



2 Wairoa Street, Kaikorai

3 1 1

## It's All About Location

Tucked away just off the main road, this well-positioned three bedroom home offers the perfect blend of privacy, convenience and future potential in one of Dunedin's most practical and sought after city fringe locations.

You'll find it within easy reach of Roslyn Village, local cafes, parks, supermarkets and public transport, with the bus stop nearby for everyday ease. Families will appreciate the excellent schooling options close at hand, including the Kaikorai Primary school, Little Wonders Kindergarten and popular high schools, while the city centre, university and hospital are only a short drive away.

Step inside and you'll find a well-appointed kitchen and dining area that flow through to the adjoining spacious lounge that is warm and inviting, complete with a gas fire - perfect for cosy evenings and relaxed family living. The central hallway connects all three bedrooms, each complete with built-in wardrobes with good storage.

At the rear of the home, you'll discover a tidy bathroom featuring the comfort of underfloor heating. The laundry is conveniently incorporated here as well, with easy access to the back door for practicality and ease.

Outside, there is a single garage at the street - secure and convenient while the fully fenced section offers plenty of space for children, pets or further improvement.

This is a property that will appeal to a wide range of buyers. For first

### FOR SALE

Negotiation

### VIEW

Mon 6th Apr @ 1:45PM - 2:15PM

### AGENTS

Carol Dalton  
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### AGENCY

LJ Hooker Dunedin  
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Wayne Graham Realty Ltd

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home buyers, it offers an affordable opportunity to secure a home in a desirable location with great schools and amenities nearby. For investors, it presents a strong rental option in an area with consistent appeal, with the previous tenancy at \$600 per week. For buyers with vision, it also offers exciting possibilities to refresh, enhance and unlock value in a well located setting. There is plenty of scope here and this property is well worth inspection.

## MORE DETAILS

Property ID 3R10GDS  
Property Type House  
Land Area 415 m2  
Including Remote Garage  
Licensed Real Estate Agents (REAA2008)

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