



A/90 Musselburgh Rise, Musselburgh

2  1  1 

Smart Buying in sought after Musselburgh

Welcome to 90A Musselburgh Rise - a superbly positioned two-bedroom unit sitting proudly in this ever-popular location, just a short stroll from the vibrant Musselburgh Village.

Enjoy the convenience of having everyday essentials at your fingertips, including a doctor, bakery, hairdresser and local takeaway options - everything you need, right within walking distance.

Elevated to capture lovely views and all-day sun, the home offers light-filled open plan living complemented by a modern kitchen. It's a space designed for easy living, whether you're relaxing at home or entertaining friends.

Two generously sized bedrooms, both with built-in wardrobes, are serviced by a tidy bathroom complete with a freestanding shower. Internal access garaging with an automatic door opener adds security and ease, while downstairs you'll also find two versatile utility rooms - perfect for storage, hobbies, or that extra space every home appreciates.

Step outside to a private rear courtyard - paved and framed by established plantings - offering a low-maintenance outdoor retreat without the upkeep.

Whether you're searching for a lock-and-leave town base, looking to downsize without compromise, stepping onto the property ladder, or

FOR SALE

Enquiries Over \$499,000

VIEW

By Appointment

AGENTS

Daryl Sigglesko
0275200040
daryl@ljhdunedin.co.nz

Tania McNally
021 592 212
tania@ljhdunedin.co.nz

AGENCY

LJ Hooker Dunedin
(03) 470 1370
Wayne Graham Realty Ltd

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**

securing a smart investment, this is an opportunity that makes perfect sense.

Easy, elevated living in a location that continues to impress.

Set Date for Sale Deadline Closing 27th March 2026 at 2.00pm (prior offers considered)

MORE DETAILS

Property ID 3R0DGDS
Property Type Townhouse
Licensed Real Estate Agents (REAA2008)

Daryl Siggleko 0275200040

Licensee | daryl@ljhdunedin.co.nz

Tania McInally 021 592 212

Licensee | tania@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

