






44 Forth Street, Mosgiel

3  1  2 

## The Ideal Family Home With Res 2 Subdividable Zoning!!!

Home buyers and developers should not miss this warm and inviting Mosgiel property, offering excellent space, great sunlight, and a layout designed for practical everyday living. The sunny entranceway immediately sets a bright, welcoming tone, creating an ideal spot for relaxing or enjoying the morning sun.

The kitchen provides ample storage and flows seamlessly into the open-plan dining area, making daily living and entertaining easy. Nearby, the bathroom includes a shower and toilet for convenient family use.

Featuring three comfortable bedrooms, two include double wardrobes, while the generous main bedroom offers a very large wardrobe and a peaceful outlook over the back garden.

Lovely living spaces are a key highlight, the main lounge is warm and comfortable, and just two steps down is a second living area, perfect for added versatility. This room opens to the backyard via a sliding door and is kept cosy year-round with both a heat pump and a woodfire. Recent improvements include a new Colorsteel roof, spouting, downpipes, and upcoming upgrades such as a new fire,

**FOR SALE**  
Negotiation

### AGENTS

Paul Anderton  
0273 413 733  
paul@ljhmosgiel.co.nz

Caitlin Anderton  
021 0823 2583  
caitlin@ljhmosgiel.co.nz

### AGENCY

LJ Hooker Mosgiel  
(03) 489 6800  
Wayne Graham Realty Ltd

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

kitchen benchtops, rangehood, and cooktop.

Outdoors, the large back section provides plenty of room for gardens, children, and pets. A spacious glasshouse, two garden sheds, and established fruit trees, including productive grapes, enhance the appeal.

Completing the property is excellent two-car garaging plus additional off-street parking, ideal for vehicles, hobbies, or storage. Conveniently located near schools, shops, amenities, bus stops, and oh so close to the new Mosgiel pool, 44 Forth Street delivers space, comfort, and convenience.

Clear instructions are to get this home sold so don't miss your chance!

## MORE DETAILS

Property ID                    77AGEX  
Property Type                House  
House Size                    123 m<sup>2</sup>  
Land Area                    647 m<sup>2</sup>  
**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

