

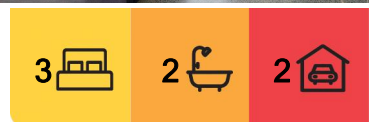
## Maia, 9 Camden Grove

### Architectural Showpiece - Stunning Views

Our vendors are ready for their next chapter, and the instructions are crystal clear - get us sold! Don't miss your opportunity to secure this stunning property, offering the perfect blend of style, comfort, and breathtaking views. Act fast, as at this price it will be sure to represent outstanding value in the marketplace.

Designed by renowned Architect Alistair Madill to blend seamlessly with the topography of the 664sqm site, this carefully crafted residence maximises space, sun, and stunning views of Dunedin Harbour. Spanning multiple levels and exhibiting many high-spec benefits, the intelligent layout and bespoke design ensures a one-of-a-kind experience for the new owners.

Enter into the basement garage, scale a short flight of stairs and you will be greeted with the most inviting of living spaces, featuring the polished concrete floors and perfectly framed harbour vistas from every window. This will be your location for entertaining, the



**For Sale**  
Enquiries Over \$1,139,000

**View**  
By Appointment

**Contact**  
**Lawrence Schaumann**  
027 418 6204  
lawrence@ljhdunedin.co.nz

**Jason Hynes**  
021 225 5527  
Jason@ljhdunedin.co.nz



**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.

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

large kitchen island and level access to the sheltered courtyard epitomises convenience, together with a refined lifestyle. The staggered hallway leads to three double bedrooms, each thoughtfully positioned for privacy and comfort. The primary suite is a true retreat, complete with its own balcony overlooking the harbour, an ensuite, and a walk-in wardrobe. The stylish family bathroom services the other two double bedrooms, meaning family, friends or guests will be accommodated in comfort.

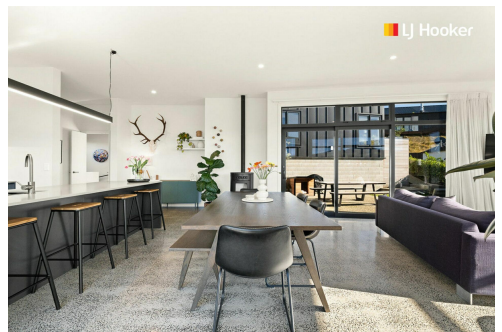
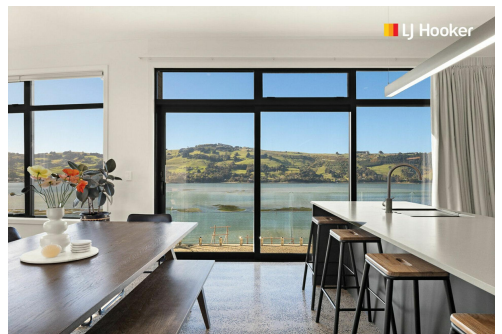
The section has been meticulously landscaped for easy maintenance, and additional features include the underfloor heating throughout most of the home, low-E double glazing, a pellet fire, and exceptional insulation-ensuring year-round luxury and energy efficiency. This is a home that seamlessly combines architectural flair with practical family living, all while offering breathtaking views and stunning street appeal. Contact us today to arrange a viewing and experience this remarkable property for yourself.

## More About this Property

Property ID	3PFAGDS
Property Type	House
Land Area	664 m2
Licensed Real Estate Agents (REAA2008)	

**Lawrence Schaumann 027 418 6204**  
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)  
**Jason Hynes 021 225 5527**  
Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**  
Wayne Graham Realty Ltd  
63 Musselburgh Rise, DUNEDIN 9013  
[dunedin.ljhooker.co.nz](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



**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.

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