

172 FACTORY ROAD, **MOSGIEL**



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FUNCTIONAL & IMPRESSIVE







1 230 m² **1** 527 m²



This architecturally striking Mosgiel home offers a rare blend of style, comfort, and thoughtful design. Soaring ceilings frame the spacious open-plan living, dining, and kitchen area, where a contemporary kitchen with a large island, premium finishes, and a walk-in pantry caters perfectly to entertainers and busy households. Floor-to-ceiling glazing fills the space with natural light, while stacking doors open to the sun-soaked deck and BBQ area, creating effortless indoor-outdoor flow. A dual-sided gas fire adds ambience and warmth to both the lounge and dining zones.

The clever layout ensures seamless everyday living. A separate hallway off the kitchen leads to two double bedrooms bathed in morning sun and a beautifully finished family bathroom featuring a free-standing bath, rain shower, and skylight. The generous master suite sits privately at the end of the home, complete with a walk-in wardrobe, deck access, and an ensuite with his-and-hers basins and dual showers. A thoughtfully positioned toilet between the ensuite and hallway, accessed by cavity sliders, offers added convenience for family and guests.

Outdoors, the low-maintenance section includes a lush lawn, established vegetable garden, and plenty of room for pets, all presented with care and attention. Situated close to Mosgiel's amenities, schools, parks, and transport links, this home delivers modern living in a peaceful, family-friendly location.

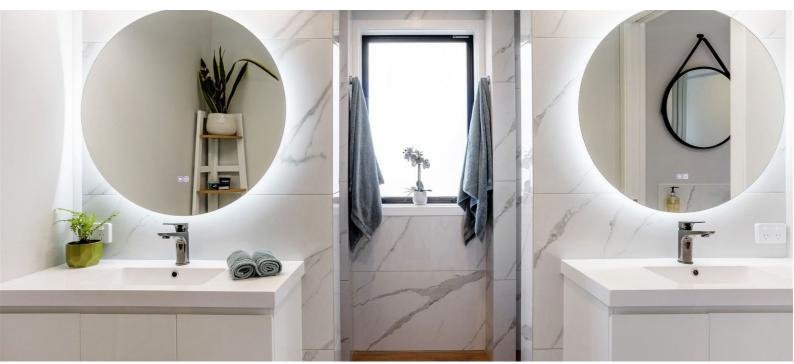
















LEGALS Land Area 527 m

Floor Area 230 m

Tenure Freehold

Rateable Value \$1,050,000

Land Value \$380,000

Improvements value \$670,000

Rates \$5,097.26

Council Zone Residential 1

ENERGY

Heating Ducted heat pump, under tile heating

Insulation Full Insulation

Windows Double Glazed and Aluminium

Water Heating Gas, bottled

CONSTRUCTION Year Built 2023

Exterior Stria & Larch

Roof Colorsteel

EDUCATION

Early Childhood

Wee Nippers Early Childhood, BestStart Montessori Mosgiel, Arthur Burns Preschool

Primary Silverstream School, Elmgrove

Secondary Taieri College

CHATTELS

Auto garage door (2 remotes), window treatments, clothesline, dishwasher, electric oven, cooktop (induction), extractor fan (bathroom), fixed floor coverings garden shed, heat pump, light fittings, range hood, smoke detector, tv bracket, ducted heat pump and under tile heating.

NOTES			

FLOOR PLAN





BE supported every step of the way

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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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