

97 HILLARY STREET, LIBERTON



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SUN, VIEWS & SUSTAINABLE LIVING







a 86 m² **b** 1812 m²

Perched proudly in sunny Liberton, this exceptional home offers the feeling of living amongst the treetops. With panoramic outlooks, all-day sun, and a sense of calm and privacy, it's a property that combines comfort, character, and lifestyle on a generous 1800m²+ section.

Built in the 2000s, the home features three double bedrooms – two of which open directly onto a covered, fulllength deck that invites seamless indoor-outdoor flow. The open-plan kitchen, dining, and living area sits at the heart of the home, warmed by a Yunca woodburner and heat pump, with large sliding doors that draw in natural light and frame the peaceful surroundings. The bathroom is fresh and functional, the laundry cleverly compact, and underneath the home you'll find excellent storage, a workshop area, and even a tucked-away outdoor bath - the perfect spot to unwind and soak under the stars.

Outside, the section is a garden paradise. Terraced levels offer a mix of usable spaces – including a flat lawn for play or relaxation, raised garden beds, a plastic glasshouse, and a chook shed for those seeking a more self-sufficient lifestyle. The upper part of the garden is ideal for entertaining, with a sheltered spa area featuring a Lay-Z-Spa, an outdoor fire, and a charming old aviary that adds both character and opportunity for future projects. With offstreet parking and plenty of space to further develop or simply enjoy, this home is more than just a place to live it's a lifestyle sanctuary waiting to be enjoyed.

















LEGALS Land Area 1812 m

Floor Area 86 m

Tenure Freehold

Rateable Value \$545,000

Land Value \$340,000

Improvements value \$205,000

Rates \$3697.57

Council Zone Residential 1

ENERGY

Heating Wood Burner & Heat Pump

Insulation Ceiling Insulation and Underfloor

Windows Aluminium

Water Heating Electric

CONSTRUCTION Year Built 2000s

Exterior Timber

Roof Colorsteel

EDUCATION

Early Childhood Aurora Tamariki

Primary Liberton Christian School, Pine Hill School

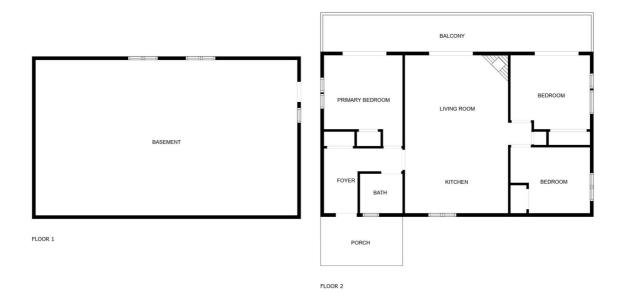
CHATTELS

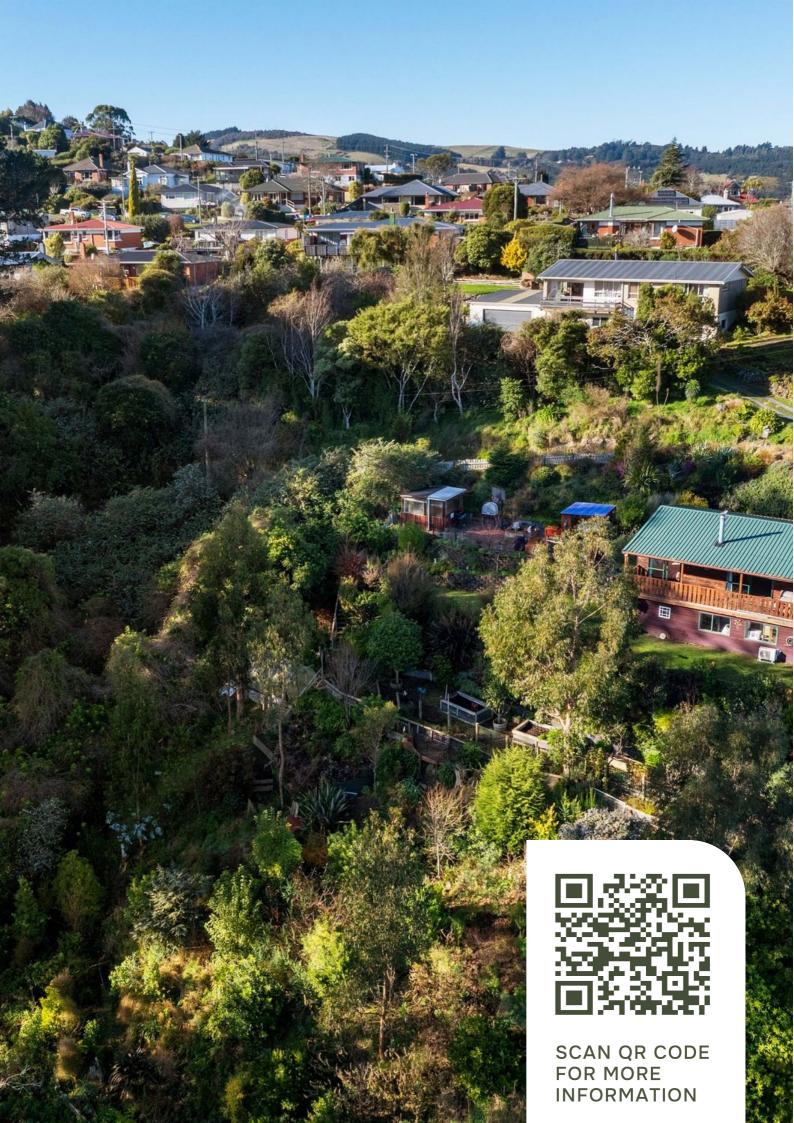
Window Treatments, Dishwasher, Electric Oven, Extractor Fan (bathroom), Fixed Floor Coverings, Heat Pump, Light Fittings, Range Hood, Smoke Detectors, TV Bracket

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FLOOR PLAN









BE supported every step of the way

At Be Real Estate, we're redefining the real estate experience by delivering exceptional service, building lasting relationships, and achieving life-changing outcomes. Founded on the principles of integrity, innovation, and personalized care, we are committed to guiding our clients through every stage of their property journey with expertise and heart.

Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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