

51/61 North Road, North East Valley




## Modern, Private & Perfectly Positioned

This sun-soaked one-bedroom property in the popular Sabina Apartments on North Road offers an excellent combination of privacy, natural light and contemporary living. Being one of the last apartments built, and positioned toward the end of the complex, it enjoys enhanced privacy along with a leafy outlook, while benefiting from excellent sunshine throughout the day.

The generous open-plan living, kitchen and dining area extends seamlessly onto a private, well-positioned balcony, making it an ideal space to relax. Freshly laid carpet enhances the modern interior, adding comfort and a crisp, move-in-ready feel throughout the apartment. An assigned off-street car park adds further convenience, making everyday living easy and stress-free.

There is also an opportunity to purchase the apartment fully furnished, providing a turnkey option that will appeal to investors or buyers seeking immediate convenience.

Conveniently located just a short walk to the Gardens New World supermarket, local cafés, Otago University and the Botanic Gardens (with a regular bus route nearby), this apartment will strongly appeal

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### FOR SALE

Enquiries Over \$439,000

### VIEW

By Appointment

### AGENTS

Cherish Thom  
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Jason Hynes  
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### AGENCY

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

to professionals, investors, or couples seeking a low-maintenance property in a highly desirable location.

Please park on North Road and walk up the driveway to access the Sabina Apartments.

## MORE DETAILS

Property ID                    3QSNGDS  
Property Type                Apartment  
Licensed Real Estate Agents (REAA2008)

### **Cherish Thom**

Sales Associate to Jason Hynes & Lawrence Schaumann |  
cherish@ljhdunedin.co.nz

**Jason Hynes 021 225 5527**

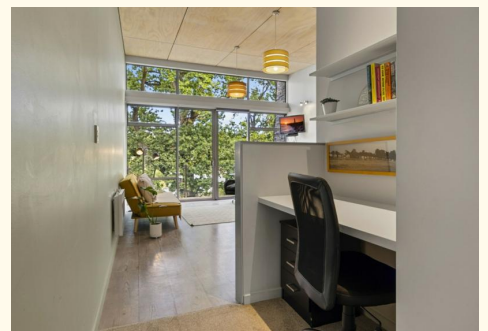
Managing Director / Licensee / Auctioneer | Jason@ljhdunedin.co.nz

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