



## Mosgiel, 34 Arran Street

Investor Opportunity - Earning \$600 week in Rent

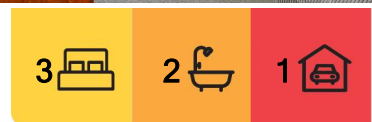
Positioned in a desirable, low-maintenance setting, this fully fenced property is a proven performer, currently generating \$600 per week in rental income. With a strong yield and broad appeal, it presents an excellent opportunity for investors seeking reliable returns and capital growth potential in a sought after area close to Mosgiel shopping centre.

The ground floor features an open-plan lounge, dining, and kitchen area flowing effortlessly to a spacious entertainer's deck-ideal for tenants who value outdoor living. A family bathroom and ample storage enhance practicality and livability.

Upstairs, you'll find three sun-filled bedrooms with built-in wardrobes and a second bathroom-providing flexibility for families or flatmates. The private, easy-care backyard and sunny front patio add to the home's lifestyle appeal, particularly in Mosgiel's sought-after microclimate.

Additional features include a secure garage with internal access and off-street parking, all contributing to strong tenant retention and minimal vacancy.

Whether you're looking to expand your portfolio or secure a high-performing asset, this



**For Sale**  
Negotiation

**View**  
By Appointment

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



well-designed property is ready to deliver from day one.

## More About this Property

Property ID	3PJUGDS
Property Type	House
Land Area	251 m2
Licensed Real Estate Agents (REAA2008)	

**Luke MacDonald 027 8650 864**

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**Daryl Sigglesko 0275200040**

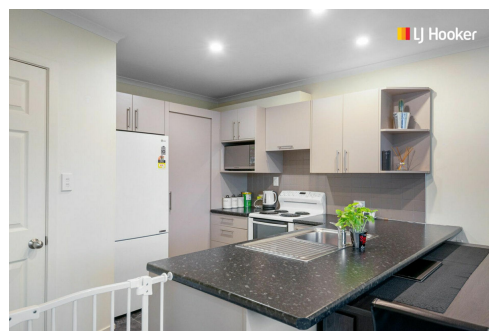
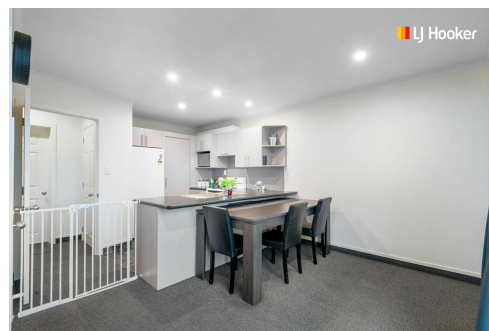
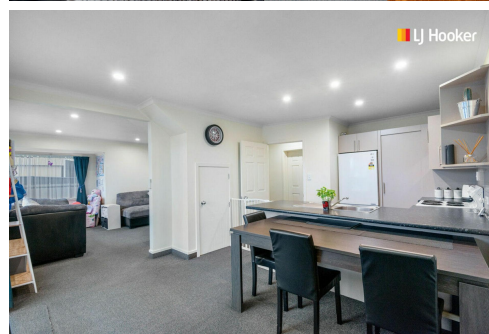
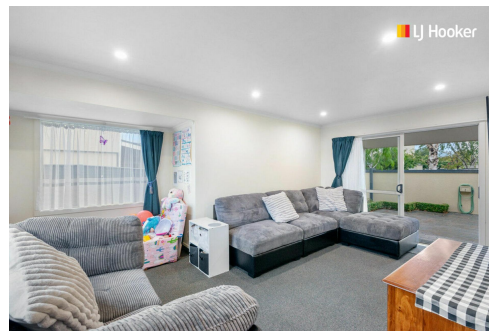
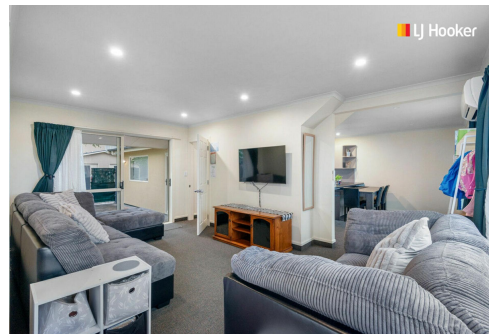
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