



464 North Road, North East Valley

Calling all Mum and Dad's of University Students

Sending your child to Otago University can be a big deal, particularly if you are not living in Dunedin, but visit often, to check your little darling is behaving and knuckling down with his/her studies. This property is ideal option for out-of-town mums and dads, as the home provides three bedrooms to rent out and gain an income, along with providing an area in basement kitted out with a shower, toilet, kitchenette and room for you to stay when visiting.

Step inside and you'll immediately notice the quality renovations, all completed to a high standard. The home offers a generous 160m² of living space, featuring an open-plan kitchen, dining, and lounge area that's perfect for everyday living and entertaining.

Stay comfortable year-round with double glazing, a heat pump, and an electric fireplace, ideal for those cosy winter nights. Step outside to the elevated rear deck and enjoy the sunshine, entertain guests, or simply soak in the lovely rural views over the North East Valley hills. Location is key. This property is far enough from the 'student-ville' hub to avoid Hyde Street parties but still close to public transport, making commuting to the University simple and convenient.

Opportunities like this, offering strong yield for investors or a smart, income-supporting first home, don't come along often. Don't miss out, enquire today and secure your slice of North East Valley living!

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FOR SALE

Enquiries Over \$539,000

AGENTS

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AGENCY

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Wayne Graham Realty Ltd

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

MORE DETAILS

Property ID 3QXVGDS
Property Type House
Land Area 565 m²
Licensed Real Estate Agents (REAA2008)

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