



31 Emerson Street, Concord

## Elevated Brick Home - Sun, Space, & 1397sqm Site

Well positioned, enjoying good sun, privacy and pleasant views, this permanent materials property is the idyllic option for first-home buyers, investors and developers. Offering a comfortable layout and clear potential for the future, the home features three well-sized bedrooms, a bathroom with a separate toilet, and an open living arrangement that works well for everyday living.

The basement garage secures parking, along with useful storage or workshop space and the large 1,397m<sup>2</sup> section provides so many feasible options, including development potential for those looking to explore further (consent already issued from DCC).

Well located in Concord, this is a sound investment with good positioning, strong fundamentals and room to grow. Prior offers considered.

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### FOR SALE

Enquiries Over \$599,000

### VIEW

Mon 6th Apr @ 2:15PM - 2:45PM

### AGENTS

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### AGENCY

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

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## MORE DETAILS

Property ID 3QWQGDS  
Property Type House  
House Size 130 m2  
Land Area 1397 m2  
Licensed Real Estate Agents (REAA2008)

**Jason Hynes 021 225 5527**

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