

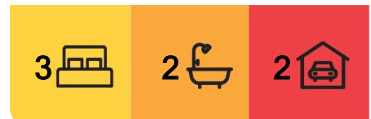
## Pine Hill, 28 Dalrymple Street

A 200m<sup>2</sup> home with Garaging and Off-street Parking X3

Welcome to a home that offers the perfect balance of space, privacy, and breathtaking views. Set on an elevated 999m<sup>2</sup> site, this 200m<sup>2</sup> sunny and versatile property is designed to capture stunning panoramas stretching over lush paddocks, the city, harbour, and out to sea. Whether you're looking for a family-friendly haven, a place to entertain, or a peaceful retreat, this home has it all.

Upon entry, you'll be greeted by a generous living area, separate laundry, and convenient guest toilet. The heart of the home is the open-plan kitchen and dining area, seamlessly connecting to a versatile family room. Over the years, this adaptable space has served as a children's playroom, bedroom, and even a sewing room, offering endless possibilities for your lifestyle needs. Upstairs, you'll find three well-appointed double bedrooms, each with built-in wardrobes, along with a bathroom, separate shower room, and an additional toilet for ultimate convenience.

Stay comfortable year-round with a cozy wood burner conveniently positioned to service the ground floor and a heat pump in the lounge. Double glazing on the entire ground floor



**For Sale**  
Enquiries Over \$649,000

**View**  
[ljhooker.co.nz/3PEQGDS](http://ljhooker.co.nz/3PEQGDS)

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

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(except the garage) ensures enhanced comfort throughout the seasons.

This fantastic family home also features a double garage and off-street parking for up to three vehicles. With solid bones and great spaces to spread out and relax, this is a must-see property. Don't miss your opportunity--come along this weekend and experience it for yourself!

## More About this Property

<b>Property ID</b>	3PEQGDS
<b>Property Type</b>	House
<b>House Size</b>	200 m2
<b>Land Area</b>	999 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Trista Townsend 021 484 221**

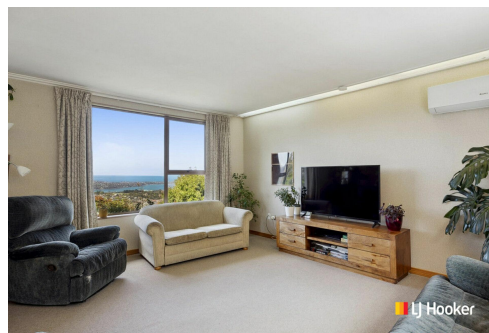
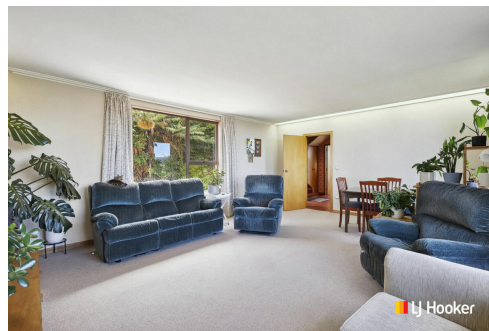
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