

## Balaclava, 5A Mornington Road

### Centrally Located Standalone Townhouse

DEADLINE BROUGHT FORWARD - THURSDAY 24TH APRIL AT 2.00PM!!

A distinct rarity in the marketplace, here is a unique chance to secure this standalone, two bedroom townhouse with further potential to enhance and a location that is easily accessible to Dunedin's CBD. Positioned with elevation to capture all-day sun, the property is setback down a drive to offer an enhanced level of privacy and tranquility.

The lounge is spacious and the adjoining conservatory will be an idyllic spot for relaxation when the sun streams in. Both double bedrooms provide built-in wardrobes, while the separate laundry and internally accessed garage (with extra height clearance) offer further benefits for those with a lengthy checklist.

Consisting of permanent materials on the exterior and a manageable section, the whole property has been well maintained over many years although some intending purchasers will see the opportunity to cosmetically add value, and have the peace of mind that your

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**For Sale**  
Set Sale

**View**  
[ljhooker.co.nz/3PS6GDS](https://ljhooker.co.nz/3PS6GDS)

**Contact**  
**Jason Hynes**  
021 225 5527  
[Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann**  
027 418 6204  
[lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)



investment will be protected in this location.

Early inspection is encouraged as prior unconditional offers before 29th April will be considered.

## More About this Property

<b>Property ID</b>	3PS6GDS
<b>Property Type</b>	Townhouse
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Jason Hynes 021 225 5527**

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann 027 418 6204**

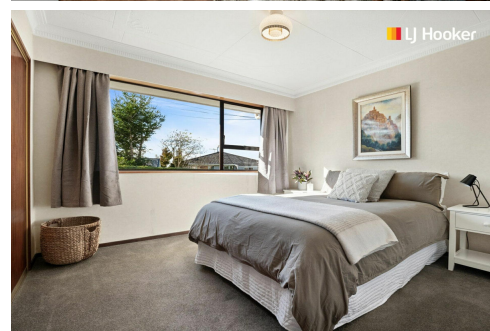
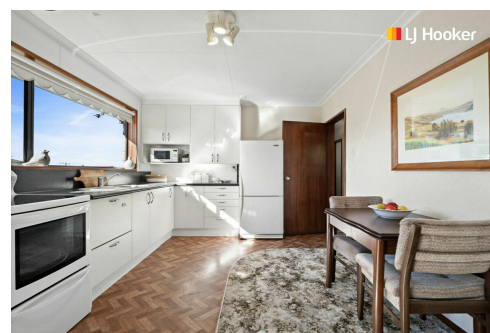
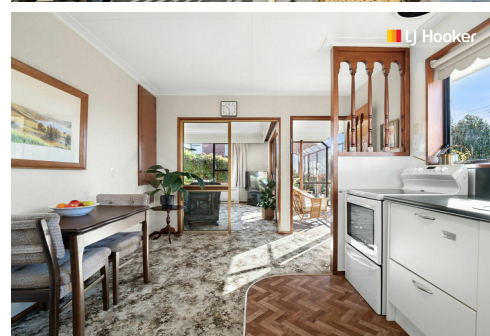
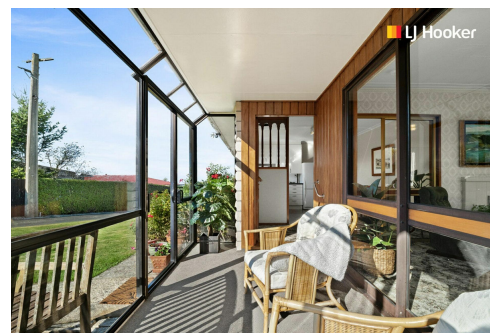
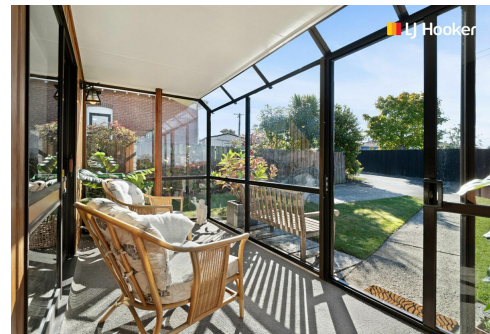
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](mailto:dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



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**LJ Hooker Dunedin**

**(03) 470 1370**

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