



For Sale

11 Marslin Street, Alexandra

\$739,000

 **3**

 **1**

 **1**

 **607 m2**

Fleur Bell

02102706579

hello@centrallaw.nz

Erika Olsen

021 164 5000

erika@centrallaw.nz

Where Everyday Life Feels Like a Getaway

Nestled in the heart of Alexandra, 11 Marslin Street is the kind of home that wraps you in warmth the moment you step through the door. This beautifully presented three-bedroom home — extended and modernised just a few years ago — perfectly balances everyday comfort with a relaxed Central Otago lifestyle. The open-plan kitchen, living and dining area is where life happens: weekend breakfasts, family dinners, and lazy Sunday mornings with the wood fire crackling. French doors spill light into the home and open straight to a generous outdoor entertaining area, complete with a shade sail — ideal for summer evenings and impromptu get-togethers. Location-wise, you couldn't ask for more. Local schools, daycares and favourite cafés are all close by, and the beloved Rail Trail is practically on your doorstep for those morning rides and weekend adventures. Practical features include a heat pump in the living area and master bedroom, second toilet, internal laundry, single garage and garden shed. Double rear gates offer great access for trailers or extra vehicles.

Warm, welcoming, and ready for the next family to call it home — don't let this one pass you by.