

## Mosgiel, 30 McFadden Drive

Wow... Incredible Buying At This Price!!!

Step inside and prepare to be wowed! This stunning incredibly warm home has been beautifully modernised, offering style, space, and comfort in all the right places.

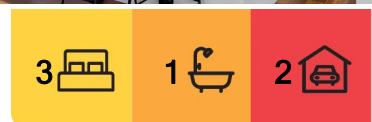
At the heart of the home is the drop-dead gorgeous designer kitchen, a dream for home chefs and entertainers alike. With expansive bench spaces, sleek cabinetry, ample storage, and USB plugs for convenience, every detail has been thoughtfully designed. The wooden flooring flows seamlessly into the dining area, adding a touch of elegance.

From here, enjoy stunning views stretching across the lounge, dining, kitchen, and conservatory. The bay window in the lounge creates a cosy nook for reading or relaxing, while the large conservatory is a true sun trap, capturing all-day sun for the perfect indoor-outdoor feel.

The spacious open-plan living area is designed for ultimate comfort, featuring a woodfire,



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**For Sale**  
Enquiries Over \$720,000

**View**  
[ljhooker.co.nz/738GEX](http://ljhooker.co.nz/738GEX)

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**(03) 489 6800**  
Wayne Graham Realty Ltd

heat pump, transfer system, and good insulation to keep you warm year-round.

With three bedrooms, two offering oversized double storage, plus ample storage throughout the home, there's space for everything. The modernised family bathroom includes both bath and shower options, and a separate toilet adds extra convenience.

Previously a much-loved family home and rental, it's Healthy Homes compliant, making it a fantastic option for families and investors alike.

Outside, the easy-care section means less maintenance and more time to enjoy. The oversized single garage includes a laundry space, while the covered outdoor washing line lets you dry your clothes even on rainy days and the basement provides extra storage.

Situated in a prime Mosgiel location, this home is close to shops, bus stops, a gas station, and just a short drive to the motorway for an easy commute into town.

Join us this weekend - you're going to fall in love!

## More About this Property

|   |        |
|---|--------|
| <b>Property ID</b>                            | 738GEX |
| <b>Property Type</b>                          | House  |
| <b>House Size</b>                             | 200 m2 |
| <b>Land Area</b>                              | 670 m2 |
| <b>Licensed Real Estate Agents (REAA2008)</b> |        |

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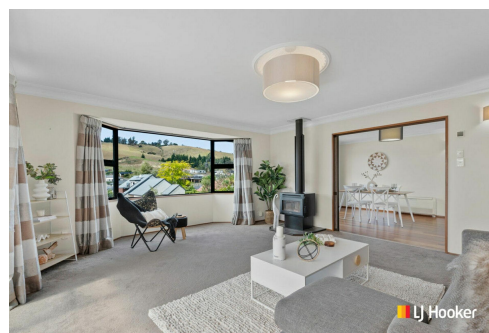
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