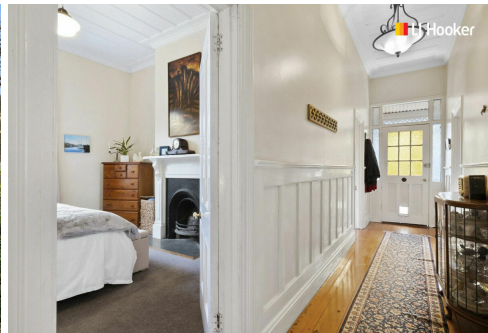


**SOLD**



## North East Valley, 8 Logie Street

Affordable In NEV – Big On Personality

Auction Location: 63 Musselburgh Rise, Dunedin

Nestled in the heart of North East Valley, this timeless villa, built in 1890, exudes charm and character. Offering a unique blend of vintage elegance and modern comfort, it makes an ideal retreat for those seeking a touch of nostalgia.

Stepping inside, you're immediately transported to a bygone era. The interior boasts high ceilings adorned with decorative moldings and original hardwood floors that have gracefully withstood the test of time. Sunlight streams through large windows, casting warm, inviting hues throughout the home.

The open-plan living area seamlessly combines the living room, dining room, and kitchen, featuring a log burner, perfect for cozy evenings during the cooler months.

The villa boasts three generously sized bedrooms, each with its own unique

3 

1 

2 

**For Sale**

Auction

**View**

[ljhooker.co.nz/3M21GDS](http://ljhooker.co.nz/3M21GDS)

**Contact**

**Geraldine Hermens**

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**Amelia Hermens**

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charm. The third bedroom was originally a separate lounge, and with French doors flowing to a sundeck, it's the perfect place to sit back and relax at the end of a busy day.

This outdoor space provides a tranquil retreat for soaking up the sun, enjoying alfresco meals, or simply taking in the views of the manicured gardens. It's the perfect spot for relaxation and rejuvenation.

The property is conveniently located close to all the amenities North East Valley has to offer. The neighbourhood is known for its friendly atmosphere, local shops, easy access to Otago University and it's a short drive to the city centre, making it a perfect balance of peaceful suburban living and urban convenience.

This is a true treasure and a place you will be happy to call home. Act now, offers will be considered prior to the auction on Wednesday 18th October at 5.30pm.

- Built in approx. 1890
- Land area approx. 761m<sup>2</sup>
- Floor area approx. 101m<sup>2</sup>
- 3 bedrooms or 2 bedrooms and 2 living areas
- 1 bathroom including toilet
- 1 Heat pump & log burner
- External laundry including a 2nd toilet
- Private section
- Basement storage + plenty of OSP

## More About this Property

|   |                    |
|---|--------------------|
| <b>Property ID</b>                            | 3M21GDS            |
| <b>Property Type</b>                          | House              |
| <b>Land Area</b>                              | 761 m <sup>2</sup> |
| <b>Licensed Real Estate Agents (REAA2008)</b> |                    |

### Geraldine Hermens 027 473 0922

Licensee | Geraldine@ljhdunedin.co.nz

### Amelia Hermens 022 415 2359

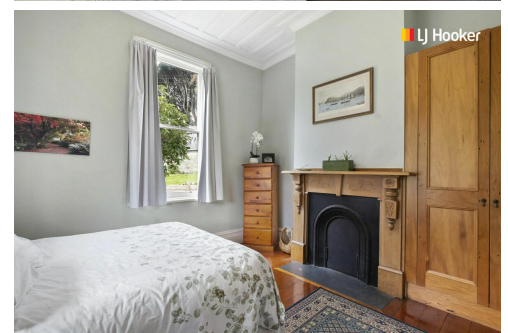
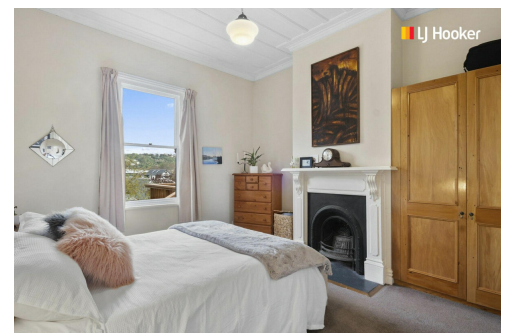
Licensee | amelia@ljhdunedin.co.nz

### LJ Hooker Dunedin (03) 470 1370

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Wayne Graham Realty Ltd