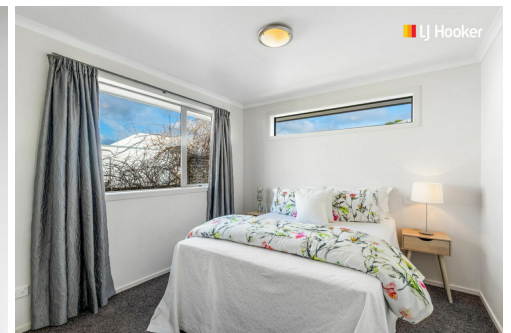


**SOLD**



## Mosgiel, A/4 Berwick Street

Wow... At This Price, The Ideal Rental Investment Or First Home!!!

This charming townhouse offers the perfect blend of comfort and convenience, located just a short stroll from Mosgiel's main centre. Whether you're a first-time homebuyer, an investor, or looking to downsize, this property is a fantastic find.

Inside, the layout is thoughtfully designed with two good sized bedrooms and a main family bathroom. The north facing open-plan living area is warm and welcoming, thanks to plenty of natural light. Enjoy the comfort of double glazing and heat pump, ideal for keeping the chill at bay.

Practicality meets ease with the off-street parking and located in a prime position on Berwick Street, you'll have all the amenities you need within easy reach to the supermarkets, schools, parks, public transport, and more. If you're seeking a stylish, low-maintenance home with modern comforts in a central location, this townhouse ticks all the

2 

1 

0 

**For Sale**

Enquiries Over \$450,000

**View**

[ljhooker.co.nz/6YWGEX](http://ljhooker.co.nz/6YWGEX)

**Contact**

**Paul Anderton**

0273 413 733  
paul@ljhmosgiel.co.nz

**Caitlin Anderton**

021 0823 2583  
caitlin@ljhmosgiel.co.nz

boxes.

Clear instructions... we're looking for a simple sale!!!

## More About this Property

<b>Property ID</b>	6YWGEX
<b>Property Type</b>	Townhouse
<b>House Size</b>	64 m <sup>2</sup>
<b>Land Area</b>	339 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Paul Anderton 0273 413 733**

Licensee | paul@ljhmosgiel.co.nz

**Caitlin Anderton 021 0823 2583**

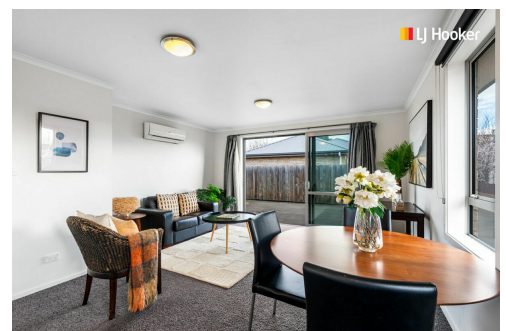
Licensee | caitlin@ljhmosgiel.co.nz.

**LJ Hooker Mosgiel (03) 489 6800**

Wayne Graham Realty Ltd

9 Factory Road, MOSGIEL 9024

mosgiel.ljhooker.co.nz | mosgiel@ljhmosgiel.co.nz



**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 Mosgiel**  
**(03) 489 6800**  
Wayne Graham Realty Ltd