

Contemporary Coastal Living at Ocean Heights



**Brand new, stylish design,
exceptional lifestyle**

**11 Ocean Heights Drive,
Dunedin**

186m² house + alfresco • 649m² land

Positioned within the prestigious Ocean Heights development, this newly constructed home delivers modern comfort, thoughtful design, and a relaxed coastal lifestyle—just moments from Dunedin's most loved beaches, and only a short drive to the heart of the CBD.

This beautifully finished, brand-new residence combines contemporary style with everyday functionality. Clean architectural lines, quality materials, and a well-considered layout create a home that feels both sophisticated and welcoming from the moment you arrive.

Enjoy a short stroll to Smails or Tomahawk Beaches, while taking in the peaceful rural outlook that makes this area so special.



- Three generously sized bedrooms
- Master suite with modern ensuite & WIR
- Spacious open-plan living, dining & kitchen
- Custom-designed kitchen with quality finishes & ample space
- Seamless flow to a covered alfresco area—perfect for entertaining
- Multiple heating options; Undertile heating in the ensuite, Heatpump & Log burner
- Fully landscaped section, ready to enjoy
- Large double garage with internal access
- Additional off-street parking



Property located at Ocean Heights
www.oceanheights.co.nz

WILLOWRIDGE
DEVELOPMENTS LTD

**Don't miss your
opportunity to
experience the
quality, space &
lifestyle on offer.**



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