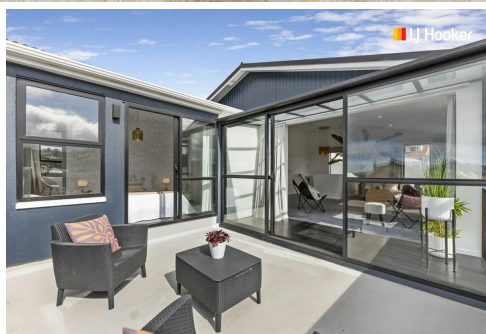


**SOLD**



This floorplan is not to scale and is for illustrative purposes only.

## Mornington, 9 Porteous Street

Owners Relocated, Motivated to Negotiate!

A home you must take the time to view if you are looking for something with the wow factor!

An opportunity not to be missed and all serious offers will be considered by our motivated sellers!

This outstanding home could be yours it is move in ready, and very hard to beat!

Absolute paradise ... just imagine starting your day in a place that inspires you, surrounded by nature and luxury. This stunning four-bedroom home in Mornington offers the perfect blend of tranquility and convenience, giving you a lifestyle you'll fall in love with.

Step from your elegant master bedroom onto your private upstairs balcony, just in time to watch the sun rise over the hills of the Otago Peninsula. Every morning, be captivated by the breathtaking views as the golden light of dawn fills your space-a truly unforgettable way to start your day.

4 

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1 

**For Sale**

Enquiries Over \$850,000

**View**

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

**Contact**

**Toni Curline**

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**Reagan Curline**

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

But it doesn't stop there. If you work near the CBD, your commute becomes a peaceful retreat. Take an easy walk through the native bush, where you'll enjoy spectacular city views, fresh air, and beautiful birdsong. Arrive at work energized, with a positive mindset, ready to embrace any challenge that comes your way.

This location is a dream for those who love convenience and connection to their local community. Coffee shops, cafes, restaurants, hairdressers, and a florist are just around the corner, where the locals enjoy their vibrant suburb. Practical needs such as a medical center, pharmacy, dentist, and supermarket are also within a five-minute stroll.

Bus stops just around the corner provide effortless commuting to the CBD, allowing you to enjoy all the city has to offer without the hassle. For the active lifestyle enthusiast, Jubilee Park is a stone's throw away, providing beautiful walking and cycling paths for leisurely outings, as well as a safe playground for children.

Whether you're grabbing a coffee, picking up groceries, or enjoying a night out at nearby restaurants, everything you need is within easy reach. Families will appreciate the close proximity to schools and healthcare facilities, making daily life that much smoother and more relaxing.

This home isn't just a place to live-it's an oasis. Spacious, modern, and surrounded by nature, it's a sanctuary where every day begins with inspiration.

## More About this Property

<b>Property ID</b>	3NQSGDS
<b>Property Type</b>	House
<b>House Size</b>	190 m <sup>2</sup>
<b>Land Area</b>	292 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (3)

**Licensed Real Estate Agents (REAA2008)**

**Toni Curline 0212225469**

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**Reagan Curline 0278464545**

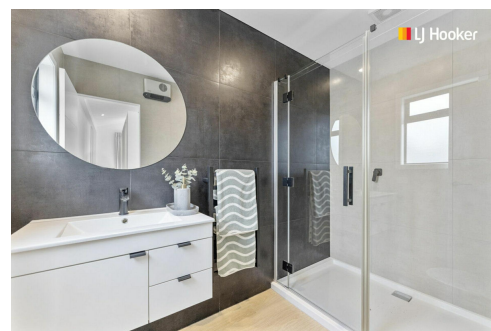
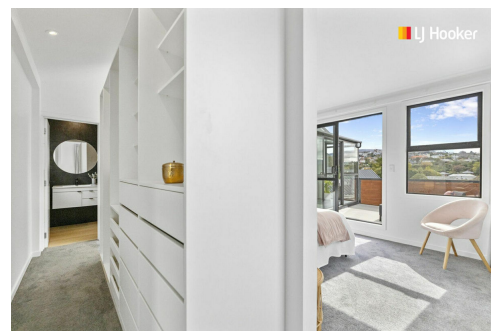
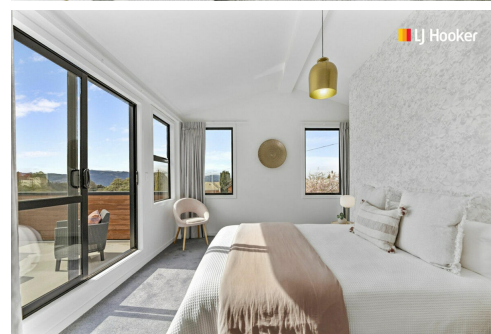
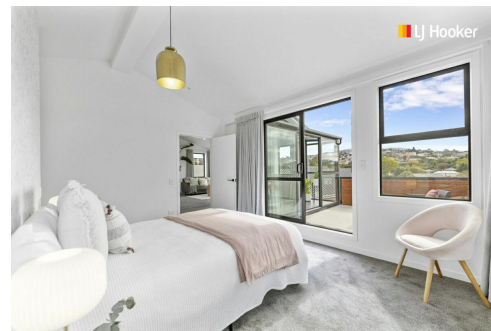
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**LJ Hooker Dunedin (03) 470 1370**

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**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd