

## Mosgiel, 81 Bush Road

Extended family living OR Home and income

Welcome to this charming property, offering a generous 1038m<sup>2</sup> site, complete with easy-care, level access, and a peaceful, private setting. This is the perfect home for families who value space and versatility. Step inside to where comfort and space come together. The main house offers three spacious double bedrooms, alongside generous living areas that provide a welcoming atmosphere for family and guests.

Enjoy excellent indoor-outdoor flow, leading to a beautiful, north-facing patio, perfect for relaxing or entertaining. The private lawn and garden offer a safe and secure space, ideal for children to play and pets to roam free.

At the other end of the home, you'll find an internal-access double garage with ample space for vehicles, a workshop, and plenty of storage for all your needs.

One of the standout features of this property is the self-contained one-bedroom flat, offering open-plan living with its own private indoor-outdoor flow to a back patio. Whether you're hosting guests, looking for extended family living, or considering a potential home and income opportunity, this flat is an ideal addition.

4 

2 

2 

**For Sale**  
Set Sale

**View**  
By Appointment

**Contact**  
**Paul Bernard**  
0274 376 929  
Paulb@ljdunedin.co.nz



Arriving here is easy, with a drive that leads you around to two automatic garage doors. There's plenty of turning space and additional off-street parking for all your vehicles and guests.

This a desirable combination of features and benefits that offer convenience, privacy, and versatility. (Prior offers considered)

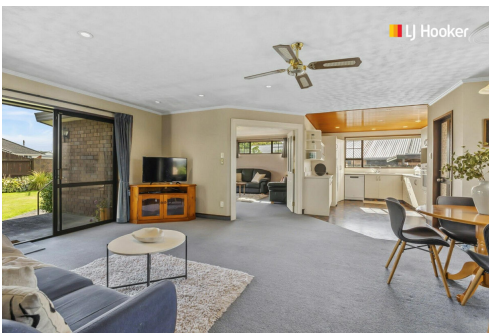
Don't miss your time to view this unique property. Look Now !!

## More About this Property

Property ID	3PKZGDS
Property Type	House
Land Area	1038 m <sup>2</sup>
Including	Dishwasher
Licensed Real Estate Agents (REAA2008)	

**Paul Bernard 0274 376 929**  
 Licensee | Paulb@ljhdunedin.co.nz

**LJ Hooker Dunedin (03) 470 1370**  
 Wayne Graham Realty Ltd  
 63 Musselburgh Rise, DUNEDIN 9013  
 dunedin.ljhooker.co.nz | dunedin@ljhdunedin.co.nz



**Disclaimer:** 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 Dunedin**  
**(03) 470 1370**  
 Wayne Graham Realty Ltd