



Waverley, 3A Brugh Place

First Time Ever on the Market

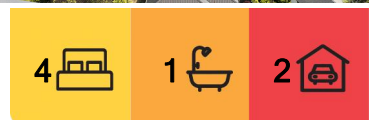
Auction Location: LJ Hooker Dunedin, 63 Musselburgh Rise

Position yourself for prime living in this exceptional Oamaru stone and larch wood home, located in the highly sought-after suburb of Waverley. Perfect for growing families, this spacious 240m² (+/-) residence is perched on an elevated site, soaking in all-day sun with breathtaking views of Saddle Hill and the sea.

Designed across three levels, the home offers a functional layout tailored for comfortable living. The entrance level features the main bedroom, bathroom, kitchen, living areas, and a versatile den/library, which could easily serve as a fourth bedroom. Two additional bedrooms are tucked away upstairs, ensuring privacy for family members or guests.

A generous, internally accessed basement garage comes complete with a workshop, extra toilet, and laundry, providing ample space for projects and storage.

The dining area seamlessly flows into a light-filled conservatory, creating the perfect space to unwind while taking in the stunning views. Outside, the established section requires



Auction

Wed 6th Nov @ 5:30PM

View

Tue 15th Oct @ 5:00PM - 5:30PM

Contact

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minimal upkeep, with low-maintenance lawns that free up your weekends for relaxation rather than gardening.

This much-loved home has been cherished by its current owners for 42 years, and now it's ready for the next family to make their own special memories in this desirable location.

Please note —When attending open homes, please park on Brugh Place and not up the private drive to access the property.

More About this Property

Property ID 3NVMGDS

Property Type House

Licensed Real Estate Agents (REAA2008)

Trista Townsend 021 484 221

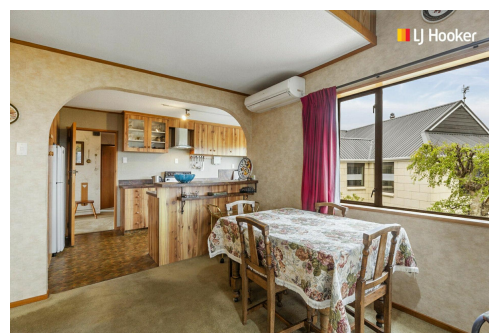
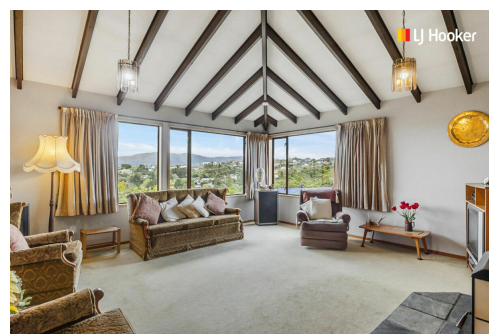
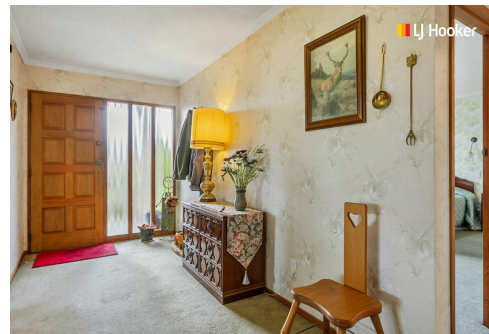
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