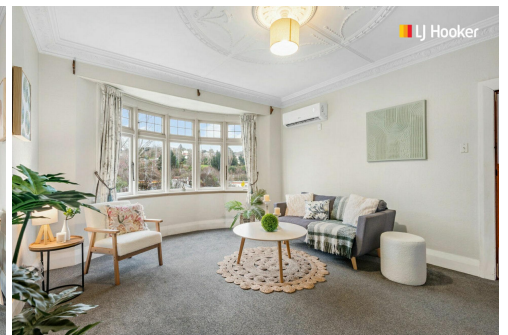


SOLD



Green Island, 6 Shand Street

First Home Buyers Or Rental Investors Delight!!!

Are you ready to explore the property market? Look no further than 6 Shand Street! This property is full of potential and opportunity. Whether you're a first-time homebuyer stepping onto the property ladder or a DIY enthusiast looking to add value to a property, this home has something for everyone. Don't let this gem pass you by-seize the opportunity to make it yours!

This home boasts generous living areas, a spacious open plan kitchen and dining with the bonus of the separate lounge which on the LIM report supplied is shown as a 3rd bedroom, offering plenty of room for your family or creative projects. Previously a rental property this home is also healthy homes compliant. With a wood fire and heat pump, you'll enjoy year-round comfort to stay cosy during chilly winters. Plus, a separate laundry and a second outside toilet added for convenience!

Featuring a generously sized garage that can accommodate your vehicle, serve as a



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.

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For Sale

Enquiries Over \$515,000

View

ljhooker.co.nz/6XRGEX

Contact

Paul Anderton

0273 413 733

paul@ljhmosgiel.co.nz

Caitlin Anderton

021 0823 2583

caitlin@ljhmosgiel.co.nz

LJ Hooker Mosgiel

(03) 489 6800

Wayne Graham Realty Ltd

workshop, or offer ample storage-whatever suits your needs! Discover the well-maintained section, perfect for the gardeners... it's everything you could wish for!

Ideally situated within walking distance of Green Island's main road, and conveniently close to supermarkets, bus stops, and local schools, this property offers easy access to all essential amenities. Additionally, with a ten-minute drive to Dunedin CBD, you'll experience the best of both worlds.

The ideal opportunity for first home buyers so seize this amazing opportunity to enter the property market or this could be your perfect chance to grow your rental portfolio.

More About this Property

Property ID	6XRGEX
Property Type	House
House Size	115 m ²
Land Area	582 m ²
Licensed Real Estate Agents (REAA2008)	

Paul Anderton 0273 413 733

Licensee | paul@ljhmosgiel.co.nz

Caitlin Anderton 021 0823 2583

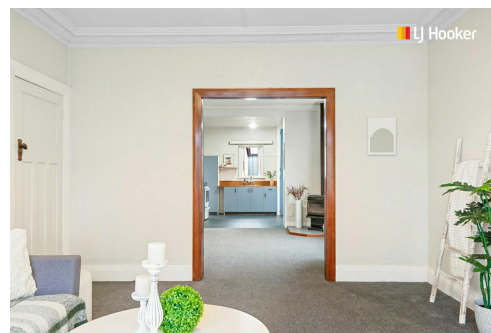
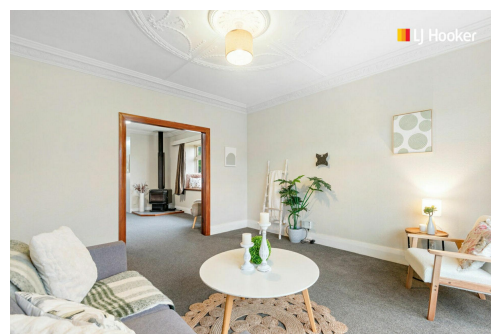
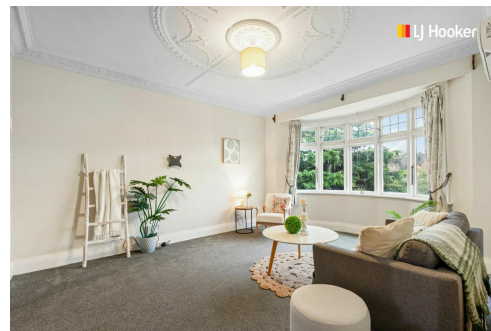
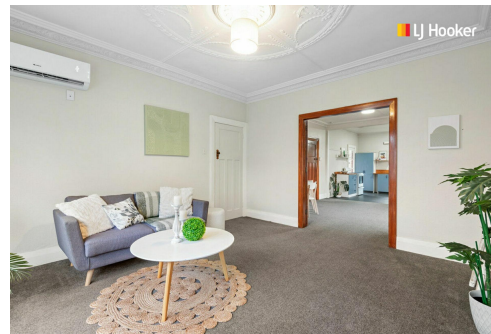
Licensee/Personal Assistant to Paul Anderton | caitlin@ljhmosgiel.co.nz.

LJ Hooker Mosgiel (03) 489 6800

Wayne Graham Realty Ltd

9 Factory Road, MOSGIEL 9024

mosgiel.ljhooker.co.nz | mosgiel@ljhmosgiel.co.nz



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