



Dunedin Central, 11 Elder Street

Blue Chip Real Estate, Premier Dunedin Location

Often sought and seldom found, 11 Elder Street is a rare offering that combines a premium, inner-city location together with a 1022sqm freehold allotment. The six-bedroom home is currently tenanted and has proven a reliable investment for almost three decades, whilst in the current families' ownership.

Significant potential exists to explore further development opportunities, or intending purchasers may wish to enhance the existing dwelling that exhibits approximately 290sqm of floor area, whether that be for investment purposes or from an owner-occupied standpoint. Either way, exponential growth in this location becomes a distinct reality, as property adjoining the city centre will always be highly valued and tightly held.

6

1

1

For Sale
Negotiation

View
ljhooker.co.nz/3PUCGDS

Contact
Jason Hynes
021 225 5527
Jason@ljhdunedin.co.nz
Lawrence Schaumann
027 418 6204
lawrence@ljhdunedin.co.nz



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

More About this Property

Property ID	3PUCGDS
Property Type	House
Land Area	1022 m2
Licensed Real Estate Agents (REAA2008)	

Jason Hynes 021 225 5527

Managing Director / Licensee / Auctioneer | Jason@ljhdunedin.co.nz

Lawrence Schaumann 027 418 6204

Licensee | lawrence@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

dunedin.ljhooker.co.nz | dunedin@ljhdunedin.co.nz



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