






607 Castle Street, North Dunedin

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## Tenanted Investment with Long-Term Upside

Situated on one of the most sought-after streets for students, this property presents an excellent entry-level opportunity for the astute investor. Currently tenanted until 31 December 2025 at \$600 per week, with a further tenancy secured for 2026 at \$615 per week, this is a reliable, low-vacancy performer.

The home offers three spacious bedrooms serviced by a central bathroom, along with a living area adjoining the kitchen, which opens out to the courtyard and back lawn. A separate laundry and toilet at the rear provide added practicality and potential for repurposing.

Situated on a 263m<sup>2</sup> site and zoned Inner-City Residential, the property also offers future development potential, with capacity for up to five bedrooms-subject to Council approval.

The interior remains largely original, giving buyers plenty of scope to enhance and add value over time. Owned by our vendor for the past 46 years, the property has a proven track record of leasing quickly and consistently. Get in touch today for the full information memorandum.

### FOR SALE

Enquiries Over \$529,000

### AGENTS

Lawrence Schaumann  
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lawrence@ljhdunedin.co.nz

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

### AGENCY

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

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.



## MORE DETAILS

Property ID 3QKBGDS  
Property Type House  
Including Toilets (1)  
Courtyard  
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**

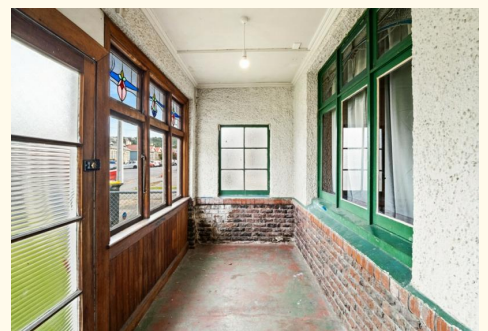
Managing Director / Licensee / Auctioneer | [Jason@ljhdunedin.co.nz](mailto:Jason@ljhdunedin.co.nz)

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