



3 THREE KINGS COURT, OUTRAM



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BE REAL
ESTATE

SLEEK, SOPHISTICATED, AND READY TO IMPRESS

 4  2  2  205 m²  1185 m²

Discover modern living at its finest in this stylish, immaculately presented four-bedroom home. Thoughtfully designed for comfort and contemporary appeal, this home offers seamless functionality paired with high-end finishes throughout.

At the heart of the home sits a sleek, designer kitchen showcasing black and silver finishes, matte-black tapware, and an impressive scullery perfect for additional storage and preparation space. Oversized sliding doors create effortless indoor-outdoor flow, opening onto a sun-soaked deck and entertainment area. The master suite is a true retreat, featuring a walk-in wardrobe and a stylish ensuite. The main bathroom delivers equal sophistication with marble detailing, a luxurious freestanding bath, and a separate toilet complete with its own basin for added convenience.

Set on a low-maintenance, fully fenced section, this home offers privacy, security, and ease of living. The internal access garage comfortably accommodates two vehicles, while generous off-street parking—including space for a caravan—adds versatility. Tucked away down a quiet leg-in driveway, the property enjoys peaceful seclusion without sacrificing proximity to popular local amenities.

A modern haven with style, functionality, and superb entertaining spaces—this home is ready to impress







LEGALS

Land Area	1185 m
Floor Area	205 m
Tenure	Freehold
Rateable Value	\$960,000
Land Value	\$360,000
Improvements value	\$600,000
Rates	\$6,072.67
Council Zone	Township and Settlement

ENERGY

Heating	Heat pump, Wood burner
Insulation	Full Insulation
Windows	Double Glazed
Water Heating	Electric

CONSTRUCTION

Year Built	2020s
Exterior	Hardies Oblique
Roof	Colorsteel

EDUCATION

Early Childhood	Outram Playcentre
Primary	Outram School

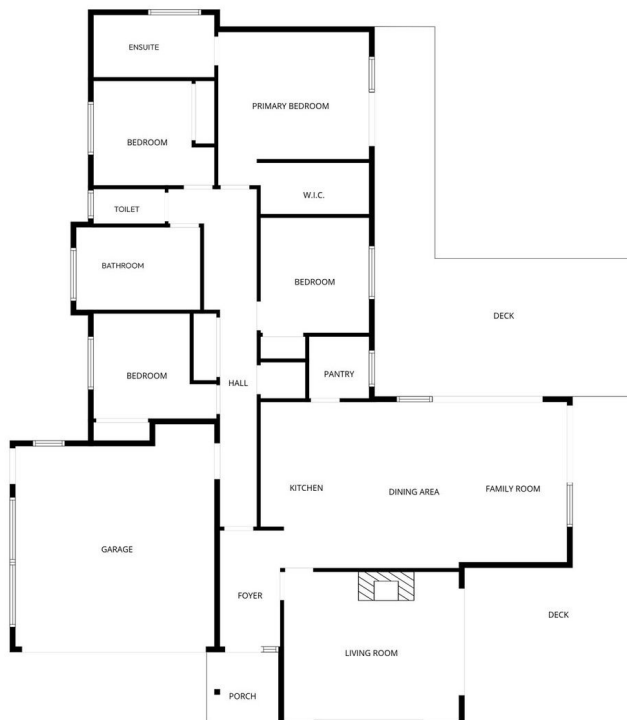
CHATTELS

Auto garage door, window treatments, dishwasher, electric oven, electric HOB, extractor fan, fixed floor coverings, heated towel rail, heat pump, light fittings, range hood, smoke detectors, tv brackets.

Excluded: Pizza oven

[illegible]

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This floor plan is not to scale and is for illustrative purposes only.



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INFORMATION



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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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