

Saint Clair, B/15 West Avenue

St Clair Townhouse or Lock & Leave

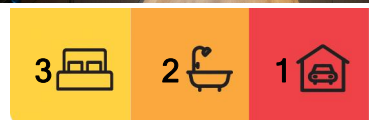
Discover low maintenance, contemporary living at its finest with this 2023 freehold property which comprises three bedrooms, two bathroom plus the added convenience of a separate 3rd toilet downstairs. Certain to be attractive to a diverse buyer pool, this property offers an open-plan layout downstairs that seamlessly integrates the kitchen, dining, and living spaces - perfect for entertaining or relaxed everyday living.

The generous floor plan is larger than you will find with other new-build townhouses, meaning you have plenty of room for guests or the ability for an enhanced rental yield if you're searching for an easy care addition to the portfolio. Additional features include an off-street carport for added security and the sunny, private courtyard with little section upkeep. Set in the prime Saint Clair location, enjoy close proximity to local schools, stunning beaches, and a wide range of eateries and cafes to explore.

Whether you're a professional couple, downsizer, investor, or those wanting a quality town



Disclaimer: 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.



For Sale
Enquiries Over \$700,000

View
ljohnhooker.co.nz/3PBCGDS

Contact
Jason Hynes
021 225 5527
Jason@ljhdunedin.co.nz
Lawrence Schaumann
027 418 6204
lawrence@ljhdunedin.co.nz

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

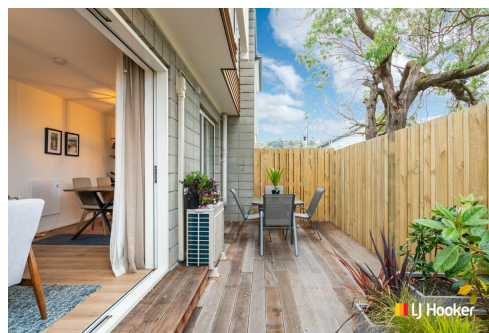
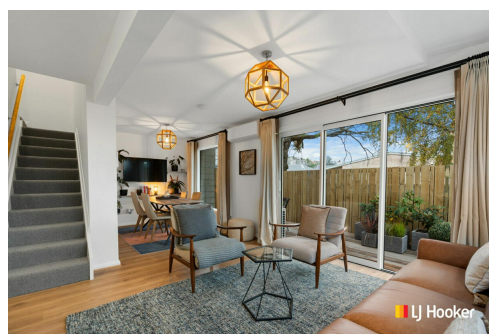
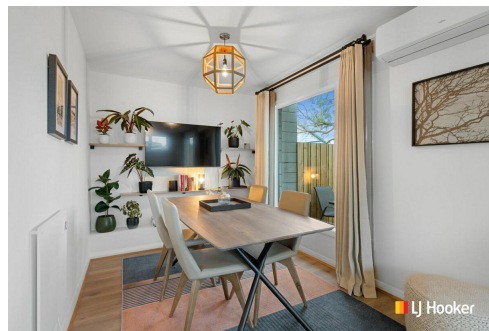
base, this home strikes the perfect balance of modern style and location. 15B West Ave offers long-term value and potential. It's not just a place to live - it's an astute investment in a thriving community.

More About this Property

Property ID	3PBCGDS
Property Type	Townhouse
Licensed Real Estate Agents (REAA2008)	

Jason Hynes 021 225 5527
Managing Director / Licensee / Auctioneer | Jason@ljhdunedin.co.nz
Lawrence Schaumann 027 418 6204
Licensee | lawrence@ljhdunedin.co.nz

LJ Hooker Dunedin (03) 470 1370
Wayne Graham Realty Ltd
63 Musselburgh Rise, DUNEDIN 9013
dunedin.ljhooker.co.nz | dunedin@ljhdunedin.co.nz



Disclaimer: 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 Dunedin
(03) 470 1370
Wayne Graham Realty Ltd