

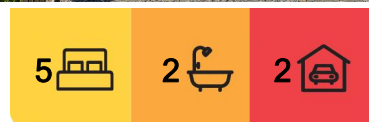


North East Valley, 37 Birchfield Avenue

Almost Two For One -- Support Your Financial Goals!

Auction Location: 63 Musselburgh Rise

Bring the family, the flatmates-or just yourself-to this sunny, flexible home that's packed with value. Whether you're after space, income, or a future-proof property, this affordable opportunity ticks all the boxes. Originally a two-bedroom home, it's been thoughtfully transformed over 42 years into a spacious, versatile residence. The main house features three bedrooms and a brand-new bathroom, while an internally connected two-bedroom granny flat-with its own kitchenette and switchboard-offers options for extended family, guests, or rental income. Bathed in natural light and surrounded by trees and birdsong, the home enjoys sweeping valley views and excellent indoor-outdoor flow to a large, north/northwest-facing deck-ideal for relaxing or entertaining. Additional highlights include great off-street parking, easy access to the city and public transport, and a highly sought-after sunny location. Smart buyers will recognise the rare combination of flexibility, space, and affordability-don't miss your chance to secure a home that adapts to your lifestyle and



For Sale
\$559,000

View
Sun 29th Jun @ 3:00PM - 3:30PM

Contact
Pam Mulder
027 454 3366
Pam@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

supports your financial goals.

More About this Property

Property ID	3PUTGDS
Property Type	House
Land Area	649 m2
Licensed Real Estate Agents (REAA2008)	

Pam Mulder 027 454 3366

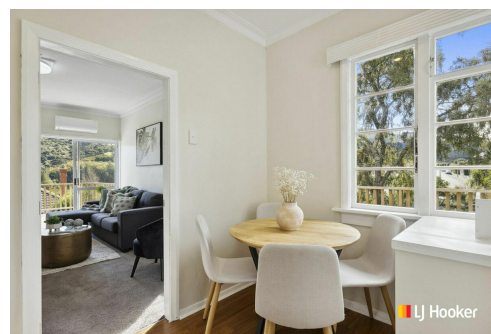
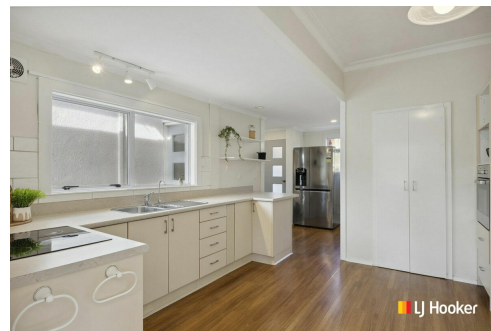
Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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63 Musselburgh Rise, DUNEDIN 9013

dunedin.ljhooker.co.nz | dunedin@ljhdunedin.co.nz



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