

7 JOE BROWN AVENUE, MOSGIEL



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BE REAL ESTATE

MODERN COMFORT WITH **VIEWS**

170 m²

1003 m²

This freshly completed three-bedroom home combines modern design with everyday functionality, in a soughtafter 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 Residential 1

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

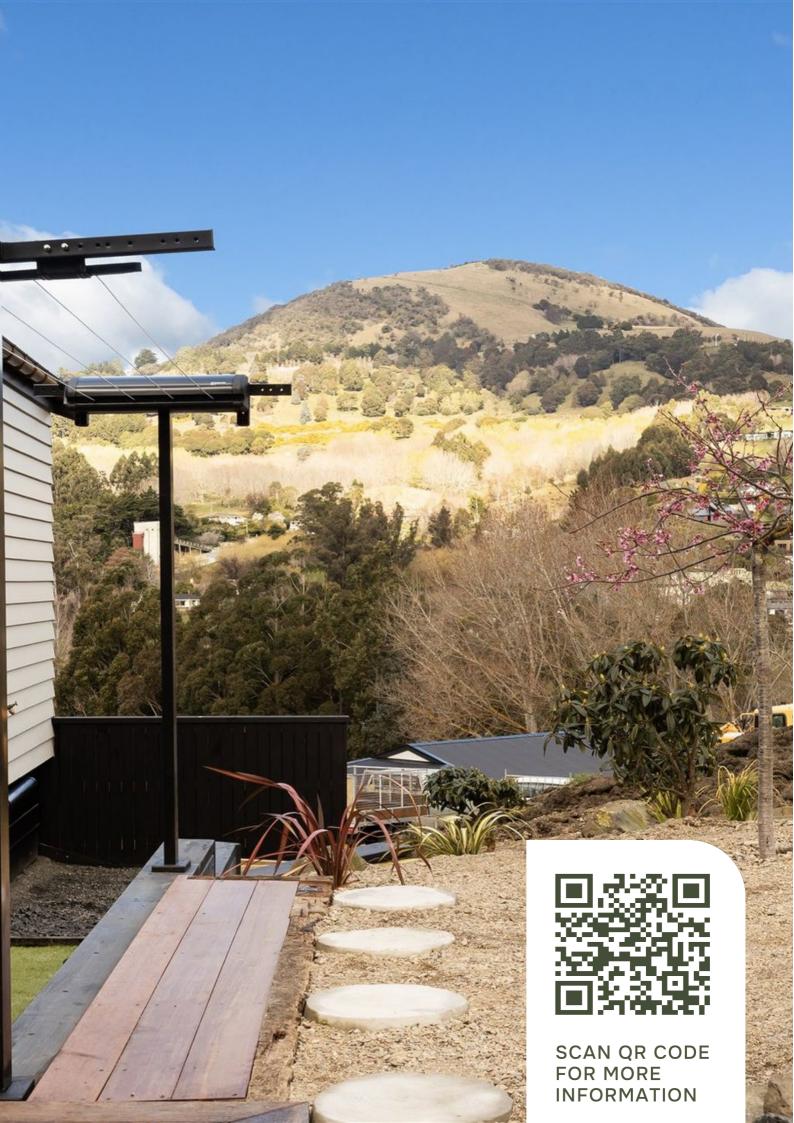
Secondary Taieri College

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





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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