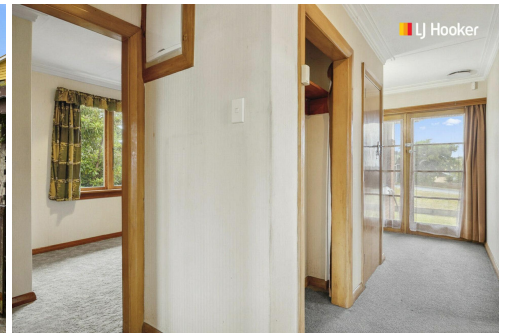


**SOLD**



## Shiel Hill, 281 Highcliff Road

### Classic Family Home Unlimited Potential

Auction Location: 63 Musselburgh Rise

This original 3-bedroom, brick home has been lovingly held by the same family for over 50 years and now offers an exciting opportunity for builders, renovators, and first-home buyers alike. Located on a flat, generously sized section, this property provides a fantastic foundation for those looking to put their own stamp on a home.

Featuring three spacious bedrooms, a separate lounge, a large rumpus room, and a single garage, the home offers plenty of potential to create a modern family haven. The property's design provides a perfect layout for renovation, with plenty of space to work with and the ability to enhance or reconfigure as you see fit.

The flat section offers ample outdoor space, ideal for landscaping, extensions, or simply enjoying the sunny outlook. And with stunning ocean views, the location truly speaks for itself.

Whether you're a first-time buyer, builder, or someone looking to bring new life to this

3 

1 

1 

**For Sale**  
Auction

**View**  
[ljhooker.co.nz/3PG9GDS](http://ljhooker.co.nz/3PG9GDS)

**Contact**  
**Geraldine Hermens**  
027 473 0922  
[Geraldine@ljhdunedin.co.nz](mailto:Geraldine@ljhdunedin.co.nz)

**Amelia Hermens**  
022 415 2359  
[amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)



classic home, don't miss the chance to secure this hidden gem.  
This estate sale will be sold at auction, no prior offers will be considered.

## More About this Property

Property ID	3PG9GDS
Property Type	House
Land Area	809 m2
Licensed Real Estate Agents (REAA2008)	

**Geraldine Hermens 027 473 0922**  
Licensee | [Geraldine@ljhdunedin.co.nz](mailto:Geraldine@ljhdunedin.co.nz)  
**Amelia Hermens 022 415 2359**  
Licensee | [amelia@ljhdunedin.co.nz](mailto:amelia@ljhdunedin.co.nz)

**LJ Hooker Dunedin (03) 470 1370**  
Wayne Graham Realty Ltd  
63 Musselburgh Rise, DUNEDIN 9013  
[dunedin.ljhooker.co.nz](mailto:dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@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