



37 Birchfield Avenue, North East Valley

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## Almost Two For One -- Support Your Financial Goals!

**FOR SALE**  
\$559,000

### AGENTS

Pam Mulder  
027 454 3366  
Pam@ljhdunedin.co.nz

### AGENCY

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

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 supports your financial goals.

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**

## MORE DETAILS

Property ID 3PUTGDS  
Property Type House  
Land Area 649 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Pam Mulder 027 454 3366**

Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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