

Roslyn, 44 Littlebourne Road

Best Buy In Roslyn - Be Quick

One thing is for certain, this property will be sold. The owners new home is complete and instructions are clear - 'sell the property now!'

Nestled in the heart of central Dunedin, selling well below the RV, this stunning 4-bedroom residence exudes elegance and style. Privately ensconced, the home boasts immediate access from its rear gate to the enchanting Roberts Park, offering an oasis of tranquility within reach.

As you step inside, the home welcomes you with an air of sophistication. The interior design seamlessly blends modern aesthetics with classic charm. The spacious layout offers multiple living options, embracing versatility.

The 4 well-appointed bedrooms all provide ample space & storage. The entry level is an oasis for extended families or teenagers with a rumpus room, studio room, bathroom. This home showcases a commitment to both style and functionality with convenience and comfort. The property provides ample space undercover for multiple vehicles, ensuring effortless access for residents and guests alike. The exterior of the home is adorned with

4

3

3

For Sale

Enquiries Over \$750,000

View

ljhooker.co.nz/3NMTGDS

Contact

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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.

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(03) 470 1370

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an established, mature garden, a horticultural masterpiece boasting beautiful rhododendrons that paint the landscape with bursts of vibrant colours throughout the seasons. The garden offers a peaceful sanctuary for outdoor gatherings or quiet moments of contemplation.

This exceptional home is more than just a dwelling; it's a testament to refined living, offering a blend of modern comfort and natural beauty, all within reach of Dunedin's vibrant amenities. Walk to Moana pool in minutes, the Octagon in approx. 8 minutes, and numerous schools are within walking distance.

Immediate possession is available, be quick. This is excellent value in this city fringe location.

More About this Property

Property ID	3NMTGDS
Property Type	House
Land Area	587 m ²
Licensed Real Estate Agents (REAA2008)	

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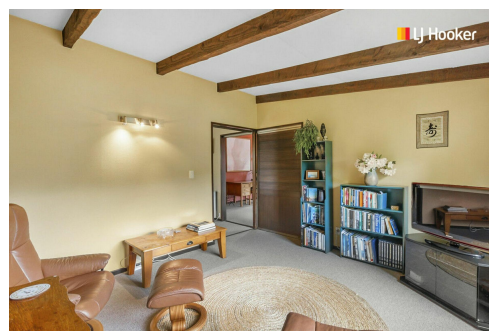
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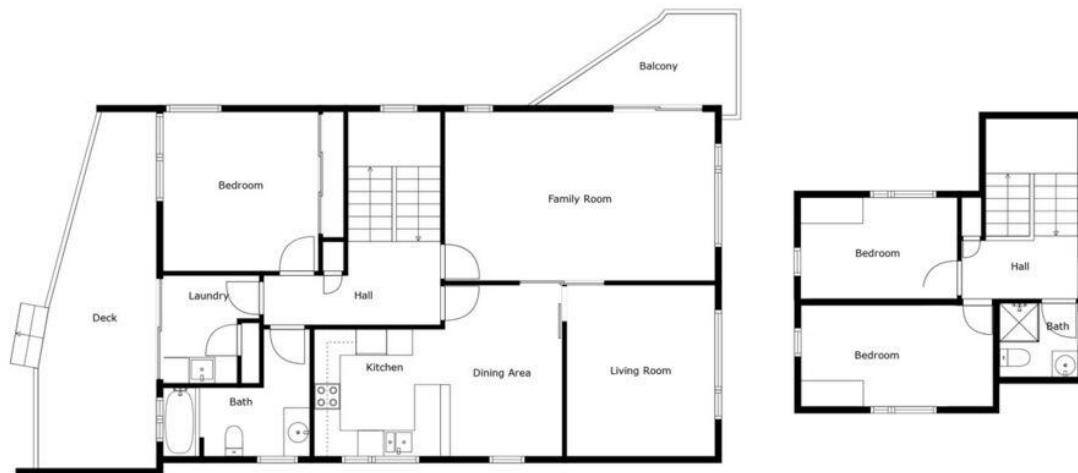


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Floor 2



Floor 1

Sizes and dimensions are approximate, actual may vary