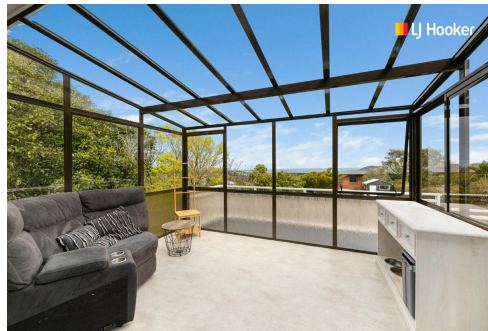
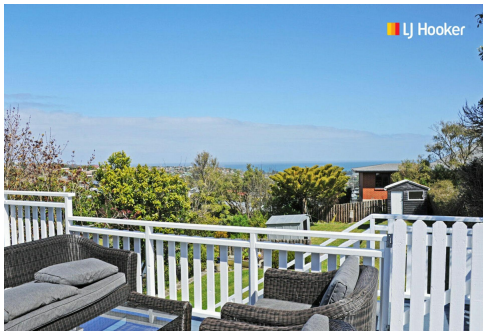


**SOLD**



## Waverley, 31 Scobie Road

Owners on the Move!

Are you looking for spacious affordable family living?

Then welcome to your perfect sanctuary!

You will be impressed as you step into this charming home, spread across two spacious levels. Nestled in the prime location of Waverley, this beautiful residence has been lovingly cared for by its current owners for the past ten years.

Convenience is at your doorstep, with a bus stop just steps from your front gate, a school around the corner, and a short walk to the local dairy and café. Nearby doctors and a pharmacy add to the ease of living here, making daily commutes and errands a breeze. The home's ideal position ensures exceptional sunlight throughout the day, and in the evening, you can unwind on the deck-accessible from both the lounge and living areas-and enjoy stunning views as the sun sets behind Saddle Hill.

Set on a generous 1012m2 section, the property offers plenty of off-street parking, perfect

4 

1 

2 

**For Sale**

Enquiries Over \$729,000

**View**

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

**Contact**

**Toni Curline**

0212225469

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

**Reagan Curline**

0278464545

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



for multiple vehicles or guests. Inside, the home also features the convenience of a second toilet, adding to its practicality. For year-round comfort, the house is equipped with a large floor-mounted heat pump and an inbuilt fireplace, ensuring a cozy atmosphere in every season.

Additionally, the property includes a large basement garage with ample storage, providing all the space you need for a comfortable lifestyle. Experience the perfect blend of tranquility, convenience, and breathtaking views-this is more than just a house, and could be just what you have been looking for.

Don't wait contact us today to make this Waverley gem your own!

## More About this Property

Property ID	3NTXGDS
Property Type	House
House Size	200 m²
Land Area	1012 m²
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

**Toni Curline 0212225469**  
Licensee | [toni@ljhdunedin.co.nz](mailto:toni@ljhdunedin.co.nz)  
**Reagan Curline 0278464545**  
Licensee | [reagan@ljhdunedin.co.nz](mailto:reagan@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**  
Wayne Graham Realty Ltd  
63 Musselburgh Rise, DUNEDIN 9013  
[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



**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.

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



This floorplan is not to scale and is for illustrative purposes only.