

**SOLD**



## Dunedin Central, A/7 Royal Terrace

Prime location prime opportunity

Seize this rare chance to own a versatile, income-generating property in the heart of Dunedin. Perfectly suited for investors or owner-occupiers seeking extra rental income. This two-level home combines comfort, practicality, and future growth potential, boasting three spacious bedrooms and a sunny urban outlook, the home also captures fantastic sunlight.

The functional layout includes two distinct living areas. Upstairs, you'll find two bedrooms, one bathroom, a kitchen, a living area, and a private balcony perfect for relaxation or entertaining. Downstairs features one bedroom, one bathroom, a kitchen, and an additional studio room, making it ideal for rental income or private guest accommodation. A shared laundry adds to the convenience, and off-street parking which is rare for central properties, this provides extra ease for residents.

With its easy-care, low-maintenance section, you can enjoy more time to explore the vibrant city life Dunedin has to offer. This property's central location, flexible layout, and minimal upkeep make it a smart investment with potential for immediate rental income and

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**For Sale**

Enquiries Over \$590,000

**View**

[ljhooker.co.nz/3NZZGDS](http://ljhooker.co.nz/3NZZGDS)

**Contact**

**Daryl Siggleko**

0275200040

[daryl@ljhdunedin.co.nz](mailto:daryl@ljhdunedin.co.nz)



future capital gains. Currently both flats are occupied and an up to date rental appraisal is available.

Don't miss out on this prime opportunity to secure a home with unmatched versatility and appeal in Dunedin

Being sold with vacant possession.

## More About this Property

Property ID	3NZZGDS
Property Type	House
Including	Toilets (2)
Licensed Real Estate Agents (REAA2008)	

Daryl Sigglesko 0275200040  
Licensee | daryl@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



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