



Roslyn, 31 Kilgour Street

Character-Filled Villa with Modern Comforts

This beautiful 1910s villa seamlessly blends timeless character with modern comforts. Located just 5 minutes from the CBD and a short walk to Roslyn's bustling village, it offers the perfect balance of charm and convenience.

At the heart of the home lies the open-plan kitchen and dining area--carefully crafted for both easy entertaining and everyday practicality. Step outside to a sun-drenched backyard, complete with two inviting zones perfect for relaxing with a good book or hosting friends and family during the balmy autumn months. The adjoining lounge features custom cabinetry and provides a warm, welcoming space to enjoy the cozy winter evenings ahead. Tucked away on a quiet and peaceful street, this home is a true sanctuary.

The character-filled bathroom offers a delightful retreat, while three generously sized double bedrooms--each flowing off a central hallway--provide plenty of space for family or guests. Thoughtful climate control, including a cozy wood burner and multiple heating and cooling options throughout, ensures year-round comfort in every season. A single garage at the front of the section offers convenient off-street parking and additional storage

3 

1 

1 

For Sale

Enquiries Over \$799,000

View

Sat 3rd May @ 1:45PM - 2:15PM

Contact

Trista Townsend

021 484 221

Trista@ljhdunedin.co.nz

making day-to-day living that much easier.

Bursting with character, this enchanting villa is a rare find. Act quickly--early viewing is highly recommended!

More About this Property

Property ID	3PN4GDS
Property Type	House
Land Area	642 m ²
Licensed Real Estate Agents (REAA2008)	

Trista Townsend 021 484 221

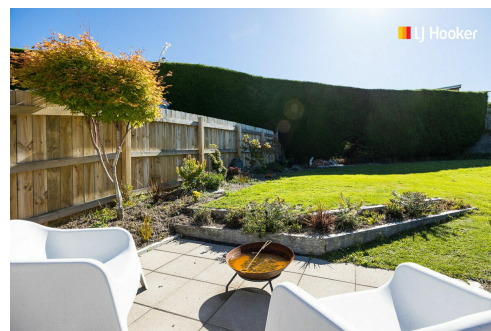
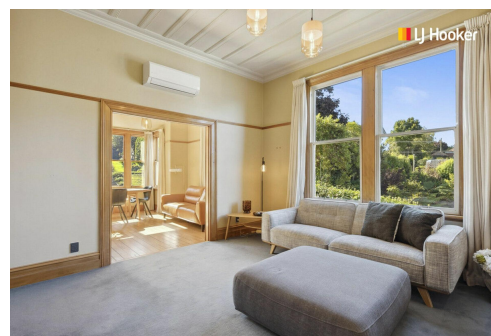
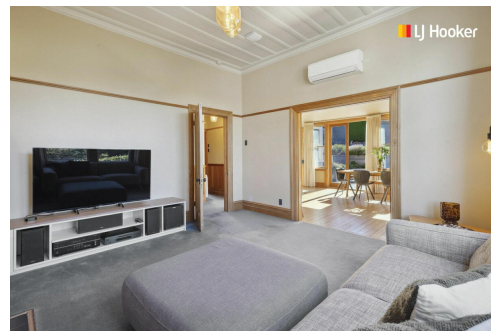
Licensee | Trista@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

dunedin.ljhooker.co.nz | dunedin@ljhdunedin.co.nz



Disclaimer: 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 Dunedin

(03) 470 1370

Wayne Graham Realty Ltd