

WHY CHOOSE BAYLEYSMETRO?

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

- Dunedin's most experienced and successful sales team
- High profile advertising in the Otago Daily Times on Wednesday and Saturday
- All properties featured free of charge on realestate.co.nz, trademe.co.nz and bayleysmetro.co.nz to maximise internet exposure
- 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.

If your property isn't with BayleysMetro... is it really on the market?



LAWRENCE PEETERS

REAL ESTATE MARKETING CONSULTANT

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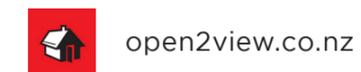
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Sunshine 66 Portobello Road

PROUDLY MARKETED BY
LAWRENCE PEETERS



Architecturally designed, private sanctuary
By negotiation



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Sunshine 66 Portobello Road

Architecturally designed by John D Allingham (MBE), a prominent Dunedin architect, and situated in Sunshine, this classic mid-century design has been thoughtfully modernised to meet the requirements of discerning buyers. Featuring floor to ceiling windows that capture maximum sun and views, this functional yet elegantly designed home is enhanced with high quality double glazing and energy efficient radiator central heating throughout. The classic, central glass entrance and high end decor compliments the design era, including Tom Dixon lighting. This home's attractive, modern kitchen and step down lounge creates an ideal demarcation of light and space, and with its sun-drenched outdoor terrace and garden is an entertainers delight and a gardeners dream. This is a place in the sun where you will enjoy total privacy, within a garden oasis that is only minutes from the Octagon. For the active, the beautiful harbour cycle-walkway is on your doorstep. There are four generous bedrooms plus an office (or a fifth bedroom), with two modern bathrooms (instant gas hot water system) including a walk-through wardrobe and en suite from the master bedroom, with ample storage throughout. The separate laundry room leads you to the eye-catching corten steel courtyard, and a beautiful, landscaped garden setting complete with orchard and attractive plantings, providing peace and seclusion. There's also ample car parking with a large, two vehicle carport and plenty of flat parking and turning space for visitors and guests. Those with an eye for quality, a unique location, privacy and sun will appreciate this immaculately presented home. If you've lived in a well insulated and centrally heated home before, you will be drawn to this.

LEGAL DESCRIPTION

Lot 3-5 DP 6592

RATEABLE VALUE

\$990,000

DCC RATES

\$4,355.69

LAND AREA

2328sqm

FLOOR AREA

240sqm

