



## Shiel Hill, 64 McKerrow Street

Don't Miss This - Modern & Spacious

Built in 2012 and selling under the Registered Valuation, this substantial property offers 262sqm of expansive floor area and is easy living at it's finest! Whether you're upsizing or chasing that perfect, low maintenance retreat, this sleek three bedroom and three bathroom home delivers the total package in one of Dunedin's most family-friendly neighbourhoods. Natural light fills the living, dining and kitchen space, with the separate sitting room extending onto a peaceful balcony, perfect for your morning coffee or evening BBQ's.

Comfort is key, and this property has you covered year-round with the double glazing, insulated panels and two heat pumps. One heat pump being located in the upstairs living area and the second being positioned downstairs, where you'll find the most versatile of spaces that includes a large recreation room, the third bedroom with adjoining ensuite and walk-in-robe, plus a separate laundry. This multi-functional space invites endless possibilities - create your dream home cinema, second lounge, games room, or a vibrant



**For Sale**  
Negotiation

**View**  
Sun 7th Sep @ 11:00AM - 11:30AM

**Contact**  
**Jason Hynes**  
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**(03) 470 1370**  
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studio, the choice is entirely yours.

With internally accessed double garaging, plus additional off-street parking, there is plenty of room for the vehicles and there is absolutely no lawns to worry about here, meaning you have the time to just enjoy your new home! Situated only minutes from several of Dunedin's best beaches and top-rated schools, this property provides the ability to secure a premium lifestyle in a beautiful setting!

## More About this Property

<b>Property ID</b>	3PURGDS
<b>Property Type</b>	House
<b>House Size</b>	262 m2
<b>Land Area</b>	414 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Jason Hynes 021 225 5527

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

### Lawrence Schaumann 027 418 6204

Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

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