







# Mosgiel, 51 Tay Street

Bigger than it looks... Warm, Spacious & Ready for You!

Looking for the perfect first home? This charming property has everything you need. Space, warmth, and modern comforts, all wrapped up in a sunny, family-friendly setting!

Step inside to discover a modern kitchen with stunning Rimu floors, setting the tone for a warm and inviting home. The large living and dining areas flow seamlessly together, offering plenty of space to relax and entertain. A semi-separate lounge provides flexibility, whether you want a cosy retreat or a place for movie nights.

Stay comfortable year-round with an inbuilt multi-fuel fire and heat pump, keeping the home toasty in winter. With three double bedrooms, there's room for the whole family, plus the convenience of both bath and shower options. A separate laundry adds extra practicality.

Love the outdoors? The large section is perfect for keen gardeners, kids to run around, or



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### For Sale Negotiation

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Ijhooker.co.nz/73MGEX

#### Contact

View

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LJ Hooker Mosgiel (03) 489 6800 Wayne Graham Realty Ltd pets to play. Soak up the sun, enjoy summer BBQs, and make the most of this fantastic outdoor space! And with a double garage, there's plenty of room for storage and vehicles.

Move in, get cosy, and make it yours!

## More About this Property

Property ID	73MGEX	
Property Type	House	
House Size	121 m2	
Land Area	768 m2	
	A (DEAA0000)	

**Licensed Real Estate Agents (REAA2008)** 

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