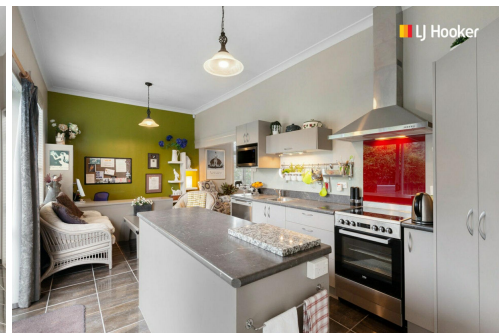


**SOLD**



## Saint Kilda, 11 Rugby Street

Vendor downsizing and needs sold

Auction Location: LJ Hooker Dunedin, 63 Musselburgh Rise

Welcome to this delightful two-bedroom house nestled on Rugby Street in the heart of Saint Kilda. Built in 1920, this charming residence offers a cozy and inviting atmosphere, perfect for families or first-time home buyers. The property could be resurrected back into a 3 bedroom home (as it once was) if you require, although the current configuration offers a feeling of space with the generous dimensions.

Saint Kilda is a vibrant suburb known for its friendly community and convenient amenities. With local schools including Bayfield High School nearby, families will find it an ideal location for raising children. Enjoy the close proximity to parks and recreational areas, making it easy to embrace an active lifestyle.

Don't miss out on this superb opportunity, my vendor is committed to the next move and

2 

1 

1 

**For Sale**  
Auction

**View**  
[ljhooker.co.nz/3NDHGDS](http://ljhooker.co.nz/3NDHGDS)

**Contact**  
**Daryl Siggleko**  
0275200040  
[daryl@ljhdunedin.co.nz](mailto:daryl@ljhdunedin.co.nz)

**Pam Mulder**  
027 454 3366  
[Pam@ljhdunedin.co.nz](mailto:Pam@ljhdunedin.co.nz)



you should act now to secure this charming home.  
Being sold by Auction unless sold prior.

## More About this Property

<b>Property ID</b>	3NDHGDS
<b>Property Type</b>	House
<b>Land Area</b>	488 m <sup>2</sup>
<b>Including</b>	Toilets (1)
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Daryl Sigglesko 0275200040**

Licensee | daryl@ljhdunedin.co.nz

**Pam Mulder 027 454 3366**

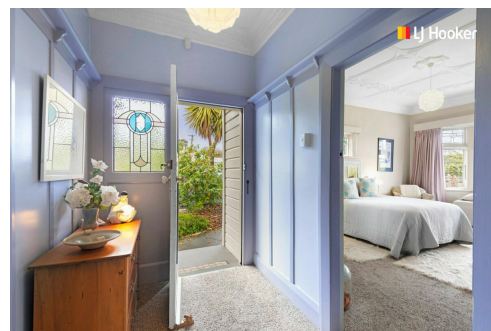
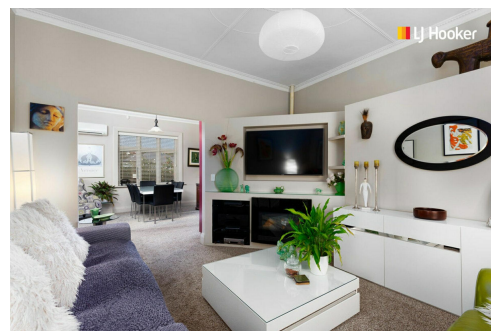
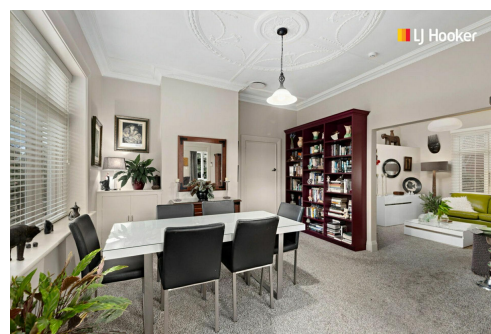
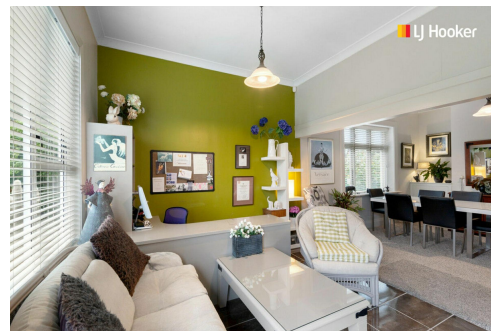
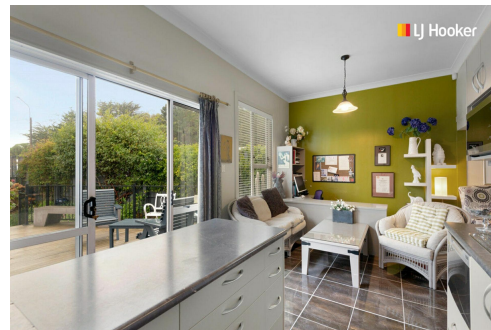
Licensee/Auctioneer | Pam@ljhdunedin.co.nz

**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