



27 Frame Street, North East Valley

## Thoughtfully Designed, Beautifully Positioned

Built in the 1980's, this two bedroom home is straightforward in the best way: warm, well positioned, with a good sense of space. It suits downsizers, first home buyers, or anyone after a low maintenance base close to town.

Open plan living, kitchen, and dining make up the main living space, with all-day sun and direct access out to the private rear garden. Upstairs, you'll find two genuine double bedrooms with a bathroom conveniently positioned in between. Every window frames fantastic views, adding a real sense of light and space.

Comfort has been well considered throughout, with double glazing, ceiling and underfloor insulation, and a pellet fire ensuring this home stays warm and efficient right through the Dunedin winter.

Outside, off street parking adds everyday practicality, while the low maintenance section means more time enjoying your home and less time maintaining it.

Positioned in ever-popular North East Valley, this location is hard to beat. Enjoy the walking tracks on Mount Cargill, easy access to the

2 1 1

### FOR SALE

Enquiries Over \$579,000

### VIEW

Sun 27th Sep @ 11:00AM - 11:30AM

### AGENTS

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

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

### AGENCY

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

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Interested parties must rely solely on their own enquiries.



Botanic Gardens, and close proximity to the University and a great range of local amenities. Whether you're after an active lifestyle, a peaceful retreat, or simply convenience at your doorstep, North East Valley delivers it all.

This is a genuine opportunity to secure a warm home in a suburb known for its strong sense of community. Don't miss your chance, come and view for yourself!

## MORE DETAILS

Property ID 3R9MGDS  
Property Type House  
Land Area 264 m2  
Including Toilets (2)  
Licensed Real Estate Agents (REAA2008)

**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)

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63 Musselburgh Rise, DUNEDIN 9013

[dunedin.ljhooker.co.nz](mailto:dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)

