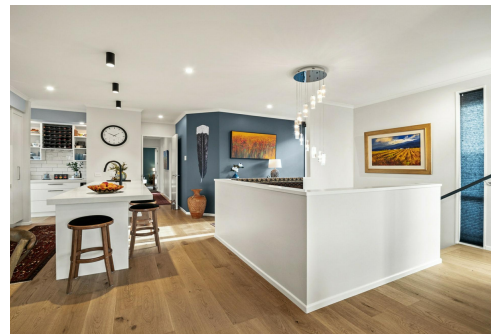
Licensee | amelia@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

dunedin.ljhooker.co.nz | dunedin@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