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More people choose BayleysMetro to sell their homes than any other company.

- Dunedin's most experienced and successful sales team
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- One of the lowest commission rates available

If you are considering selling and want the maximum possible price the BayleysMetro team would love the opportunity to talk with you and show you why more people choose BayleysMetro to sell their homes.

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North East Valley 377 North Road

PROUDLY MARKETED BY
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**Villa gorgeousness
By negotiation**

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OTAGO REALTY GROUP LTD, BAYLEYSMETRO LICENSED UNDER THE REA ACT 2008 - BAYLEYSMETRO.CO.NZ



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North East Valley 377 North Road

Arguably one of the best villas in Dunedin. Lovingly restored, this is a true masterclass in balancing the defining features with modern elements. What more can I say? It's simply beautiful. A wide hallway connects the three spacious bedrooms and a separate living room. All are gorgeous and a visual symphony. The elegant fireplaces are all operational. The thoughtfully designed, modern kitchen would please a gourmet chef, and features a small butlers pantry with filtered tap, and a separate toilet. The main bathroom is a delight to behold, with its feature bath, walk-in shower, bidet toilet and heated tiles.

The home is efficiently heated by a ducted heat pump system that includes a remote function, with ceiling and underfloor insulation and sound insulation between the bathroom and lounge. Quality appliances are included (Belling stove with gas hobs, Miele dishwasher, Smeg double door fridge/freezer, wine fridge, Bosch front loading washer dryer, television in the kitchen/dining room), fully rewired and replumbed, with gas hot water, so you can move in and enjoy a life less ordinary. There's ample storage throughout, including attic storage. The outdoor living is superb and includes a quality, landscaped garden and storage shed to match the house. Off-street tandem parking for two vehicles. Meticulous attention to detail and an eye for beauty is abundantly apparent throughout this beautiful home. Discerning buyers will appreciate that this presents a rare chance to acquire one of the most beautifully restored villas that Dunedin has to offer.

For a video tour and property information go to:
<https://www.lawrencepeeters.co.nz/current-listings>

LEGAL DESCRIPTION

Lot 20 DP 168

RATEABLE VALUE

\$390,000

DCC RATES

\$2501.09

LAND AREA

499sqm

FLOOR AREA

160sqm

