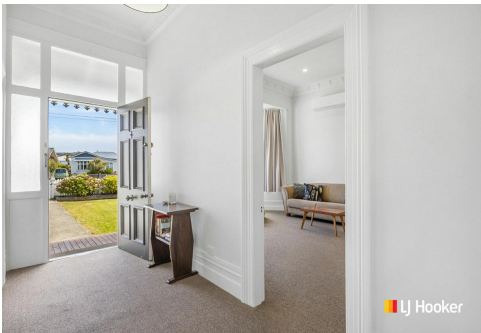
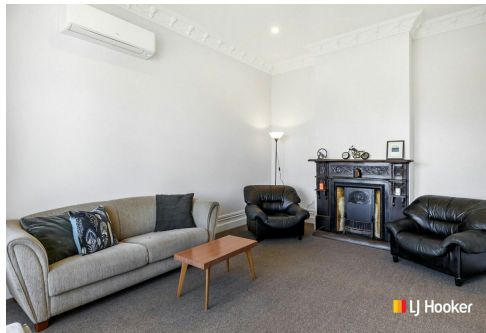




 LJ Hooker



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Saint Kilda, 23 Royal Crescent

WOW 7.5%+ RETURN!

Discover a versatile, income-boosting gem that seamlessly blends comfort with financial potential. Whether you're searching for a welcoming home or a savvy investment, this dual-dwelling property offers endless possibilities.

At the rear, a well-appointed two-bedroom, one-bathroom unit provides privacy and space, while the front features a charming one-bedroom, one-bathroom unit-recently renovated throughout (excluding the kitchen) for a fresh, modern feel. The exterior has also been newly painted, enhancing the home's street appeal.

Perfect for generating rental income - both units are currently rented and returning \$910 per week, which will increase to \$930 per week at the end of May. You could live in one and rent the other out (covering a significant amount of your mortgage), host Airbnb guests, accommodate extended family, or share ownership with friends.



For Sale

Enquiries Over \$619,000

View

ljhooker.co.nz/3PHMGDS

Contact

Trista Townsend

021 484 221

Trista@ljhdunedin.co.nz

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You're across the road from a bus stop and just a short stroll from Musselburgh Village, where local conveniences include a bakery, hair salon, pharmacy, and medical facilities.

Close to good schools at all levels and within easy reach of the beach and Chisholm Park Golf Course, this property delivers an exceptional lifestyle in a sought-after area.

Opportunities like this are rare - act fast to secure your future!

More About this Property

Property ID	3PHMGDS
Property Type	House
Land Area	506 m2
Including	Toilets (1)
Licensed Real Estate Agents (REAA2008)	

Trista Townsend 021 484 221

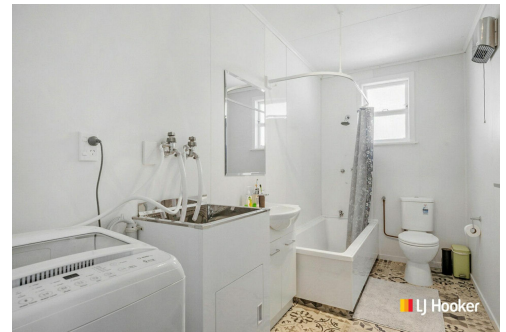
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