



61 Coutts Gully Road, Taieri Mouth

## A Property with Heart & History




If you've been looking for space, privacy, and a proper coastal lifestyle, this Taieri Mouth property is well worth your attention, I have committed vendors and a clear instruction to sell, this is a rare lifestyle offering where hesitation could mean missing out!

Set on approximately 9.81ha (-+), it offers a great balance of usable land and natural surroundings, all within an easy drive of the city. You're about 20km from Brighton and around 38km from Dunedin CBD, so it's an easy commute while still feeling like a real escape.

The land itself is nicely varied. Around 4.8ha is established in mature pines and blue gums, which could provide a future return, while the rest is open and flexible, ideal for grazing, a few animals, or simply enjoying the space.

The home has real character, dating back to the 1870s, It offers four bedrooms (three doubles and a single or office), a separate lounge, and an open-plan kitchen and dining area. Double glazing is a real bonus and makes a noticeable difference year-round.

There's also a separate, self-contained one-bedroom dwelling. It's well set up with its own bathroom and open-plan living, making it a great option for extended family, guests, or even Airbnb income.

5  2  2 

### FOR SALE

Enquiries Over \$749,000

### VIEW

Sun 7th Jun @ 1:30PM - 2:00PM

### AGENTS

Luke MacDonald  
027 8650 864  
luke@ljhdunedin.co.nz

### AGENCY

LJ Hooker Dunedin  
(03) 470 1370  
Wayne Graham Realty Ltd

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**

With ocean views, good outbuildings and plenty of scope to make it your own, this is a solid lifestyle property in a great location.

Auction day will determine the new owner - make sure you're ready!!

### MORE DETAILS

Property ID                    3R4FGDS  
Property Type                Lifestyle  
Land Area                    9.81 hectare  
Licensed Real Estate Agents (REAA2008)

**Luke MacDonald 027 8650 864**

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

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)

