






26 Melrose Street, Roslyn

## Cool As Is- Super Cool With Vision

Auction Location: 63 Musselburgh Rise

This elevated, standalone townhouse offers easy, low-maintenance living in a great location -- just a short walk to the city and close to Roslyn Village's popular cafés and shops. Well positioned for sun, the home features a generous open-plan living and dining area, a spacious kitchen, and three double bedrooms -- two upstairs and one down -- giving flexibility for families, professionals, or those working from home. Downstairs also includes a large laundry, separate toilet, and internal-access garage with workshop space that could offer further development potential. This is a very comfortable home to live in as it stands, but it also has the right ingredients to be transformed into something seriously stylish. This home will appeal to many; families, downsizers, professional couples, those looking for a city base, or a renovation project with upside -- this one delivers.

- 3 double bedrooms
- Internal garage + workshop space
- Flexible layout over two levels
- Light-filled, open-plan living
- Great as-is, with potential to create something truly on-trend
- Walk to the city or Roslyn Village

3  1  2 

**FOR SALE**  
Auction

**AGENTS**

Pam Mulder  
027 454 3366  
Pam@ljhdunedin.co.nz

**AGENCY**

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

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The current owner is relocating, and the property must be sold.

Homes like this don't come up often in such a sought-after area.  
Get in touch today -- this is one you'll want to see.

## MORE DETAILS

Property ID                    3QCVGDS  
Property Type                Townhouse  
House Size                    180 m2  
Including                        Toilets (2)  
**Licensed Real Estate Agents (REAA2008)**

**Pam Mulder 027 454 3366**

Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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

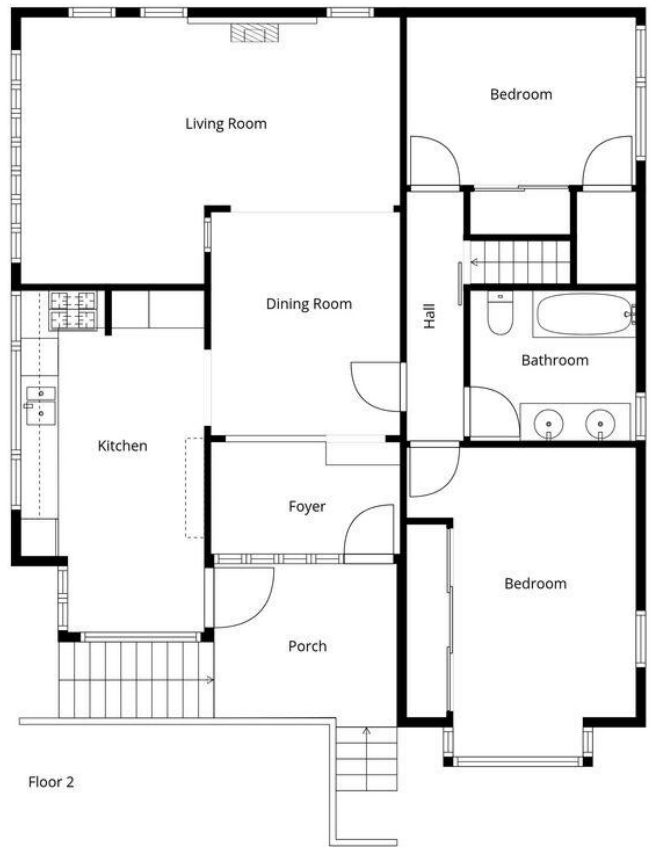
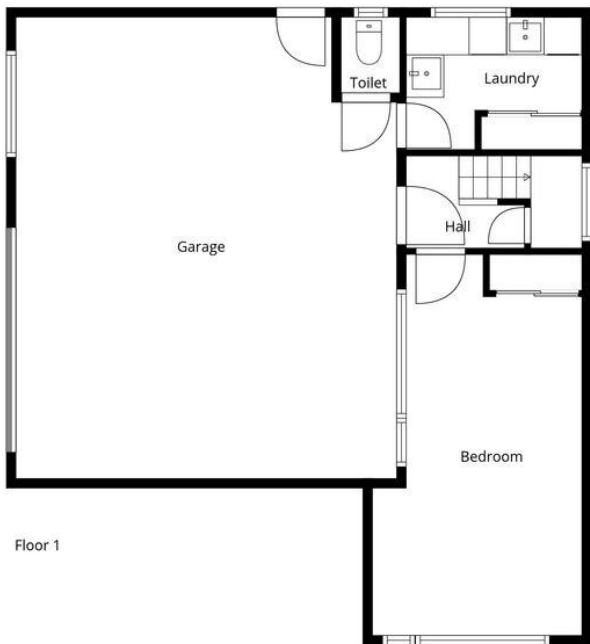
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Sizes And Dimensions Are Approximate, Actual May Vary



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