



5 Shore Street, Andersons Bay

## Ideal For Your New Home Or A Duplex Development!!!

Tucked in a handy Andersons Bay location, 5 Shore Street being Residential 1 Zoning offers an affordable opportunity for tradespeople, developers, or investors looking for land for their next project.

The area is already evolving, with newer homes built just a few doors down. Surrounded by great neighbours, including the Bayfield High School and Andersons Bay Sea Scout Group, this is a practical, well-located section that feels connected to its community while offering room for your plans to take shape.

Services have been provided to the site to help keep build costs down, making this a very attractive option. Look to build your own home or add to your rental portfolio with two attached homes of a simple design to maximise returns. Being so close to town in such a handy location makes this site a prime opportunity.

An opportunity with options, charm, and real potential.



LAND 663 m2

### FOR SALE

Enquiries Over \$230,000

### AGENTS

Paul Anderton  
0273 413 733  
paul@ljhmosgiel.co.nz

Caitlin Anderton  
021 0823 2583  
caitlin@ljhmosgiel.co.nz

### AGENCY

LJ Hooker Mosgiel  
(03) 489 6800  
Wayne Graham Realty Ltd

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



## MORE DETAILS

Property ID 78DGEX  
Property Type Residential  
Land Area 663 m2  
Licensed Real Estate Agents (REAA2008)

**Paul Anderton 0273 413 733**

Licensee | paul@ljhmosgiel.co.nz

**Caitlin Anderton 021 0823 2583**

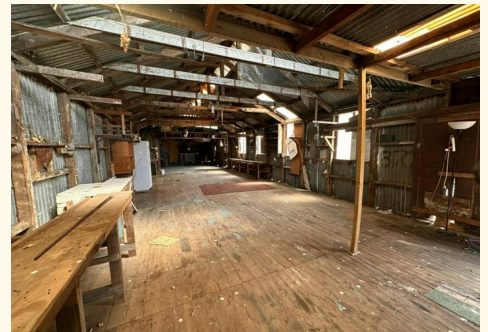
Licensee | caitlin@ljhmosgiel.co.nz

**LJ Hooker Mosgiel (03) 489 6800**

Wayne Graham Realty Ltd

9 Factory Road, MOSGIEL 9024

mosgiel.ljhooker.co.nz | mosgiel@ljhmosgiel.co.nz



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