



97 HILLARY STREET,
LIBERTON



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SUN, VIEWS & SUSTAINABLE LIVING

🏠 3 🚿 1 🏡 86 m² 📏 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, full-length 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 off-street 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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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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