




54 Council Street, Saint Kilda

## Ready, Set, Move In - Motivated Seller

54 Council Street presents a fantastic opportunity for first home buyers looking to step onto the property ladder, or for investors seeking a reliable addition to their portfolio. This classic weatherboard home, complete with low-maintenance aluminium windows, has served as a solid long-term investment for its current owners and is now ready for its next chapter.

Inside, the home offers three well-proportioned bedrooms, each with built-in wardrobes, providing comfortable living for families, flatmates, or tenants. The kitchen and bathroom have been tastefully renovated, blending modern convenience with the character of the home, while freshly painted interiors create a light, clean, and welcoming feel throughout. With the hard work already done, the home is move-in ready while still offering scope to add further value over time if desired.

Outside, the property features off-street parking for one vehicle and a sunny, private backyard. This outdoor space is ideal for relaxing with a morning coffee, entertaining friends and family, or simply enjoying a quiet moment in the sun. It's a manageable section that offers both privacy and practicality.

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### FOR SALE

Enquiries Over \$449,000

### VIEW

Sun 7th Jun @ 11:30AM - 12:00PM

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



Location is another key highlight. This home is conveniently close to local schools, making it a great option for families. Public transport is easily accessible, while the vibrant cafés, beach, and esplanade at St Clair are just a short drive away, offering the perfect spot to unwind or enjoy the coastal lifestyle.

Whether you're looking for a comfortable place to call home or a smart investment with proven rental history, this tidy, well-maintained property offers a combination of convenience, comfort, and long-term potential in a popular Dunedin location.

## MORE DETAILS

Property ID                   3R1JGDS  
Property Type               House  
Land Area                    372 m2  
**Licensed Real Estate Agents (REAA2008)**

### **Amelia Hermens 022 415 2359**

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