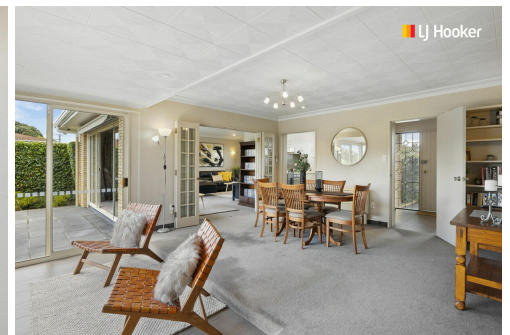
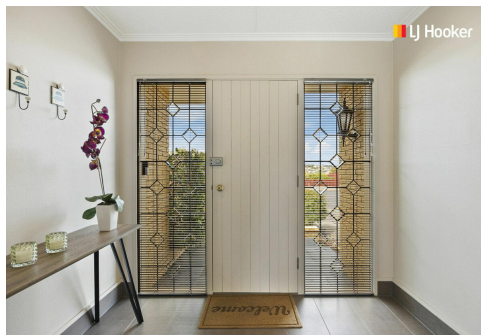


**SOLD**



## Vauxhall, 42 Glendevon Place

Auction Date Has Been Brought Forward.

Auction Location: LJ Hooker Dunedin, 63 Musselburgh Rise

Auction is now on Monday 4th 2024 at 2.30pm. The auction will be held at LJ Hooker Office 63 Musselburgh Rise, Dunedin.

As you approach the home, you're greeted by its inviting exterior nestled on a corner site, offering both privacy and street appeal. Stepping inside, you're welcomed into a spacious open-plan living area that effortlessly combines the kitchen, dining, and living spaces. The high ceilings and large windows flood the home with natural light and sunshine, creating a bright and airy atmosphere. The kitchen has modern appliances, ample storage and from here, you have uninterrupted views of the dining area and living room, creating a cohesive and inclusive space for family gatherings and socialising.



**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.

3 

2 

2 

**For Sale**

Auction

**View**

[ljhooker.co.nz/3MWGGDS](http://ljhooker.co.nz/3MWGGDS)

**Contact**

**Geraldine Hermens**

027 473 0922

[Geraldine@ljhdunedin.co.nz](mailto:Geraldine@ljhdunedin.co.nz)

**Amelia Hermens**

022 415 2359

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**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd



The living areas open up seamlessly to the outdoors, where you'll find a well-manicured garden and a relaxing patio area. Whether you're enjoying a morning coffee or hosting a barbecue with friends, this outdoor space offers the perfect setting to relax in.

Three good-sized bedrooms and two bathrooms provide plenty of space for the whole family or accommodating guests.

Convenience is key with internal access to a double garage and additional storage space.

Single-level, this immaculate property provides ample space and seamless indoor-outdoor flow, perfect for comfortable living and entertaining. Located in the sought-after neighborhood of Vauxhall, this home is the perfect combination of convenience and tranquility. With easy access to local amenities, parks, and schools, this is truly a place you'll be proud to call home.

## More About this Property

<b>Property ID</b>	3MWGGDS
<b>Property Type</b>	House
<b>Land Area</b>	506 m²
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Geraldine Hermens

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

### Amelia Hermens

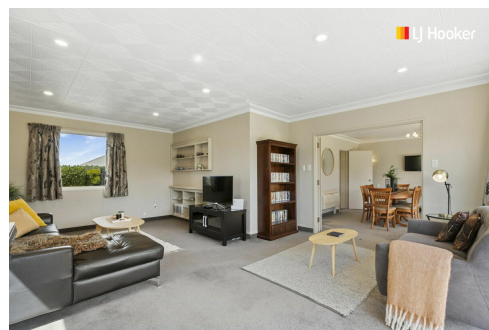
Licensee | [amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)

### LJ Hooker Dunedin (03) 470 1370

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