



17 Shandon Road, Vauxhall

## A Vauxhall Residence Above the Rest

Positioned in one of Dunedin's most sought-after suburbs, Vauxhall, this stunning elevated property captures sweeping harbour and city views from almost every room.

Designed to maximise year-round sun, the home offers a warm and welcoming ambience, enhanced by double glazing throughout. Thoughtfully arranged over three levels, this low-maintenance property delivers flexibility and comfort, perfectly suited to buyers at every stage of life.

The upper level is dedicated to an impressive main bedroom suite and office, complemented by a dual-access bathroom and oversized wardrobes. Each morning begins with breathtaking views, a spectacular outlook that truly must be experienced to be fully appreciated.

Entertaining is effortless thanks to seamless indoor-outdoor flow to a sun-soaked patio, ideal for hosting family and friends. Internal access to a spacious double garage ensures everyday convenience and security.

Crafted with quality and positioned in an exceptional location, this is a highly desirable home offering lifestyle, comfort, and remarkable views in equal measure. This represents an outstanding opportunity for astute buyers who recognise the value of quality and location.

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### FOR SALE

Negotiation

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

With the owners' next move secured, motivation is high and this represents an outstanding opportunity for astute buyers who recognise the value of quality and location. Viewing by appointment - call now to view.

## MORE DETAILS

Property ID                    3QZVGDS  
Property Type                House  
Land Area                    482 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

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