

**SOLD**



## Mosgiel, 35 Murray Street

Hot Price... First Home Buyers Or Investors Alert!

Looking for a home that ticks all the boxes? This one has space for the whole family, plenty of sun, and a location that makes life easy!

Step inside and feel right at home with three well-sized bedrooms, a semi-separate lounge and dining area, and a large conservatory, the perfect spot to unwind with a coffee while soaking up the sun. Whether it's a quiet night in or entertaining guests, this home offers a layout that works for every occasion.

A pellet fire and heat pump keep things cozy year-round, and ample storage throughout means everything has its place. The kitchen is packed with storage, and the bathroom offers both a bath and shower, making mornings a breeze.

Head outside, and the options keep coming! The fully fenced section boasts a good-sized front and back yard, with plenty of sunny spots to sit and relax. The real bonus? The

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**For Sale**

Enquiries Over \$515,000

**View**

[ljhooker.co.nz/73JGEX](http://ljhooker.co.nz/73JGEX)

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outbuildings, currently set up as a sleepout, perfect for teenagers needing their own space, overnight guests, or even a home office. Add in a large double garage, and there's no shortage of storage or parking.

And let's talk about location, you're in the heart of convenience, with schools, shops, bus stops, all within walking distance and the rugby field and park just over the fence.

Homes like this don't stick around for long! Come and see it for yourself!

## More About this Property

<b>Property ID</b>	73JGEX
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	809 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

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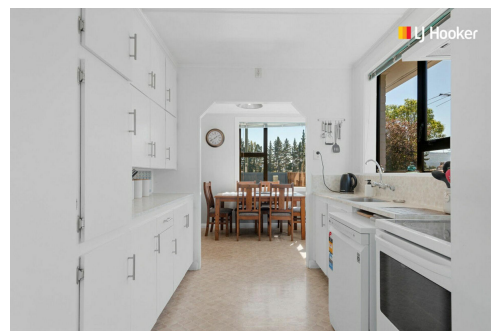
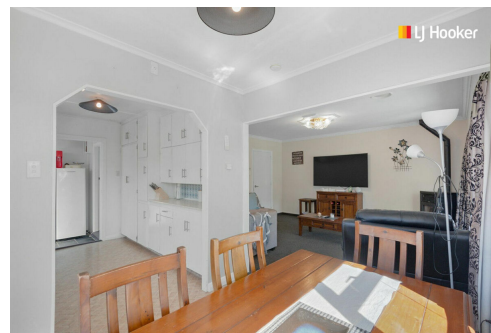
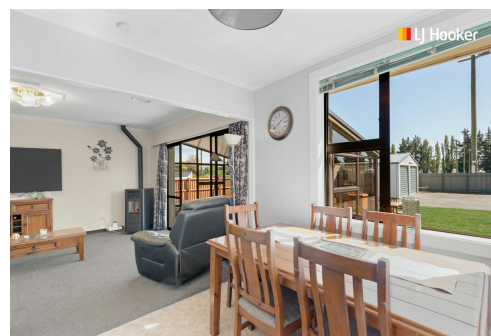
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