



1 Seddon Street, Ravensbourne

## Full of Character, Framed by Harbour Views

Auction Location: 63 Musselburgh Rise, Dunedin




The first opportunity to view this property will be on 11 January 2026.

1 Seddon Street is a substantial character villa that combines space, privacy, and some truly impressive harbour views.

The home offers four generous, light-filled bedrooms and two bathrooms, making it well suited to families or anyone wanting room to spread out. High ornate ceilings and classic villa features add warmth and charm, while thoughtful updates ensure everyday comfort.

The open-plan living area is spacious and inviting, with the kitchen positioned right at the centre. A natural hub for daily life and entertaining. French doors open directly from the living space to the rear of the property, creating an easy indoor-outdoor connection.

Recently added, the deck at the back of the home takes full advantage of the privacy and sun. It's an ideal space for entertaining, summer BBQs, or simply relaxing in the evening as the sun streams

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**FOR SALE**  
Auction

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 **LJ Hooker**

in. The family-friendly section flows seamlessly from the deck, making it perfect for kids, pets, or hosting friends.

From inside and out, you'll enjoy stunning panoramic harbour views that add a real sense of calm and outlook to the home - views that never lose their appeal.

Comfort is well catered for with a woodburner, heatpump, good insulation, and double glazing throughout most of the living areas, ensuring the home stays warm and inviting through the cooler months.

Downstairs, basement garaging provides excellent storage and workshop space, complemented by off-street parking. All of this is just a short five-minute drive from the Stadium, while still enjoying the peaceful, elevated position Ravensbourne is known for.

This is a large character home with great outdoor living, privacy, and views you'll truly appreciate every day.

To be sold by Auction, unless sold prior.

## MORE DETAILS

Property ID                    3QQDGDS  
Property Type                House  
Land Area                    931 m2  
Licensed Real Estate Agents (REAA2008)

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