



## 56 GLENPARK AVENUE, MORNINGTON



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ESTATE**

# 3 BEDROOMS + RUMPUS - ENDLESS OPTIONS!

 3  2  2  190 m<sup>2</sup>  522 m<sup>2</sup>

Offered to the market for the first time in over 30 years, this much-loved home has been immaculately cared for and thoughtfully maintained, creating a warm and welcoming haven for its next owners. Generous in scale and flexible in layout, it's a property that will easily adapt to the changing needs of a growing or multi-generational family.

The lower level provides excellent functionality, featuring a double garage with integrated laundry and a superb workshop – ideal for tools, toys, or weekend projects. From the foyer, the home leads to a bedroom with good storage, a modernised bathroom with shower and separate toilet, and a large utility room that has previously served as either a bedroom or games room, offering endless configuration options. Upstairs, the sun-soaked open-plan living area enjoys seamless flow to the kitchen, which was modernised in the early 2000s and connects easily to the dining space. From here, step into the conservatory and out onto the deck, where elevated ocean views provide the perfect backdrop for relaxed entertaining.

Accommodation on the upper level is well considered, with a spacious primary bedroom boasting abundant storage, an additional sunny bedroom, a modern family bathroom with separate shower, and a separate toilet for convenience. Recent interior and exterior refreshes, along with updated wiring, make this an easy-care and comfortable option from day one. Outside, established and private gardens enjoy excellent all-day sun, with minimal lawn yet enough space for a trampoline or play area and ample off-street parking.







## LEGALS

<b>Land Area</b>	522 m
<b>Floor Area</b>	190 m
<b>Tenure</b>	Freehold
<b>Rateable Value</b>	\$590,000
<b>Land Value</b>	\$200,000
<b>Improvements value</b>	\$390,000
<b>Rates</b>	\$4,336.15
<b>Council Zone</b>	Residential 1

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## ENERGY

<b>Heating</b>	Heatpump x2
<b>Insulation</b>	Ceiling Insulation and Underfloor (Insulation Lining)
<b>Windows</b>	Aluminium
<b>Water Heating</b>	Electric

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## CONSTRUCTION

<b>Year Built</b>	1970s
<b>Exterior</b>	Brick and concrete block
<b>Roof</b>	Iron

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## EDUCATION

### Early Childhood

Busy Bumbles Mornington, Mornington Playcentre, Mighty Minds Montessori House of Children

**Primary** Mornington School

**Secondary**

Columba College, Trinity Catholic College, Otago Girls' High School, St Hilda's Collegiate, John McGlashan, Otago Boys' High School

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## CHATTELS

Auto garage door (2 remotes), window treatments, clothesline, dishwasher, electric oven, cooktop (electric), extractor fan (bathroom), fixed floor coverings, heated towel rail (3), heat pump (2), light fittings, range hood, security system (unmonitored), smoke detectors.

## NOTES

# FLOOR PLAN





SCAN QR CODE  
FOR MORE  
INFORMATION



## 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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