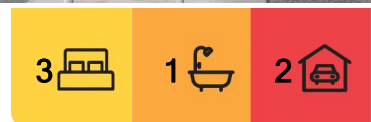


## Green Island, 5 Shanks Street

### What A Find - Modern & Entry Level

Introducing a near-new three bedroom property, without the price tag! Built in 2022 and positioned up the top of Shanks Street to capture fantastic views, this home has been thoughtfully designed to offer no wasted space, and exhibits all the benefits of modern living. Everything you require for comfort, and a slice of luxury, is included - the open living adjoins the contemporary kitchen on one side, with access to the Kwila deck being easy for your outdoor entertaining. The afternoon sun streams into the front of the property so not only can you enjoy the outlook, you'll find this property is naturally warm when the sun is shining.

Immediate possession is available so move in before winter and experience the comfort of double glazing and the several heating options situated throughout. Our owner has had a number of modifications completed inside the home which means this is a very unique proposition, as you just don't find near-new properties with all the bells and whistles in this price range. The 647sqm section has loads of further scope to landscape but still provides



**For Sale**

Enquiries Over \$619,000

**View**

By Appointment

**Contact**

**Jason Hynes**

021 225 5527

Jason@ljhdunedin.co.nz

**Lawrence Schaumann**

027 418 6204

lawrence@ljhdunedin.co.nz

ample lawn and off-street parking for multiple vehicles.

## More About this Property

<b>Property ID</b>	3NCRGDS
<b>Property Type</b>	House
<b>Land Area</b>	643 m <sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

**Jason Hynes 021 225 5527**

Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**Lawrence Schaumann 027 418 6204**

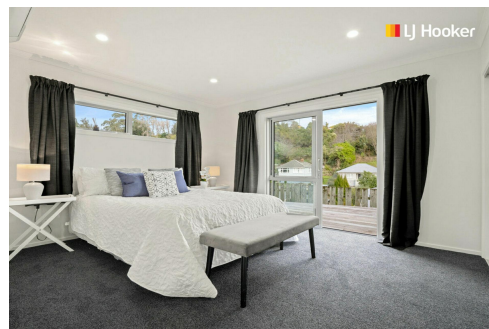
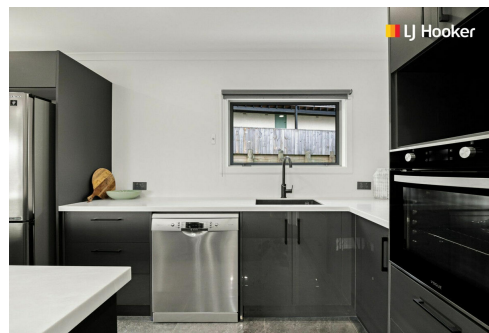
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

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**LJ Hooker Dunedin**

**(03) 470 1370**

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