



30 Perth Street, Mosgiel

## Simple. Solid. Smart.

Sunny, cosy and sitting on a generous 847m<sup>2</sup> (+/-) section, this lovely roughcast over solid concrete home is a great all-round property with plenty to offer.

The living and dining areas are beautifully sun drenched, creating a warm and inviting space to relax through the day. A wood fire and heat pump keep the home comfortable year-round, making it an easy place to settle into and enjoy.

The home offers two good sized bedrooms, both with built-in wardrobes and plenty of sunshine. A well sized bathroom, separate laundry and good storage throughout add to the practicality.

Outside, the large fully fenced section provides plenty of space for kids, pets, or simply enjoying the outdoors. There's also a separate shed, a large single garage and off-street parking.

With its 847m<sup>2</sup> (+/-) section there is subdivision potential (subject to council approval), with future opportunity here for those thinking longer term.

This property will particularly appeal to first home buyers looking for a warm, sunny home to get started, while downsizers wanting something manageable or investors searching for a solid rental property will also see the value here.

A sunny, comfortable home on a big section - a really appealing option for a wide range of buyers.

Prior offers will be considered

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### FOR SALE

Negotiation

### AGENTS

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### AGENCY

LJ Hooker Dunedin  
(03) 470 1370  
Wayne Graham Realty Ltd

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 3R1EGDS  
Property Type House  
Land Area 847 m2  
Licensed Real Estate Agents (REAA2008)

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