

## North East Valley, 30 Cardigan Street

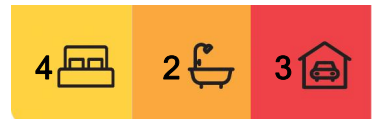
### Modern, Healthy, High Performance Home

If low cost, healthy, energy efficient living is a priority for you and your family then this delightful, light and airy home providing year-round thermal comfort with minimal heating and cooling costs will be sure to appeal.

Facing north and situated on a large, elevated section capturing all day sun and panoramic rural views from every room in the house. Built on an insulated concrete foundation that retains the heat and equipped with a state-of-the-art ventilation system, the home features an open plan kitchen, dining and living area, a second lounge/media room or extra bedroom, an office and a guest toilet all on the ground floor along with sliding doors opening to a sunny outdoor patio, the perfect spot for summer entertaining. The top level offers four bedrooms, a family bathroom and an ensuite in the master bedroom. Vehicle access is off a right of way and there is single garaging and off street parking.



**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.



**For Sale**

Negotiation

**View**

[ljhooker.co.nz/3M70GDS](https://l.jhooker.co.nz/3M70GDS)

**Contact**

**Carol Dalton**

021 774 000

[carol@ljhdunedin.co.nz](mailto:carol@ljhdunedin.co.nz)

**LJ Hooker Dunedin**  
**(03) 470 1370**

Wayne Graham Realty Ltd



The section is established with lawn, trees and plantings and a vegetable garden.

Situated within close proximity to the north end shopping area, cafes, schools, the hospital and university and easy access to public transport makes an easy commute to the city and local amenities.

Built to the same key principles as a Passive House (apart from having double glazed windows as opposed to triple glazed windows) and built with the same objectives this home will potentially use 75-90 percent less energy compared to a house built only to the Building Code minimum standard.

Discerning buyers will appreciate the many benefits this home has to offer with comfort throughout the entire home, the superior air quality and low heating and cooling bills.

If this sounds like you please contact Carol for further information.

## More About this Property

**Property ID** 3M70GDS

**Property Type** House

**Land Area** 869 m<sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

### Carol Dalton

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

### LJ Hooker Dunedin (03) 470 1370

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin@ljhooker.co.nz](mailto:dunedin@ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



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