



**LJ Hooker**



## Mornington, 11 Aitken Place

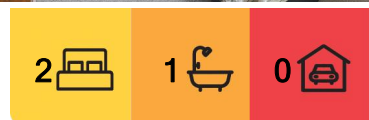
### Affordable First Home or Investment Opportunity

11 Aitken Place presents an excellent opportunity for first-home buyers and investors looking to take their first step onto the property ladder.

Conveniently located near Mornington Shopping Centre, local schools, and cafes, this home offers two bedrooms, open-plan living, and a compact section with great indoor-outdoor flow. Positioned on an elevated site, the property is in tidy condition and provides plenty of potential to update and personalise.

The multi-fuel fire adds extra comfort, making the home perfect for cosy nights in, while the downstairs basement space offers additional storage - ideal for those looking to utilise the area.

Don't miss out on securing this fantastic opportunity!



**For Sale**

Enquiries Over \$399,000

**View**

By Appointment

**Contact**

**Amelia Hermens**

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**Geraldine Hermens**

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**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



## More About this Property

<b>Property ID</b>	3PCFGDS
<b>Property Type</b>	House
<b>Land Area</b>	286 m2
<b>Including</b>	Toilets (1)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Amelia Hermens 022 415 2359**

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

**Geraldine Hermens 027 473 0922**

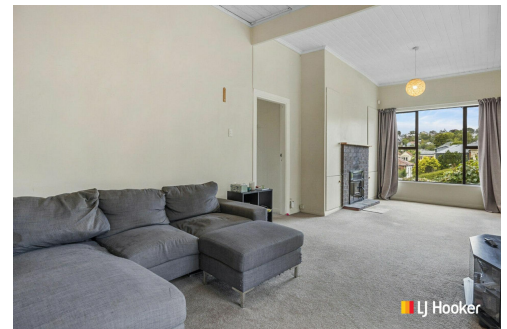
Licensee | [Geraldine@ljhdunedin.co.nz](mailto:Geraldine@ljhdunedin.co.nz)

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