

## Concord, 19 Thoreau Street

### Subdividable Residential 1, 1623m2 Section!!!

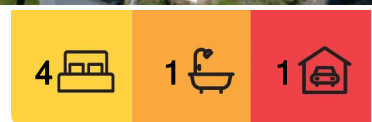
Dunedin City planning has advised me there is potential to subdivide this section into 4 sections or alternatively keep the home and create two new sections that would be elevated, sunny and has great views (subject to council approval). This home is located in a great street with the school just down the road and only a short drive to the town centre. Whether you're looking for a family-friendly home, a renovation project, or exploring subdivision potential.

Inside, you'll find four well-sized bedrooms, fresh carpet, wiring redone in 2015 and a modernized bathroom with a sleek shower. A separate laundry adds extra convenience for busy households. The home is kept comfortable year-round with both a woodfire, heat pump and double pink batt insulation in the ceiling.

One of the standout features is the sun-filled conservatory-a perfect extra living space to unwind with a coffee, set up as a kids' playroom, or even transform into a light-filled home



**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.



**For Sale**  
Enquiries Over \$520,000

**View**  
Sun 8th Jun @ 11:00AM - 11:30AM

**Contact**  
**Paul Anderton**  
0273 413 733  
paul@ljhmosgiel.co.nz  
**Caitlin Anderton**  
021 0823 2583  
caitlin@ljhmosgiel.co.nz.

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



office.

Looking to add your own touch? This home presents plenty of potential to renovate and add value, allowing you to refresh the interiors, update key spaces, and truly make it your own.

Step outside and enjoy the expansive backyard, where kids and pets can run freely, or you can create the ultimate outdoor entertaining space. With established gardens, there's also plenty of room for those with a green thumb to make the most of the land. A single garage provides secure parking and additional storage.

With potential to develop, landbank, or simply enjoy the space and privacy, this is an opportunity not to be missed!

## More About this Property

Property ID	72SGEX
Property Type	House
House Size	160 m2
Land Area	1623 m2
Licensed Real Estate Agents (REAA2008)	

**Paul Anderton 0273 413 733**

Licensee | paul@ljhmosgiel.co.nz

**Caitlin Anderton 021 0823 2583**

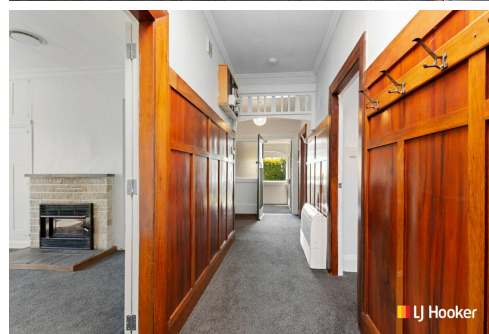
Licensee | caitlin@ljhmosgiel.co.nz.

**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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