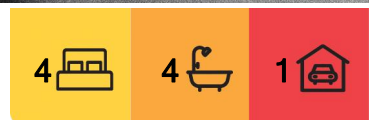


## North East Valley, 12/73 Buccleugh Street

### Astute Rental Investment

With all four bedrooms tenanted for the remainder of 2025, this contemporary residential investment opportunity provides a \$960 rental return (less landlord costs), and always attracts quality tenants. Built in 2008 from permanent materials and meticulously maintained, this four bedroom studio apartment is positioned for both sun and views, while being located just a short distance from the gardens shopping village, Otago University and the city centre.

The ground level of this spacious property features a shared kitchen with a walk-in pantry, an open-plan dining and living area, all efficiently heated by a heat pump and the laundry space. On the second floor you'll find two spacious bedrooms, each with their own ensuite, built-in wardrobe, desk, and kitchenette facilities. One bedroom enjoys a private balcony, while the other benefits from separate external access from the courtyard, adding flexibility and convenience. The third level mirrors this layout, offering two additional bedrooms, both complete with their own ensuite, built-in wardrobe, desk, kitchenette



**For Sale**  
Enquiries Over \$599,000

**View**  
By Appointment

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

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



facilities, and private balconies for independent living.

Finished to a high standard, the building offers double glazing and quality materials for enhanced, low-maintenance living. If you're searching for smart addition to your portfolio then look no further, please enquire for the full information memorandum at your earliest convenience.

## More About this Property

<b>Property ID</b>	3PQ0GDS
<b>Property Type</b>	Apartment
<b>House Size</b>	149 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Jason Hynes 021 225 5527

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

### Lawrence Schaumann 027 418 6204

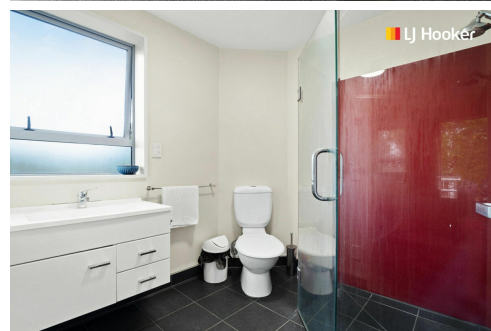
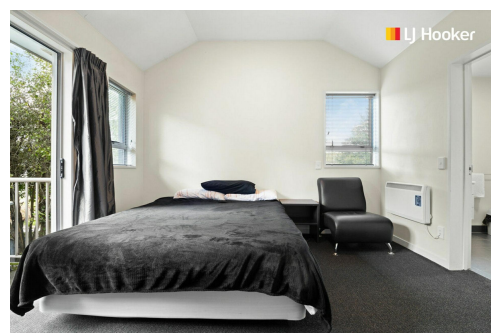
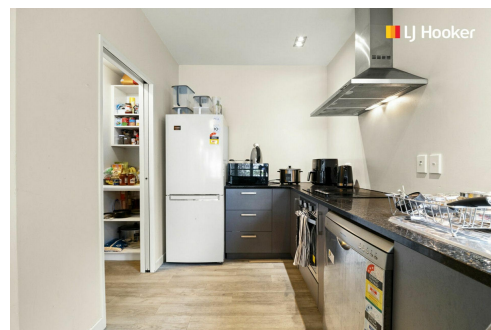
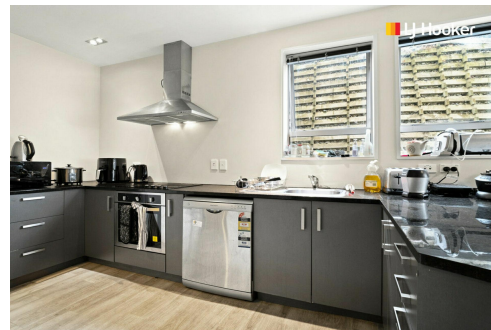
Licensee | [lawrence@ljhdunedin.co.nz](mailto:lawrence@ljhdunedin.co.nz)

### LJ Hooker Dunedin (03) 470 1370

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**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd