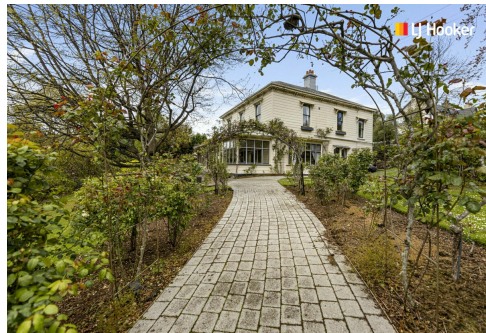




LJ Hooker

SOLD



Dunedin Central, 504 Queens Drive

Argoed - "by a wood" - must be sold

For Definite Sale - Inner City Grandeur with timeless appeal situated on an immaculate 1393m2 allotment, this R.A.Lawson designed property offers a tranquil setting seldom found with an inner city residence. Argoed is a Welsh name meaning near to the trees - "by a wood", and enjoys the opportunity to relax amongst the peaceful Town Belt surroundings, while providing easy access to the City Centre and all of Dunedin's best attractions.

Discerning buyers may wish to refresh the B & B opportunity and restore this homestead to successful business operation, and build upon recent history where The Argoed was consistently ranked as one of the best Bed & Breakfast's in the region, and even featured in the film "Sylvia" because of it's classical appeal.

Alternatively, one may wish to purchase a larger family home, with 6 bedrooms, 3 bathrooms and epitomising spacious living, with the lower level of the home offering

6

3

2

For Sale
Negotiation

View
ljhooker.co.nz/3NVAGDS

Contact
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unparalleled room and rooms for entertaining with two separate lounge areas, a formal dining space, library, a sunny conservatory which is the perfect place to relax, and an open plan kitchen with adjoining family dining area. The upper level consists of the bedrooms and the bathroom facilities, which have been renovated to tastefully enhance the character features of the home, and provides clean and comfortable accommodation for many.

The entrance, stairwell and landing are simply stunning and the entire house is also doubled glazed to ensure warmth and comfort, in addition to the multiple heating options including heatpumps, a woodburner and several open fireplaces. A wonderful home that must be sold.

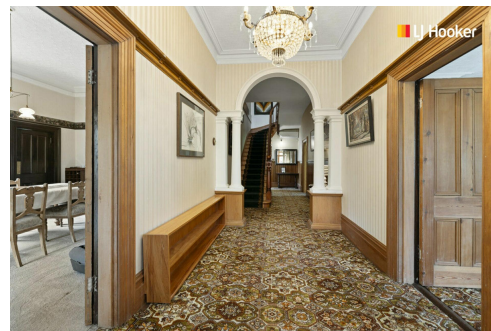
Immediate Inspection recommended. Do your sums and make your offer.. Highly Motivated Vendor says " Sell !!"

More About this Property

Property ID	3NVAGDS
Property Type	House
Land Area	1393 m2
Licensed Real Estate Agents (REAA2008)	

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