

**SOLD**



## Mosgiel, 11 Cedar Crescent

Charming, Comfortable & Convenient!!!

Come and visit this charming home and instantly feel the warmth and space it offers. High-pitched ceilings create a sense of grandeur, making the living areas feel open and airy. Keeping cosy is easy, with both a woodfire and heat pump ensuring comfort no matter the season. This home exudes a welcoming, character-filled vibe that will make you feel right at home the moment you step through the door.

The heart of the home is the modernised kitchen, thoughtfully designed for both functionality and style. It is combined with the dining and lounge area, offering a seamless open-plan living layout that's ideal for entertaining or spending quality time with family. The space flows effortlessly to the outdoors through sliding doors, enhancing the indoor-outdoor connection.

Heading upstairs, you'll find two generously sized bedrooms, offering ample room for relaxation and 2 bedrooms downstairs as well as the modernised bathroom that adds a

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**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/71TGEX](https://ljhooker.co.nz/71TGEX)

**Contact**  
**Paul Anderton**  
0273 413 733  
[paul@ljhmosgiel.co.nz](mailto:paul@ljhmosgiel.co.nz)  
**Caitlin Anderton**  
021 0823 2583  
[caitlin@ljhmosgiel.co.nz](mailto:caitlin@ljhmosgiel.co.nz)



touch of luxury, while the separate laundry provides practicality and convenience.

Out front, the street-facing position of the home gives it great curb appeal, but clever landscaping creates a private and peaceful setting. Step out back, and you'll discover a good-sized backyard, perfect for hosting barbecues, gardening, or simply soaking up the sun. The outdoor areas are a true highlight, with sunny spots, established garden areas, and a well-designed sitting area featuring an inbuilt BBQ, perfect for entertaining or enjoying a relaxing moment outdoors

For those who need storage or parking, the single garage delivers both, it comes with plenty of extra storage space as well as rafter storage and the off-street parking is a bonus. Location is the cherry on top, just a short stroll to bus stops, schools, and supermarkets, with a big park and playground only three doors down. This is the perfect spot for families or anyone who loves the convenience of having everything close at hand.

Get to the open home... It may not last long!!!

## More About this Property

Property ID	71TGEX
Property Type	House
House Size	121 m2
Land Area	689 m2
Licensed Real Estate Agents (REAA2008)	

**Paul Anderton 0273 413 733**

Licensee | paul@ljhmosgiel.co.nz

**Caitlin Anderton 021 0823 2583**

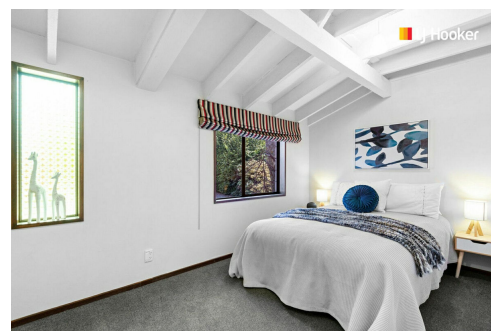
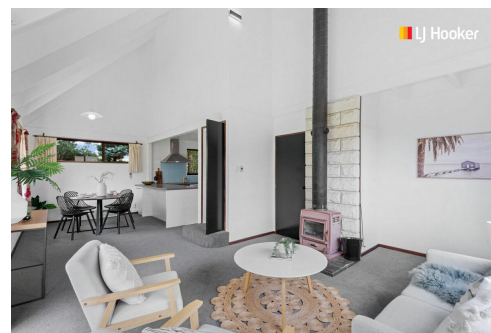
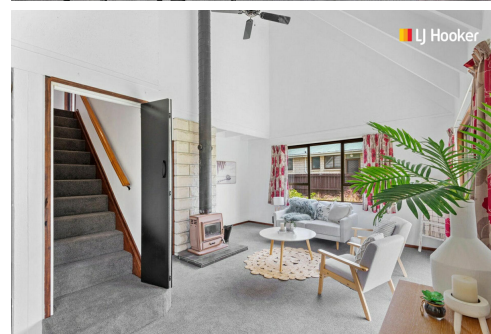
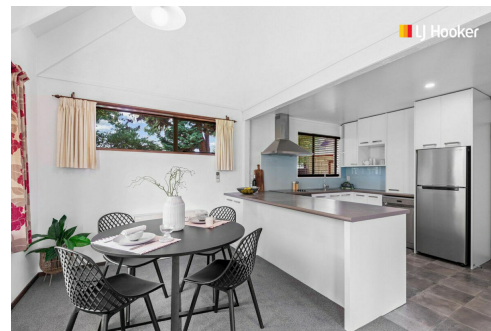
Licensee | caitlin@ljhmosgiel.co.nz.

**LJ Hooker Mosgiel (03) 489 6800**

Wayne Graham Realty Ltd

9 Factory Road, MOSGIEL 9024

mosgiel.ljhooker.co.nz | mosgiel@ljhmosgiel.co.nz



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**(03) 489 6800**  
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