

213 Somerville Street, Waverley




## Best Buy In Waverley

Modern, sunny, and superbly positioned, this spacious four-bedroom, three-bathroom home offers the perfect balance of comfort, style, and family-friendly living. Built in 2003 and spread across two generous levels, the 216m<sup>2</sup> floor plan delivers excellent flow, with light-filled living areas connecting seamlessly to a private, sun-soaked patio and garden - ideal for entertaining or relaxing outdoors.

From the main living spaces, enjoy captivating views that stretch across the city and out to the ocean, adding a touch of magic to everyday life. The well-appointed kitchen anchors the home's social hub, while multiple living zones ensure there's space for everyone to unwind.

Located in the heart of Waverley, you'll love the convenience of being close to local schools, preschools, and the much-loved Tuppence Café - making daily life easy and enjoyable.

Modern, inviting, and ready for its next chapter, this home represents an outstanding family opportunity. The overseas owners are committed to selling prior to or at auction - act quickly to secure this exceptional property.

4  3  2 

### FOR SALE

Enquiries Over \$880,000

### AGENTS

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Amelia Hermens  
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### AGENCY

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

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## MORE DETAILS

Property ID 3QGXDGS  
Property Type House  
House Size 216 m<sup>2</sup>  
Land Area 630 m<sup>2</sup>  
Licensed Real Estate Agents (REAA2008)

**Geraldine Hermens 027 473 0922**

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

**Amelia Hermens 022 415 2359**

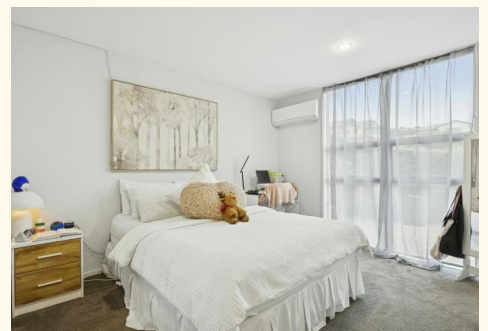
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