



22 Dukes Road North, Mosgiel

## The Ultimate Lifestyle

Set amongst established grounds and peaceful rural surroundings, 22 Dukes Road North offers an outstanding lifestyle opportunity with space, versatility and infrastructure already in place across 4.2565 hectares of land.

The substantial brick home spans approximately 270m<sup>2</sup> and offers five bedrooms and two bathrooms with generous proportions throughout. High ceilings with exposed timber beams create a real sense of space in the main living area while large windows and sheltered outdoor areas take full advantage of the private setting and surrounding outlook. Multiple heating options throughout the home ensure warmth and comfort year round making it a home you will love coming back to in every season. A large double garage and separate office add further practicality offering extra storage and flexibility for those working from home.

The property has been exceptionally well set up for lifestyle living with extensive facilities that will appeal to equestrian buyers, families wanting space, or those needing serious storage and shedding.

The barn area includes five outdoor loose boxes, two indoor stables with concrete flooring, a tack room, small shearing pen, undercover float parking and a chicken coop. There is also a huge additional

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### FOR SALE

Set Sale

### VIEW

Sun 7th Jun @ 1:15PM - 1:45PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



internal storage area ideal for hay and feed or alternatively extra room for vehicles, caravans, trailers, machinery, or workshop space.

Electricity, lighting and both hot and cold water service the entire barn complex adding even more practicality to an already impressive setup. The property is on town water supply and features perimeter deer fencing along with 10 separate paddocks each with their own water supply creating a highly functional and well thought out lifestyle setup.

The land offers a great balance of versatile paddocks, established shelter, and open outdoor space giving buyers endless flexibility for animals, hobbies, lifestyle living, or simply enjoying the privacy and freedom that comes with a property of this scale.

Located only minutes from Mosgiel and within easy reach of Dunedin, this is a rare chance to secure a well established lifestyle property with substantial facilities and room to truly make the most of country living.

## MORE DETAILS

Property ID	3R6SGDS
Property Type	Lifestyle
Land Area	4.2565 hectare
Including	Balcony Workshop Fully Fenced

**Licensed Real Estate Agents (REAA2008)**

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## 22 Dukes Road North

Sizes, dimensions & directions are approximate, actual may vary



Ground Floor



First Floor



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