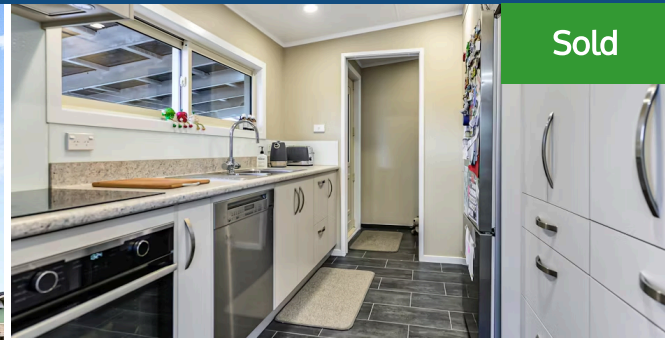




📍 180 Whatawhata Road, Dinsdale



Sold



3 bedrooms 1 carport 1 bathroom

A fabulous way to start your homeownership journey, this well-presented property packs a lot of punch. Major upgrades, including double glazed joinery, insulation (where accessible), and numerous enhancements such as DVS, a heat pump, induction hob and some strategically placed noise-reduction gib, have significantly improved everyday comfort and liveability. The home is quietly positioned away from the road on a substantial 811sqm freehold section with loads of off-street parking, a carport and garden shed. Conversion of the double garage has resulted in a single garage and an office, ideal for home-based workers and those wanting a quiet workspace. Step indoors and be enveloped by a warm, convivial interior. The high-stud lounge, made ambient via a heat pump and ceiling fan, merges with the covered patio overlooking the immaculate backyard. It is easy to picture a family making the most of this indoor-outdoor living environment. While the dining area is open plan with the lounge, eating and socialising will largely be enjoyed alfresco over summer. The kitchen is well equipped to cater for family and friends. Occupants can drive right up to the door and unload their shopping under the shelter of the carport. Double wardrobes provide good bedroom storage. The master has a walk-in robe and access to a full-length deck. Bedrooms are enhanced by internal wall insulation. A full bathroom, separate toilet, and decent sized laundry round off the floor plan. Large lawn areas, Aberdeen School zoning, proximity to shops and services, and super-tidy presentation all combine to provide a superb family living experience. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy & paste the below link into your browser: <https://www.propertyfiles.co.nz/property/760650003>

Land area	811 m <sup>2</sup>
Floor size	138 m <sup>2</sup>
Rateable value	\$830,000
Rates	\$3,408.00



Melissa Wilton

📞 07 853 0013

📱 021 157 3459

✉️ [melissa.wilton@lugtons.co.nz](mailto:melissa.wilton@lugtons.co.nz)