



Warrington, 13 Couper Street

Coastal Charm Meets Contemporary Living

Nestled in the serene coastal community of Warrington, just 20 minutes north of Dunedin, 13 Couper Street offers a harmonious blend of historic charm and modern convenience. This extensively renovated original cottage, complemented by a contemporary secondary building, provides a unique lifestyle opportunity in a picturesque setting.

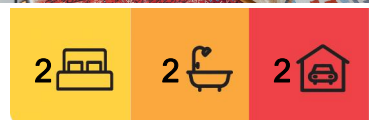
Main Residence: Timeless Elegance with Modern Comforts

*Open-Plan Living: The heart of the home features a spacious open-plan kitchen, dining, and living area, perfect for entertaining or relaxing with family.

*Additional Lounge: A separate lounge offers flexibility ideal as a second bedroom, home office, or cozy retreat.

*Luxurious Bathroom: Enjoy a freestanding bath and a built-in tiled shower, combining style and functionality.

*Comfortable Bedroom: A generously sized bedroom provides ample space and tranquility.



For Sale
Enquiries Over \$780,000

View
l.jhooker.co.nz/3PSMGDS

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- *Year-Round Comfort: Equipped with a freestanding Nectre Bakers Oven Heater, heat pump, ceiling and underfloor insulation, and predominantly double-glazed windows.
- *Updated Roof: Recent roof enhancements ensure durability and peace of mind.

Secondary Building: Architectural Excellence by Richard Murphy
Designed in 2019 by renowned local architect Richard Murphy, the 75m2 secondary structure seamlessly integrates with the main residence:

- *Versatile Garage: A spacious single garage with thoughtfully designed storage, including dedicated areas for trailers and kayaks.
- *Additional Bedroom: A large bedroom with ample storage and a stunning tiled shower, featuring external access perfect for rinsing off after beach outings.
- *Functional Laundry: A generous laundry space caters to all household needs.
- *Design Features: Polished concrete floors and gable-style ceilings add a touch of modern sophistication.

Outdoor Oasis

- *Landscaped Gardens: Surrounding the property, meticulously landscaped gardens offer a private sanctuary for relaxation and outdoor activities.

Lifestyle and Location

Warrington is a vibrant coastal village known for its strong community spirit and natural beauty:

- *Warrington Beach: A family-friendly beach patrolled by the local Surf Life Saving Club during summer, offering safe swimming and surfing opportunities.
- *Blueskin Bay: Explore the estuary's rich birdlife, including oystercatchers, godwits, and even penguins.
- *Community Amenities: Enjoy local facilities such as the Warrington Hall, seasonal café, children's playground, and walking tracks through dunes and forests.

Experience the perfect blend of coastal tranquility and modern living at 13 Couper Street. This property isn't just a home, it's a lifestyle.

More About this Property

Property ID	3PSMGDS
Property Type	House
Land Area	589 m2
Licensed Real Estate Agents (REAA2008)	

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