



Saint Kilda, B/7 Calder Street

Calling all First Home Buyers and Investors

Positioned in the ever-popular suburb of St Kilda, this sunny semi-detached brick home offers the perfect blend of character, comfort, and convenience. Just a short stroll to both St Clair and St Kilda beaches, local sporting facilities, and quality schools, it's an ideal fit for first-home buyers, young families, investors, or anyone seeking a low maintenance option.

Inside, the home offers two bedrooms plus a sunroom--ideal as a home office, hobby space, or for extra storage. The layout allows for flexibility, with the option to use the separate lounge as a third bedroom and the dining area as a cosy living space. There's scope to modernise, particularly in the kitchen, giving you the chance to add real value over time.

Step outside and enjoy the private backyard--perfect for summer BBQs, relaxing with friends, or letting the kids and pets play freely within the fully fenced section.

With local shops, cafes, and Musselburgh Village just minutes away, everything you need is at your fingertips. Add to this a motivated vendor, and you've got a property well worth

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For Sale

Enquiries Over \$459,000

View

Sun 3rd Aug @ 12:30PM - 1:00PM

Contact

Trista Townsend

021 484 221

Trista@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

your immediate attention.

Don't miss your chance--enquire today!

More About this Property

Property ID	3Q2CGDS
Property Type	House
Including	Dishwasher
Licensed Real Estate Agents (REAA2008)	

Trista Townsend 021 484 221

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