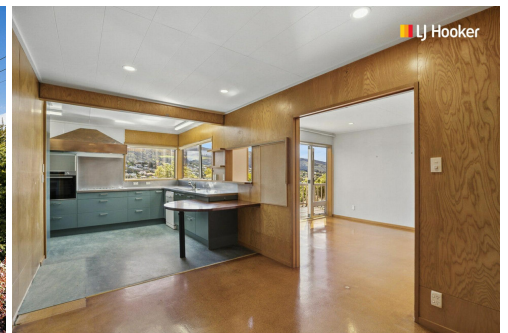


**SOLD**



## Roslyn, 12 Ann Street

### Renovator's Dream or Prime Development Opportunity

Located in the heart of Roslyn, this beloved family home, cherished by the same family for over 60 years, is now ready for its next chapter. Set on a generous 1012m<sup>2</sup> section with a prime North-Westerly orientation, this property enjoys an abundant of sunlight throughout the year. Featuring four spacious bedrooms, 2 living areas, a rumpus room and two bathrooms, it's a home with endless possibilities. Whether you're looking to renovate and bring a new vision to life or explore development opportunities, the potential here is undeniable.

Located just a short stroll from Roslyn's vibrant shopping and café hub, this property offers the perfect blend of convenience and opportunity.

Call your bank or broker, this is property is for genuine sale.

3 

2 

2 

**For Sale**  
Negotiation

**View**  
[l.jhooker.co.nz/3NZ0GDS](https://l.jhooker.co.nz/3NZ0GDS)

**Contact**  
**Geraldine Hermens**  
027 473 0922  
[Geraldine@ljhdunedin.co.nz](mailto:Geraldine@ljhdunedin.co.nz)

**Amelia Hermens**  
022 415 2359  
[amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)



## More About this Property

Property ID	3NZ0GDS
Property Type	House
Land Area	1012 m <sup>2</sup>
Licensed Real Estate Agents (REAA2008)	

**Geraldine Hermens 027 473 0922**

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

**Amelia Hermens 022 415 2359**

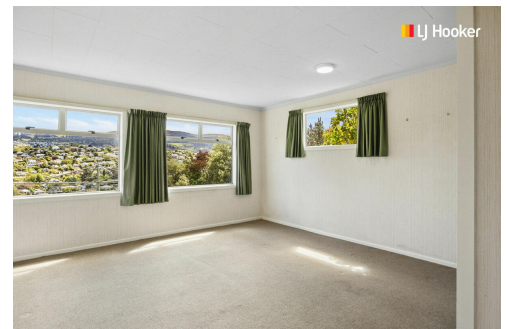
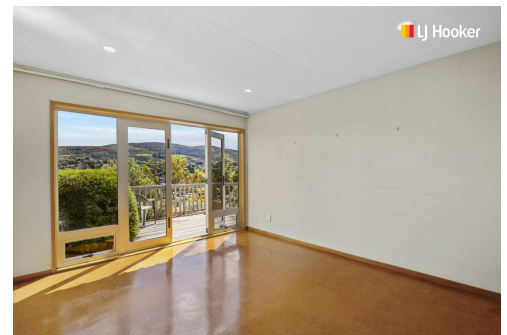
Licensee | [amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)

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**LJ Hooker Dunedin**

**(03) 470 1370**

Wayne Graham Realty Ltd