



## Warrington, 138 Coast Road

Water front sanctuary.

Nestled along the stunning coastline of Warrington, this exceptional waterfront property presents a rare opportunity to secure your slice of paradise.

Set on approximately 759m<sup>2</sup>, the section is set back off the main road and is framed by native bush, offering both natural shelter and privacy. The panoramic views across the estuary are truly breathtaking, with tidal changes, the wildlife sanctuary comes alive. A tranquil setting perfect for a dream home or holiday retreat. This is a blank canvas with power /water connected on site, giving you a head start to build your vision, whether it's a permanent residence or a weekend escape.

Conveniently located just 25 minutes from Dunedin, this property is ideally situated along the scenic route to Warrington, Karitane, and Oamaru. Families will appreciate the proximity to Warrington Primary School and access to school bus routes. The surrounding area is rich in natural beauty and local charm, with pristine beaches, abundant wildlife, and attractions like Arc Brewery, Blueskin Nursery, vibrant markets, and cozy cafes all nearby. Don't miss the chance to make this exclusive coastal property your own. All prior offers



LAND 759 m2

**For Sale**  
\$250,000

**Contact**  
**Mandy Elliott**  
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**Disclaimer:** 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.

**LJ Hooker Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd



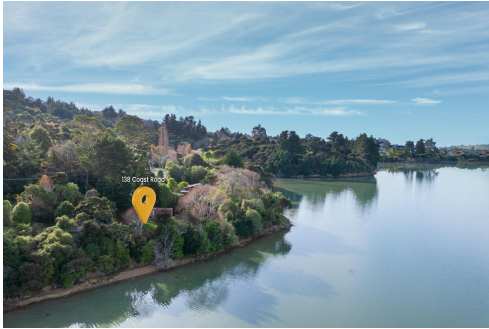
considered.

## More About this Property

Property ID	3PWMGDS
Property Type	Residential
Land Area	759 m2
Licensed Real Estate Agents (REAA2008)	

**Mandy Elliott 027 228 6352**  
Licensee | [mandy@ljhdunedin.co.nz](mailto:mandy@ljhdunedin.co.nz)

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