



60 Islington Street, North East Valley

## Pretty as a Picture -- Renovated with Heart

Auction Location: 63 Musselburgh Rise

Perfectly positioned near the top of a quiet street and overflowing with curb appeal, this loved character cottage will steal your heart the moment you arrive. Enjoy your morning coffee on the sunny verandah, surrounded by a beautifully established garden, a true sanctuary. Step inside and be impressed. Thoughtfully renovated from top to bottom, this home blends timeless charm with modern comfort. Featuring three generous double bedrooms, there's space for family or guests, complemented by tasteful finishes and warmth throughout. Double glazing ensures year-round comfort, while the tiled bathroom adds luxury. Original features have been lovingly preserved. The heart of the home is the light-filled chef's kitchen overlooking a spacious deck, ideal for alfresco dining as the sun sets. The lounge, bathed in afternoon sun, becomes a cosy retreat on winter nights with a wood burner. French doors open to the private deck, stepping down into an enchanting, easy-care garden, a magical space where children can play for hours. This is a home to fall in love with - stylish, functional, full of soul in this highly sought after location. Walking distance to great cafes, the botanical gardens and the university, with excellent public transport in to the city just minutes away.

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### AUCTION

Wed 29th Oct @ 5:30PM

### VIEW

Sun 19th Oct @ 1:30PM - 2:00PM

### AGENTS

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

### AGENCY

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

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Interested parties must rely solely on their own enquiries.



The current owner is relocating, presenting a rare opportunity to secure this special property at auction. Don't miss your chance.

## MORE DETAILS

Property ID 3QCGGDS  
Property Type House  
Land Area 528 m2  
Licensed Real Estate Agents (REAA2008)

**Pam Mulder 027 454 3366**

Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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Sizes And Dimensions Are Approximate, Actual May Vary

