



39 Penenjou Road, Otago

## Otago - Spend Your Weekends At Home!

Ant's "Fluff-Free" Description...

Built by the current Owner over 30 years ago, this Otago beauty is waiting for a new family or two!

The Home...

- 282 sqm approx of real-deal living space per plan
- Five bedrooms plus a dedicated study - or four plus an extra living room if that suits your tribe better
- Three bathrooms total - family bathroom on the main level, ensuite upstairs, extra bathroom beside the rumpus
- Multiple living zones that actually separate noise and people: front lounge, open family zone off the kitchen, and a huge downstairs rumpus

5 🏠 3 🚗 7 🚗

### FOR SALE

Offers Over \$1.75 Million

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

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**

- Family-sized kitchen at the heart of the home with easy line-of-sight to the entertaining terrace and pool
- Upstairs parents' retreat is the quiet escape - king-scale bedroom, walk-in robe and a proper ensuite
- Separate study on the main level - shut the door and get things done
- Practical laundry and a separate toilet to keep the morning rush civil

#### Floorplan That Works...

- Main level carries four bedrooms plus study - kids are close, chaos is contained
- Entire top floor is the owners' level - no midnight stair shuffle past teenagers
- Downstairs rumpus with its own bathroom - guests, teens, gym, studio...whatever your heart desires!
- Internal access across all levels for weather-proof living

#### The Great Outdoors...

- Sunny entertaining terrace stepping straight out from the family hub
- Above-ground pool that will ruin screen time in the best possible way
- Wide verandahs for shade, shelter and that evening drink
- Park-like grounds with level lawn, established trees and loads of space for chooks, cubbies and backyard cricket
- Elevated position with Mountain and Derwent outlooks from key areas, especially the upstairs retreat

#### Garaging, Storage and the Toys...

- Oversized under-house garage approx 13.3 m x 8.5 m - multi-car plus a serious workshop and storage
- Long private driveway with abundant off-street parking for boat, van and visitors
- Storage where you actually need it so the house stays calm and clutter-free

#### Comfort and Practicality...

- Light-filled orientation to the living hub and terrace
- Easy-care finishes designed for family use and entertaining

- Thoughtful separation between living zones and bedrooms for actual peace

#### The Location...

- Quiet Otago pocket with that coastal-country feel
- Quick East Derwent access for an easy run to Lindisfarne services and straight into the CBD
- Close to boat ramps, walking tracks, sport and schools - the lifestyle is the point

#### Numbers That Matter...

- House size: 282 sqm approx
- Beds: 5 plus study
- Baths: 3
- Living zones: 3
- Garaging: huge under-house garage plus masses of off-street parking

#### Why It's a Winner...

- Space for everyone and everything - without compromise
- Indoor-outdoor flow that works in real life
- Retreat upstairs for the grown-ups, rumpus down for the chaos
- Garaging that laughs at your toy collection

Onwards and upwards to your big and bold Otago retreat!

"I Work Harder - It's THAT Simple!"

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## MORE DETAILS

Property ID	DUJ1F
Property Type	House
House Size	282 m2
Land Area	11100 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Ant Manton 0408 621 856

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

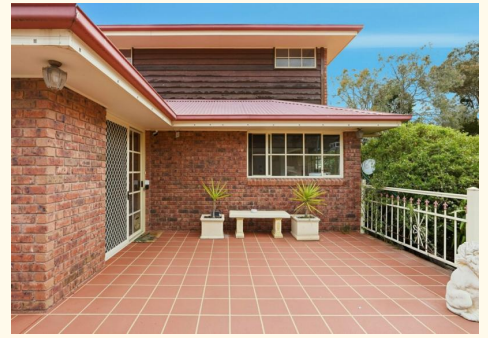
### Zac Flanagan 0466 685 937

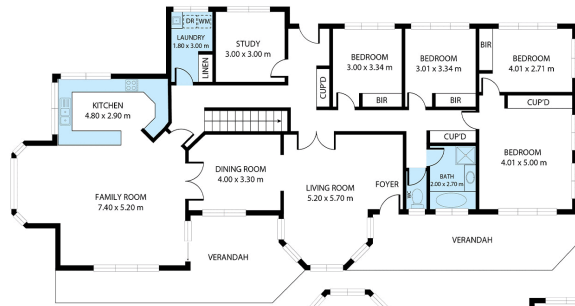
Operations Manager to Ant Manton | [zflanagan@ljhpinnacle.com.au](mailto:zflanagan@ljhpinnacle.com.au)

### LJ Hooker Pinnacle Property (03) 6272 8177

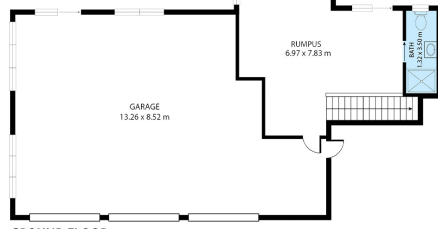
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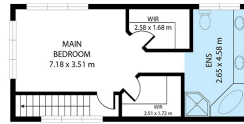




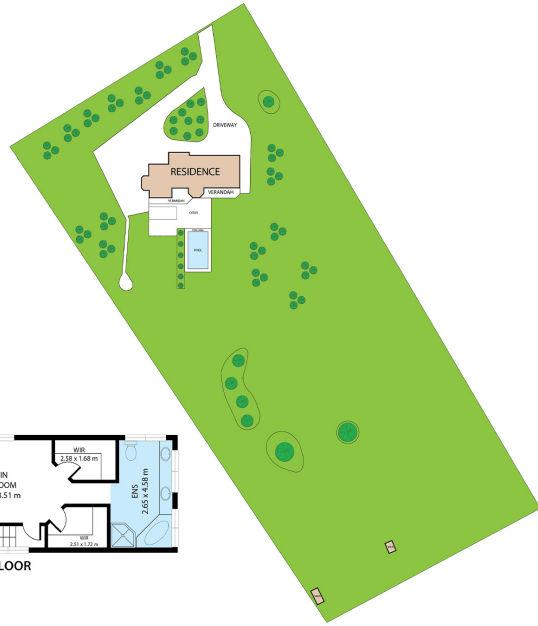
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



**39 Penenjou Road, Otago**  
House area: 282 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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