

## Saint Kilda, 30 Richardson Street

Affordable Gem with Potential too!

First home buyers and investors, rejoice! Discover a tidy, sun-kissed haven in a super convenient location, just across the corner from De Carle Park. This deceptively spacious roughcast home boasts 3 bedrooms, 1 bathroom, and a bright, modern kitchen with open-plan living, dining and lounge. Then there is easy indoor-outdoor flow to a sunny private rear garden, perfect for families with toddlers and/or young children. From the kitchen one also walks through to a fresh-look laundry and bathroom facilities, and the whole house mostly enjoys double glazing for effortless Winter warmth and comfort.

Obvious Value and opportunity here in a desirable location. (Prior offers considered)

Don't miss out! Quick possession available. Schedule a viewing today!



**For Sale**  
Set Sale

**View**  
By Appointment

**Contact**  
**Paul Bernard**  
0274 376 929  
Paulb@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.

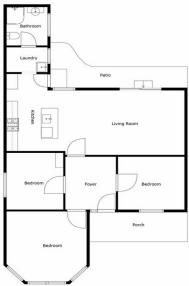
**LJ Hooker Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd

# More About this Property

Property ID	3PXWGDS
Property Type	House
Land Area	369 m2
Including	Toilets (2)
Licensed Real Estate Agents (REAA2008)	

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Sizes And Dimensions Are Approximate, Actual May Vary



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