

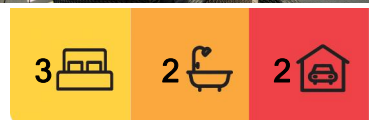
## Mosgiel, 45 Silver Springs Boulevard

Light, Bright & Built Just Right!

Five years ago, this home was a buyer favourite, and with all the incredible improvements since, it's sure to be snapped up again! Whether you're a first-home buyer looking for a stylish start or a retiree seeking an easy-care retreat, this property offers the best of both worlds.

Step inside and be welcomed by light-filled, open-plan living. The large designer kitchen is a dream, featuring a butler's pantry with instant hot water, perfect for effortless entertaining. Flowing seamlessly from the kitchen is the spacious lounge and dining area, complete with a cozy woodfire, boxed coved ceiling, and elegant Velux & Harrison blinds, the ideal spot to unwind in style.

With three generously sized bedrooms, including a master with a walk-around wardrobe and ensuite (complete with underfloor heating!), there's space and comfort for everyone. The main bathroom also offers both bath and shower options, plus underfloor heating for



**For Sale**  
\$920,000

**View**  
[ljhooker.co.nz/73EGEX](http://ljhooker.co.nz/73EGEX)

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**LJ Hooker Mosgiel**  
**(03) 489 6800**  
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those chilly mornings.

Step outside to the covered-in deck area, where summer days will be enjoyed under the Bowranda, enhanced by outdoor speakers for kitchen and dining ambiance. The easy-care section is perfect for retirees, low maintenance yet still offering some greenery and space to potter, including two garden sheds and a glasshouse for the keen gardener.

Practical features abound, from the double garage with ample storage and ceiling ladder access to the expansive off-street parking, plenty of room for a campervan or extra vehicles. Plus, the solar tube bringing in extra natural light, a sought-after Mosgiel subdivision, and bus stops within walking distance, this home ticks all the boxes!

A perfect fit for your next chapter!

## More About this Property

Property ID	73EGEX
Property Type	House
House Size	171 m2
Land Area	624 m2
Licensed Real Estate Agents (REAA2008)	

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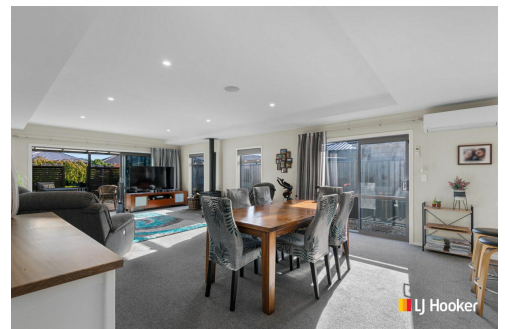
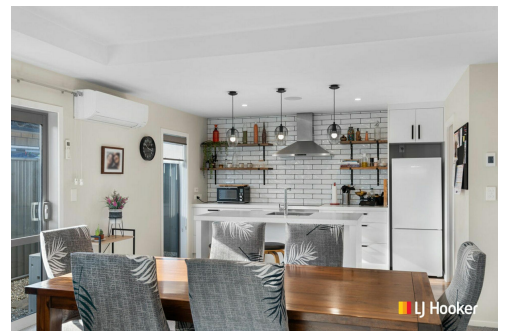
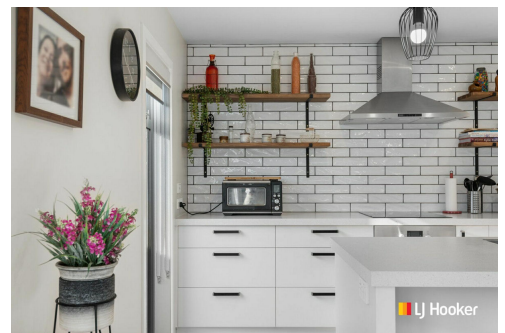
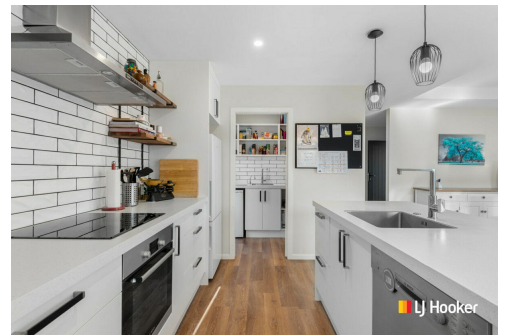
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