



10 Weir Street, Green Island




## Sunshine, Privacy & Plenty of Potential

Perched on a sun-soaked, elevated section, this four-bedroom home offers an exciting opportunity to move straight in and gradually add your own flair. Private, peaceful, and framed by lush greenery, it delivers a serene, almost rural vibe, all while being just minutes from everything Green Island has to offer.

Step inside and you'll discover a smart, easy-flow layout featuring four well-proportioned bedrooms, a family bathroom with both a bath and separate shower, and a functional kitchen that connects seamlessly to the dining and living zones. Sunlight floods the home throughout the day, creating a warm, uplifting atmosphere you'll love coming home to.

For those with vision, the potential here is undeniable. Update, modernise, or simply enjoy the home exactly as it stands is comfortable, tidy, and completely liveable, giving you the freedom to take your time and improve at your own pace.

Outdoors, established planting wraps around the property, offering room for kids and pets to explore. The conservatory provides an inviting sunny space to unwind or entertain, while the single garage,

4  1  1 

### FOR SALE

Enquiries Over \$499,000

### AGENTS

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### AGENCY

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

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off-street parking, and generous subfloor storage ensure everyday convenience.

Whether you're a first-home buyer eager to get on the ladder, a DIY enthusiast hunting for your next project, or someone wanting to craft a home that feels truly your own, this property provides the perfect canvas.

Brimming with sunshine, space, and potential, this is your chance to make it yours.

## MORE DETAILS

Property ID                   3QE0GDS  
Property Type               House  
Land Area                   539 m<sup>2</sup>  
Including                      Study  
**Licensed Real Estate Agents (REAA2008)**

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