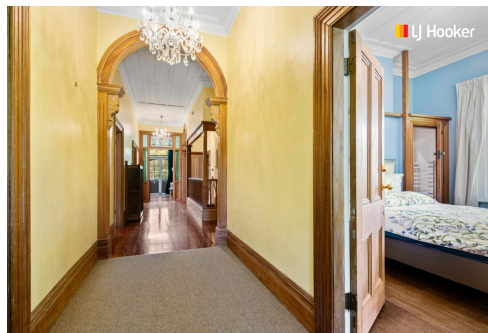




Boundary line is indicative only



Roslyn, 37 Melrose Street

A Developer's Dream With Endless Potential

This incredible property is a developer's dream, with its large 1,973m² (-+) section offering subdivision potential. For homebuyers, it's the perfect canvas to create your dream home, a place where character meets opportunity. With ample space for future enhancements, this home offers unmatched value and versatility.

This amazing home combines modern comfort with old-world charm, boasting 4 spacious bedrooms, 3 bathrooms and a master suite with an ensuite, ensuring privacy and comfort. Two living areas provide ample space for entertaining and relaxation, while the rumpus room adds versatility for the entire family.

Character features such as chandeliers and stained glass windows bring timeless elegance to this residence, while the indoor-outdoor flow effortlessly connects the interior to a sun-drenched deck. The backyard is a charming spot, ideal for picnics or relaxing in the peaceful surroundings.

Stay comfortable year-round with four heat pumps and a cozy pellet fire, creating the perfect ambiance in every season. The property even boasts a basketball court, offering

4

3

1

For Sale
Negotiation

View
By Appointment

Contact
Luke MacDonald
027 8650 864
luke@ljhdunedin.co.nz
Geraldine Hermens
027 473 0922
Geraldine@ljhdunedin.co.nz



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Wayne Graham Realty Ltd

endless opportunities for recreation and fun.

Don't miss this rare chance to secure this beautiful home, rich with possibilities for families, developers, and dream-home creators alike.

Viewings by appointment.

More About this Property

Property ID	3P6DGDS
Property Type	House
Land Area	1973 m2
Licensed Real Estate Agents (REAA2008)	

Luke MacDonald 027 8650 864

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Geraldine Hermens 027 473 0922

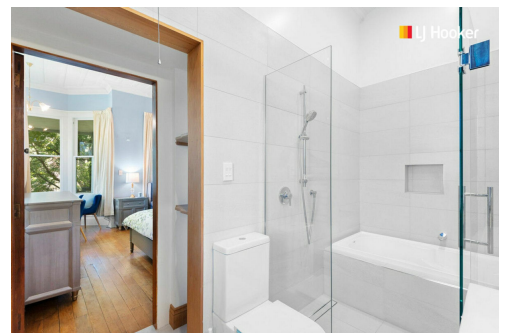
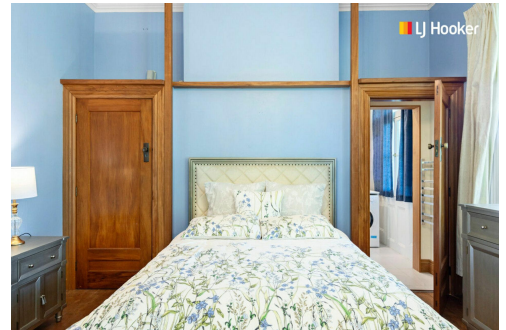
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