



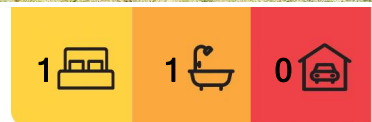
Warrington, 101 Coast Road

Mortgagee Sale, Urgent action required!

On the market at land value ,all offers will be considered. Perched above the picturesque East Coast Road and surrounded by native flora, this one-bedroom cottage is set on a spacious 1,085m² (more or less) section. The 44m² dwelling has been unoccupied for some time, presenting a rare opportunity for renovation or redevelopment. Clearing the surrounding trees and vegetation could also unveil stunning views of the Warrington Estuary and coastline.

Located just 25 minutes from Dunedin, this property offers an ideal base along the route to Warrington, Karitane, and Oamaru. School bus routes are accessible, and Warrington Primary School is just a short drive away. The area boasts beautiful beaches, abundant wildlife, and local attractions such as the Arc Brewery, Blueskin Nursery, markets, and charming cafes.

Please be aware this is a mortgagee sale, and the property will be sold "as is." Interior



For Sale
Negotiation

View
ljhooker.co.nz/3PAHGDS

Contact
Mandy Elliott
027 228 6352
mandy@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.

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(03) 470 1370
Wayne Graham Realty Ltd

access is not permitted, and visitors are advised to exercise caution on the property due to potential hazards, including the steps and corner entranceway. Legal advice and comprehensive due diligence are strongly recommended .

Offers by the 18th Feb 5pm

More About this Property

Property ID	3PAHGDS
Property Type	House
House Size	44 m2
Land Area	1085 m2
Licensed Real Estate Agents (REAA2008)	

Mandy Elliott 027 228 6352
Licensee | mandy@ljhdunedin.co.nz

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63 Musselburgh Rise, DUNEDIN 9013
dunedin@ljhdunedin.co.nz | dunedin.ljhooker.co.nz



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