



7 Derby Street, Green Island

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Renovate, Flip or Make It Your Own

7 Derby Street is your chance to unlock serious value in the sought after Green Island area.

Packed with potential, this is the kind of property that rewards vision. Whether you're looking to renovate, flip, or roll up your sleeves and create your first home, there's plenty here to work with. The bones are good, the spaces are generous, and the sun pours in, especially in the afternoons, soaking up the living areas and deck.

The layout already gives you a head start, with good-sized living and dining, easy indoor-outdoor flow, and 3 well-proportioned bedrooms. From here, it's all about what you choose to do next, whether you modernise, refresh, or completely transform it.

Set on a fenced, low-maintenance section with a carport and handy storage, the practicalities are sorted so you can focus on adding value where it counts.

And the location seriously seals it! An easy walk to bus stops and Green Island Village, with a quick drive into town, it's the kind of neighbourhood where smart renovations pay off.

If you've been waiting for a project with real upside, this is it.

FOR SALE

Enquiries Over \$379,000

AGENTS

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AGENCY

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

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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**

MORE DETAILS

Property ID 3R34GDS
Property Type House
Land Area 501 m²
Licensed Real Estate Agents (REAA2008)

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