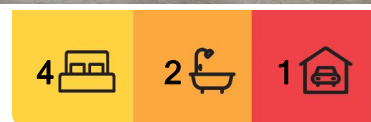




## Musselburgh, 126 Musselburgh Rise

Smart choice for extended family or home & income

This two storey Family size townhouse/home is a "smart choice" boasting a lovely modern kitchen and modern bathroom facilities as well, upstairs and down and with a naturally light, bright and airy presentation throughout the home. Three double bedrooms up.. and lovely level access (with self contained flatette potential) accommodation, i.e. living area/lounge and separate bedroom with its own ensuite bathroom downstairs. A decent internal access garage plus Off Street Parking and turning space is useful too. Compact easy-care garden and a pleasant outlook from kitchen/dining/living to appreciate and enjoy plus loads of sunshine. Tucked down a drive away from the street in a brilliant sun-soaked location and so close to shops and services and good schools. Lots of options too eg. For Extended family living or for the larger family or for a BnB income stream? Viewing will impress. Quick Possession Available....Don't miss !! Look Now !!



**For Sale**  
Enquiries Over \$690,000

**View**  
[ljhooker.co.nz/3P81GDS](http://ljhooker.co.nz/3P81GDS)

**Contact**  
**Paul Bernard**  
0274 376 929  
[Paulb@ljhdunedin.co.nz](mailto:Paulb@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



## More About this Property

Property ID	3P81GDS
Property Type	House
Land Area	516 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Paul Bernard 0274 376 929**

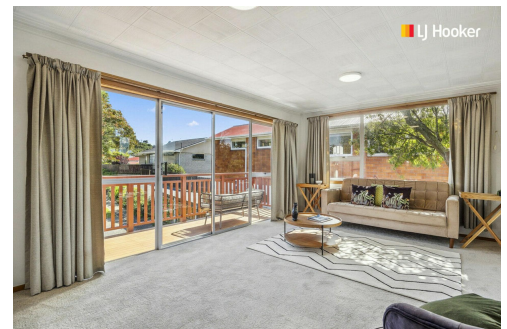
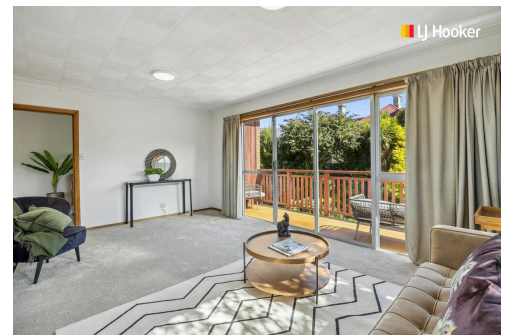
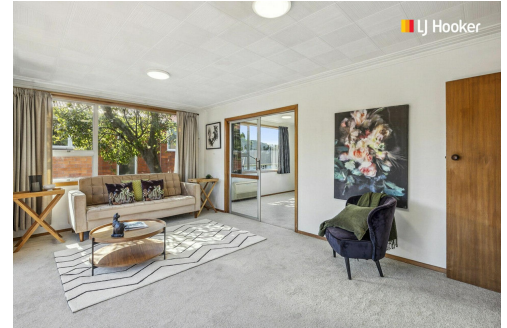
Licensee | [Paulb@ljhdunedin.co.nz](mailto:Paulb@ljhdunedin.co.nz)

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