

## Mosgiel, 212 Gordon Road

Bright Warm & Welcoming

Nestled in Mosgiel's sought-after microclimate, this charming and well-maintained home offers warmth, comfort, and convenience, all just moments from local amenities. Inside, three double bedrooms provide built-in wardrobes and excellent storage, creating a relaxing retreat for every member of the household. The tidy bathroom is designed for practicality, featuring both a bath and a separate shower--perfect for unwinding after a long day.

The heart of the home is the inviting open-plan living and dining area, where natural light streams in, creating a bright and welcoming space. With two heat pumps, a smart vent system, and partial double glazing, you'll stay cozy all year round.

Step outside to enjoy the private deck, ideal for morning coffee. A separate laundry, handy shed, and off-street parking add to the home's practicality. Whether you're a first-home buyer, downsizer, or investor, this delightful property offers an easy-care lifestyle in a fantastic location.

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**For Sale**  
Negotiation

**View**  
By Appointment

**Contact**  
**Luke MacDonald**  
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luke@ljhdunedin.co.nz

Viewings by appointment only.

## More About this Property

<b>Property ID</b>	3PMSGDS
<b>Property Type</b>	House
<b>Land Area</b>	309 m2
<b>Including</b>	Dishwasher
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Luke MacDonald 027 8650 864**

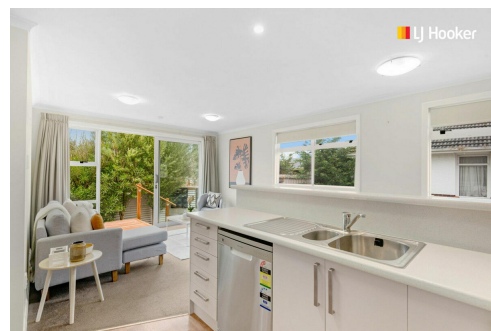
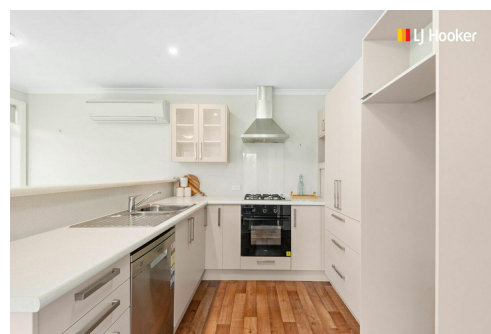
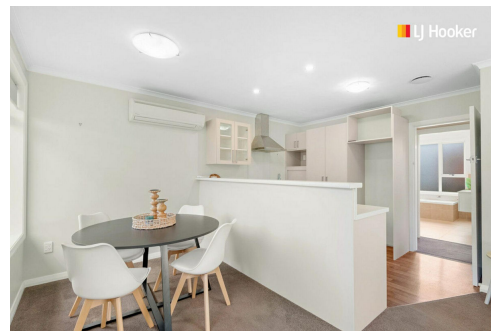
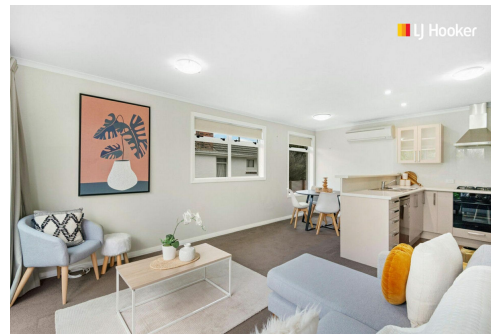
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