



10 Melrose Street, Roslyn

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## Refreshed & Ready for you in Roslyn

Auction Location: LJ Hooker Dunedin Office - 63 Musselburgh Rise

Welcome to 10 Melrose Street, a beautifully refreshed character home in one of Roslyn's most desirable locations. Blending classic 1940s charm with modern comfort, this warm and inviting property offers an effortless lifestyle-perfect for professionals, families, downsizers or anyone who values stylish living close to the city. As you arrive, the home's striking brick facade and crisp, modern colour palette immediately catch the eye. Step inside and you're welcomed by a bright, spacious living area designed for relaxation and connection. Large picture windows frame leafy views and flood the room with sunshine, while neutral tones and contemporary styling make it easy to feel right at home. Whether you're entertaining guests or enjoying quiet evenings in, this space is warm, inviting, and perfectly proportioned. The modernised kitchen offers a practical layout with generous bench space, quality stainless-steel appliances, and excellent storage. It's a light, functional workspace that looks out to surrounding character homes-an appealing balance of convenience and charm. Your new home awaits.

The home's thoughtful blend of modern updates and original detail continues throughout, with fresh finishes & and a move-in-ready feel

**FOR SALE**  
Auction

### AGENTS

Daryl Sigglesko  
0275200040  
daryl@ljhdunedin.co.nz

Tania McNally  
021 592 212  
tania@ljhdunedin.co.nz

### AGENCY

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

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that buyers will love. Heated by way of heat pump. Downstairs, a single garage and additional storage add excellent practicality-ideal for bikes, tools, or workshop space. Outside, the section has been designed for easy care living, with established plantings and tidy retaining walls, so you can enjoy the Roslyn lifestyle with minimal upkeep. And what a lifestyle it is. Just moments from Roslyn Village, you'll have cafés, supermarkets, and local dining right at your fingertips. Close to excellent schools and only a short drive to the city centre, this location offers outstanding convenience in one of Dunedin's most sought-after suburbs. 10 Melrose Street is a standout opportunity: character, comfort, and location-beautifully packaged and ready to enjoy.

## MORE DETAILS

Property ID                    3QNBGDS  
Property Type                House  
Land Area                    494 m<sup>2</sup>  
**Licensed Real Estate Agents (REAA2008)**

**Daryl Siggleko 0275200040**

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

**Tania McInally 021 592 212**

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

**LJ Hooker Dunedin (03) 470 1370**

Wayne Graham Realty Ltd

63 Musselburgh Rise, DUNEDIN 9013

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

