



**7 JOE BROWN AVENUE,
MOSGIEL**



CHRIS ADAMS
027 433 1656
chris@berealestate.co.nz

**BE REAL
ESTATE**

MODERN COMFORT WITH VIEWS

 3  2  2  170 m²  1003 m²

This freshly completed three-bedroom home combines modern design with everyday functionality, in a sought-after elevated position. Bathed in sun and offering panoramic views, it's a home that captures both comfort and style. The hub of the home is the stylish open-plan kitchen, complete with an adjoining scullery for extra storage and preparation space. The light-filled living and dining area extends seamlessly onto a deck — perfect for entertaining or soaking up the outlook. Comfort is assured year-round with a heat pump, while a good-sized separate laundry provides excellent practicality for busy families.

The home features three generous bedrooms, including a master with ensuite and a compact yet functional walk-in wardrobe. The family bathroom offers both a shower unit and a bath, catering to all household needs. Beautiful cedar detailing is paired with Hardie cladding, creating a striking exterior that's both durable and low-maintenance. Fully double glazed with fresh landscaping, every detail has been considered to bring together comfort and convenience. A basement garage offers secure parking and storage, with easy access via a newly laid asphalt drive. While the garage does not have internal access, the property layout ensures functionality without compromise.







LEGALS	Land Area	1003 m
	Floor Area	170 m
	Tenure	Freehold
	Rates	2,206.83
	Council Zone	Residential1

ENERGY	Heating	Heat Pump
	Insulation	Ceiling, Walls, Underfloor
	Windows	Double Glazed
	Water Heating	Electric

CONSTRUCTION	Year Built	2025
	Exterior	Cedar and Hardies
	Roof	Colorsteel

EDUCATION		
Early Childhood		
Wee Nippers Early Childhood, BestStart Montessori Mosgiel, Arthur Burns Preschool		
Primary		
St Mary's School (Mosgiel), East Taieri School, Elmgrove School, Silverstream School		
Secondary	Taieri College	

CHATTELS	Auto garage door opener, clothesline, electric oven, electric HOB, extractor fan (bathroom), fixed floor coverings, heated towel rail, heat pump, light fittings, range hood, smoke detectors
----------	---

NOTES

FLOOR PLAN



SCAN QR CODE
FOR MORE
INFORMATION



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.

BE
RE

berealstate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008