



117 Stafford Street, Dunedin Central




## Immaculate, Effortless & Exceptional Location

Positioned in a quiet, inner-city setting, this beautifully renovated two-bedroom townhouse delivers effortless sophistication on a freehold title - where timeless design meets everyday convenience.

Completely transformed, the home has been thoughtfully upgraded throughout, including new wiring, a designer kitchen and a stylish, contemporary bathroom. Every detail has been carefully considered, resulting in a residence where nothing has been overlooked.

The open-plan living & kitchen area is light-filled and serene, enhanced by generous ceiling heights and a refined neutral palette that creates a sense of calm and understated luxury. Large windows invite natural light throughout the day, while seamless flow makes the space equally suited to relaxed living or entertaining. Both bedrooms offer a sense of calm & enjoy a peaceful retreat with views out to the back garden & across the city.

The single-level layout ensures ease of living, making this home ideal for a wide range of people - first home buyers, those looking to downsize, the ideal investment, a town base or a perfect lock & leave option. With the convenience of the central city location, the home

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**FOR SALE**  
Negotiation

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

also enjoys a quiet, private feel - a true inner-city sanctuary.

Just a short stroll to the city, cafés, dining and amenities, this is a home that perfectly balances location, lifestyle and low-maintenance luxury - simply move in & enjoy!

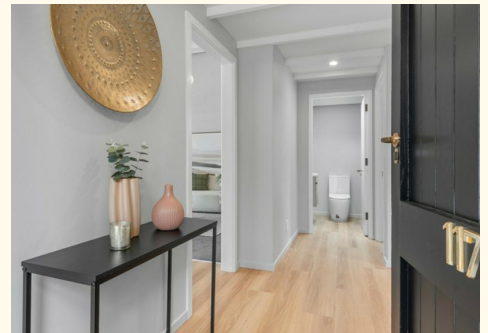
To be sold via Set Date for Sale - 18th February 2026 at 12 noon - prior offers may be considered.

## MORE DETAILS

Property ID 3QUBGDS  
Property Type Townhouse  
Licensed Real Estate Agents (REAA2008)

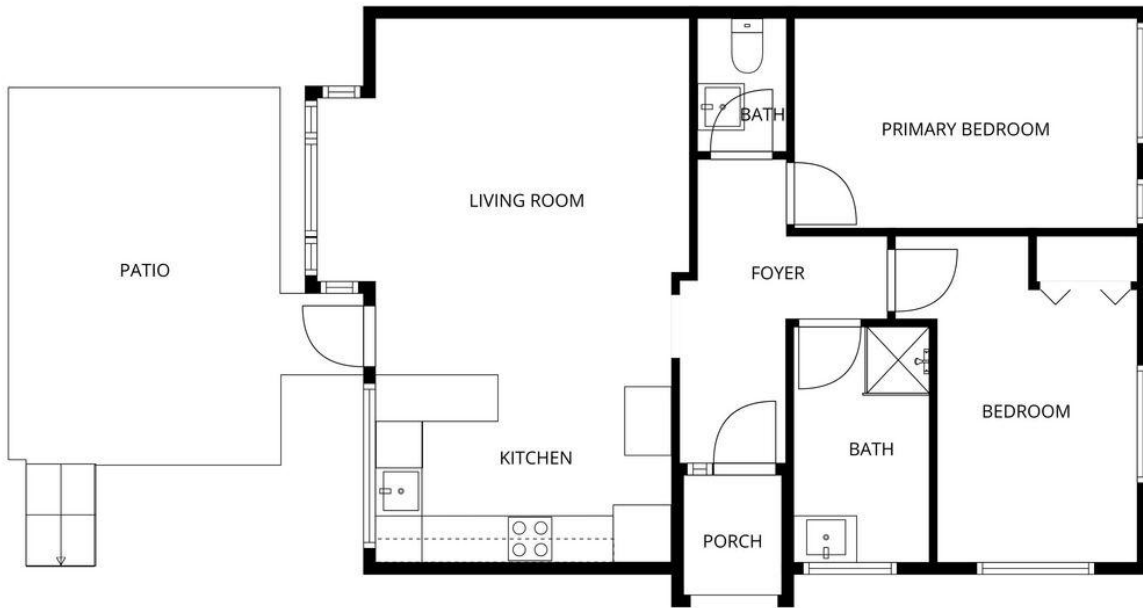
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Sizes, dimensions & directions are approximate, actual may vary



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