



172 FACTORY ROAD,
MOSGIEL



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ESTATE

FUNCTIONAL & IMPRESSIVE

 3  2  2  230 m²  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.
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NOTES

FLOOR PLAN



SCAN QR CODE
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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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