

Shiel Hill, 125 Highcliff Road

Position, Presentation & Parking

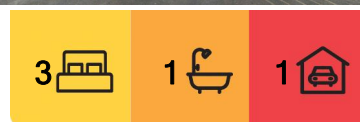
Auction Location: 63 Musselburgh Rise

This beautifully presented single level home offers the perfect blend of effortless modern living and breathtaking ocean views, a rare combination in such a desirable location. Step inside to a light-filled open-plan kitchen, dining, and living area, where large windows draw your eye straight out to the horizon. Imagine unwinding in the evenings as you take in glorious daylight saving sunsets, right from your lounge.

Set back from the street for privacy, the home boasts a wide, easy-access driveway, internal-access garaging, and off-street parking for 3-4 vehicles, a valuable bonus that's hard to come by.

The low-maintenance, landscaped garden provides a peaceful space to relax or entertain, while the fully fenced courtyard lawn offers a sunny, secure area for kids or pets to play.

Recent upgrades include: Sto-plaster cladding system for peace of mind and excellent



Auction

Wed 30th Jul @ 5:30PM

View

By Appointment

Contact

Geraldine Hermens

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Geraldine@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.

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insulation, partial double glazing for added warmth and comfort. Fresh décor throughout, updated carpets, curtains, and a sleek, modern kitchen and bathroom.

With three generous bedrooms, a dedicated home office, and a spacious open-plan layout, this home is tailor-made for modern families and professionals alike.

Located in a sought-after neighbourhood, close to quality schools, the bus stop and local amenities, this is your opportunity to secure a move-in-ready home that ticks all the boxes.

The vendor is motivated and ready to sell, don't miss your chance to make this your own.

Early viewing is highly recommended.

More About this Property

Property ID	3Q33GDS
Property Type	House
Land Area	713 m2
Licensed Real Estate Agents (REAA2008)	

Geraldine Hermens 027 473 0922

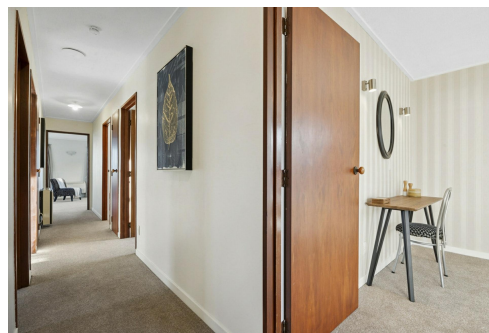
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