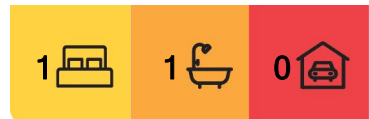


## Dunedin Central, 16/93 Filleul Street

### Easy Inner City Living or Townbase

Simple, modern and convenient sums up this stylish one-bedroom executive apartment located in the heart of the city, rich with its vibrant lifestyle. The ultimate in practicality and comfort for those searching for an investment in a quality location with easy access to the University, Dental School, hospital, shops, restaurants and amenities at your door.

Situated in a secure, modern complex it is perfect as a lock-and-leave option for city visits and with interest rates falling and prudent investors starting to come back to the market you don't want to miss this well presented, compact unit. It comes with its own lockable storage space and is fully furnished with a bed, a couch, table and chairs and other additional appliances. There is nothing to do but unpack your bags and enjoy all the modern conveniences this apartment offers. Double glazing and wall heaters in both the living area and bathroom ensure year round warmth and sliding doors to the balcony overlooking the city will not only provide you with a sense of space but will keep you cool in the summer.



**For Sale**  
Negotiation

**View**  
By Appointment

**Contact**  
**Carol Dalton**  
021 774 000  
Carol@ljhdunedin.co.nz



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

**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.

Currently tenanted until November 2025 at \$440.00 per week this well positioned property represents a rare opportunity to establish yourself on the property ladder without having to break the bank to do so. Well worth viewing!

Small space, No waste, Great Taste!

Enquiries over \$380,000

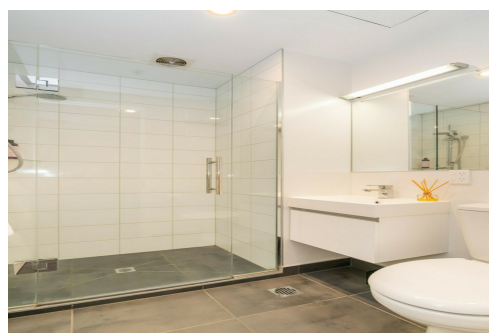
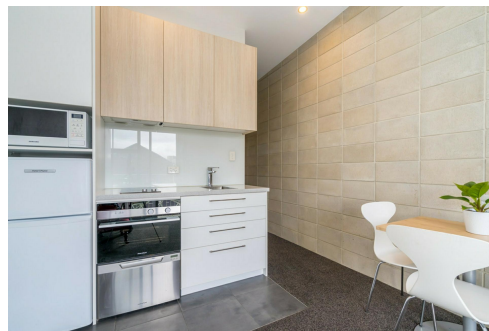
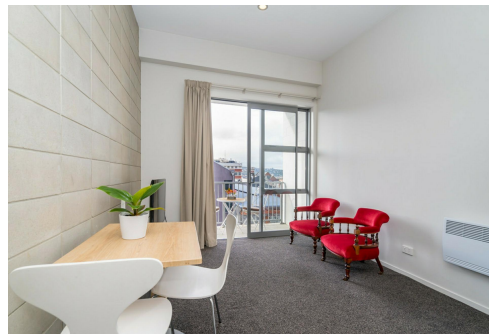
For further information on this property and viewing arrangements - please contact Carol  
Mobile: 021 774000 or [carol@ljhdunedin.co.nz](mailto:carol@ljhdunedin.co.nz)

## More About this Property

<b>Property ID</b>	3Q51GDS
<b>Property Type</b>	Unit
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Carol Dalton 021 774 000**  
Licensee | [Carol@ljhdunedin.co.nz](mailto:Carol@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**  
Wayne Graham Realty Ltd  
63 Musselburgh Rise, DUNEDIN 9013  
[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



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