



70 MORNINGTON ROAD, BALACLAVA



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**BE REAL
ESTATE**

SUN-SOAKED HOME WITH GREAT GARAGING!

 3  1  3  150 m²  582 m²

Rich in character and warmth, this well-loved 1940s home is perfectly positioned on a sun-soaked, elevated corner section with lovely views across the hills to Mount Cargill.

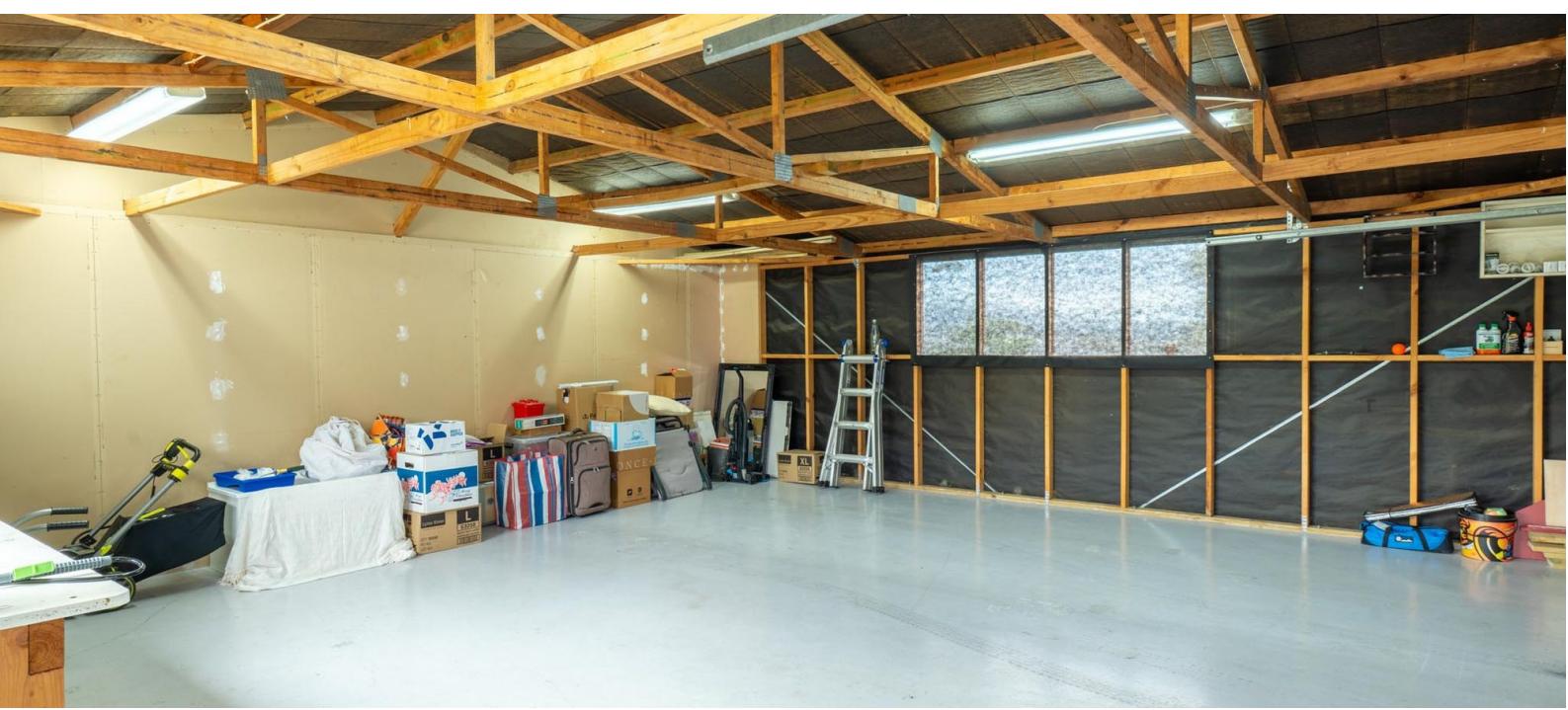
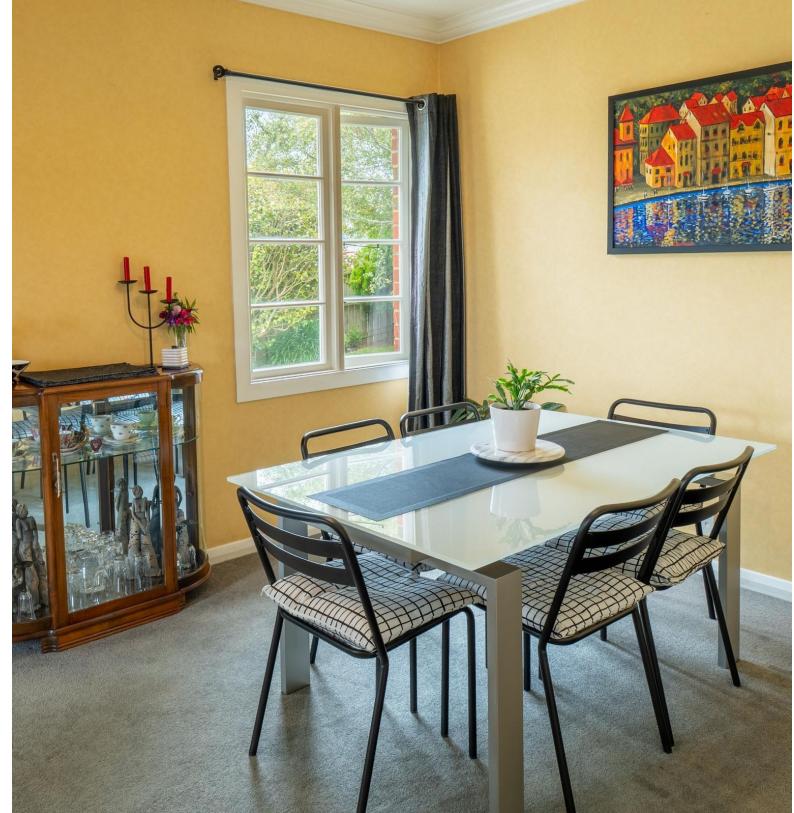
The home offers three generous double bedrooms plus an office, ideal for families or those working from home. Living is easy and inviting, with an open-plan kitchen and dining area flowing through to the living room – a practical layout for everyday life. A modern bathroom features tiled flooring and a shower-over-bath, while heating is exceptionally well catered for with a Yunca fire and heat pump in the living room, complemented by an additional heat pump in the hallway.

