

## Waverley, 17 Coolock Crescent

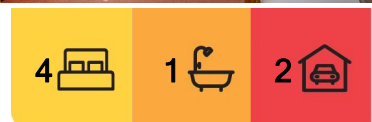
Priced to Sell! Relocating Vendors Want SOLD!

Put yourself first in line to own this quality 1970's brick beauty situated in a quiet cul-de-sac in sought-after Waverley. Perfect for growing families, this 180m<sup>2</sup> (+/-) family home enjoys the benefit of all day sun and views out to the harbour from the kitchen and main bedroom.

Spread over two levels with three bedrooms and the family bathroom and toilet upstairs; one bedroom, guest w/c and open plan living/dining and kitchen downstairs, this home has a great vibe and lovely feel and is a perfect option for those wishing to be in this desirable location. The living spaces are enhanced with good flow from the dining area to the deck, which will allow the new owner to enjoy a quiet and private space to enjoy a morning coffee or evening wine, while taking in the lovely view of the harbour and listening to the birdsong from the trees that provide protection from the elements.



**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.



**For Sale**

Enquiries Over \$739,000

**View**

[ljhooker.co.nz/3MR7GDS](http://ljhooker.co.nz/3MR7GDS)

**Contact**

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

Wayne Graham Realty Ltd



The garden is well established and with no lawns to mow, you will not be at the mercy of gardening at weekends. The only thing that will keep you busy is attending to the vegetables that grow in abundance at the front of the property and provide a sustainable way of living.

With my vendors plans firmly in place and a relocation out of the city, this fantastic home will is for serious sale so don't delay, view today!

## More About this Property

Property ID	3MR7GDS
Property Type	House
Land Area	640 m²
Licensed Real Estate Agents (REAA2008)	

**Trista Townsend**

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

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