

## Dunedin Central, 52 Sutherland Street

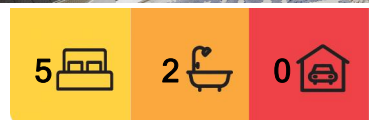
### Timeless Elegance in the Heart of Central Dunedin

Nestled in the heart of Central Dunedin, this gorgeous two-story villa seamlessly blends timeless character with modern updates, creating the perfect balance of elegance and comfort. Retaining its historic charm, the home boasts ornate ceilings, a traditional staircase, and exquisite leadlight windows that transport you to a bygone era while offering all the convenience of contemporary living.

With 4 to 5 spacious bedrooms and 2 well-appointed bathrooms, the home offers ample space for family living or an investment as it has been for the current owners. The large, wrap-around deck on the ground floor invites effortless indoor-outdoor flow, perfect for entertaining or simply enjoying Dunedin's beautiful surroundings.

Beautifully landscaped gardens frame the property, creating a private oasis of green space that enhances the villa's historic appeal. The charm of this property is matched only by its location, placing you within walking distance of Dunedin's vibrant city life, cafes, parks, and local amenities.

This home is a true gem, offering a rare combination of classic style, thoughtful modern



**For Sale**  
Enquiries Over \$595,000

**View**  
[ljhooker.co.nz/3PDCGDS](http://ljhooker.co.nz/3PDCGDS)

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**(03) 470 1370**  
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updates, and an enviable location in one of Dunedin's most sought-after areas. Don't miss the opportunity to make this character-filled villa your own. Immediate possession available.

## More About this Property

Property ID	3PDCGDS
Property Type	House
Land Area	483 m2
Licensed Real Estate Agents (REAA2008)	

**Geraldine Hermens 027 473 0922**

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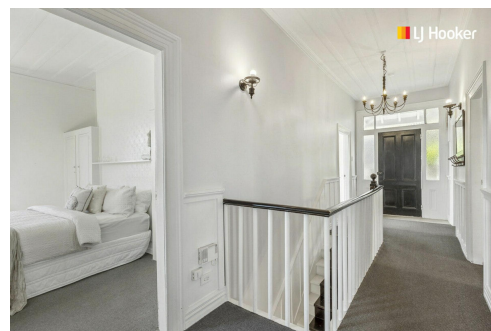
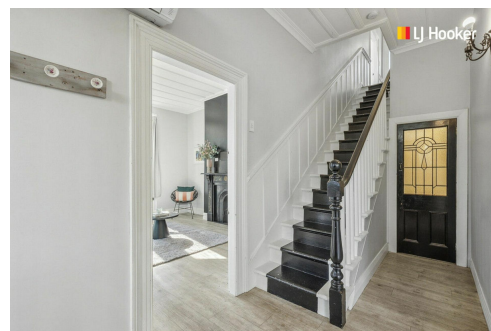
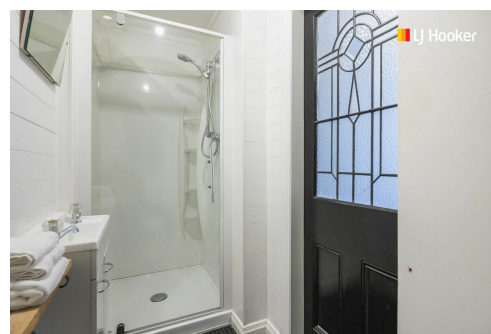
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