Step outside and enjoy all-day sun, privacy, and shelter provided by established planting – the perfect setting to relax or entertain. Practicality is enhanced with a separate laundry and additional storage room, while the location offers convenient access to schools and the Mornington shopping centre.

What truly sets this property apart is the exceptional garaging. With two separate garages – one beneath the house and an additional double garage – plus a carport and extra off-street parking accessed from Netherby Street, there is ample space for vehicles, tools, storage, and weekend projects. An ideal setup for busy households or hobby enthusiasts alike.







LEGALS

Land Area	582 m
Floor Area	150 m
Tenure	Freehold
Rateable Value	\$620,000
Land Value	\$320,000
Improvements value	\$300,000
Rates	\$4,450.95
Council Zone	Residential 1

ENERGY

Heating	Heat pump x2 & Wood Burner
Insulation	Underfloor and Ceiling
Windows	Timber
Water Heating	Electric

CONSTRUCTION

Year Built	1940s
Exterior	Brick
Roof	Iron

EDUCATION

Early Childhood

Little Wonders Roslyn, Elm Row Childhood Centre, Roslyn Kindergarten, Best Start Kaikorai

Primary Balaclava Primary School

Secondary

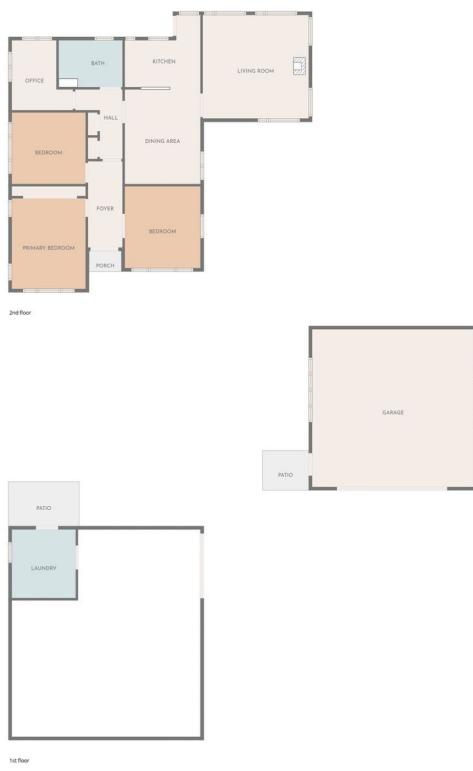
Trinity Catholic College, Columba College, and Kaikorai Valley College

CHATTELS

Window treatments, clothesline, dishwasher, electric oven, fixed floor coverings, heated towel rail, heat pump (2), HRV system, light fittings, smoke detectors.

NOTES

FLOOR PLAN





SCAN QR CODE
FOR MORE
INFORMATION



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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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