



**SOLD**



## Sawyers Bay, 1 Blackman Avenue

### Great Bones Equals Outstanding Opportunity

This is a fantastic opportunity to secure an affordable property that's ripe with potential. Built in the 1970s and set on an easy-care corner lot, this home offers endless possibilities for first-time buyers or investors ready for a simple renovation unlocking its true value. The current owner has enjoyed this home for 28 years, highlighting its solid build and lasting appeal. The elevated living, kitchen, and dining areas provide a great outlook, with the two double bedrooms just a few steps down the hall. The spacious basement garage provides room for both a car and a workshop, and the sunny rear garden with its courtyard is perfect for relaxing.

With easy access to the cycle path into the city or to the Port Chalmers shopping precinct, the location is unbeatable. The owner is downsizing, and the keys will definitely be changing hands. Don't miss out-early offers will be considered, so act quickly!

Book your viewing today.

Prior offer considered.

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**For Sale**  
Set Sale

**View**  
[ljhooker.co.nz/3PR9GDS](http://ljhooker.co.nz/3PR9GDS)

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

## More About this Property

<b>Property ID</b>	3PR9GDS
<b>Property Type</b>	House
<b>Land Area</b>	308 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Pam Mulder 027 454 3366**

Licensee/Auctioneer | Pam@ljhdunedin.co.nz

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