LJ Hooker

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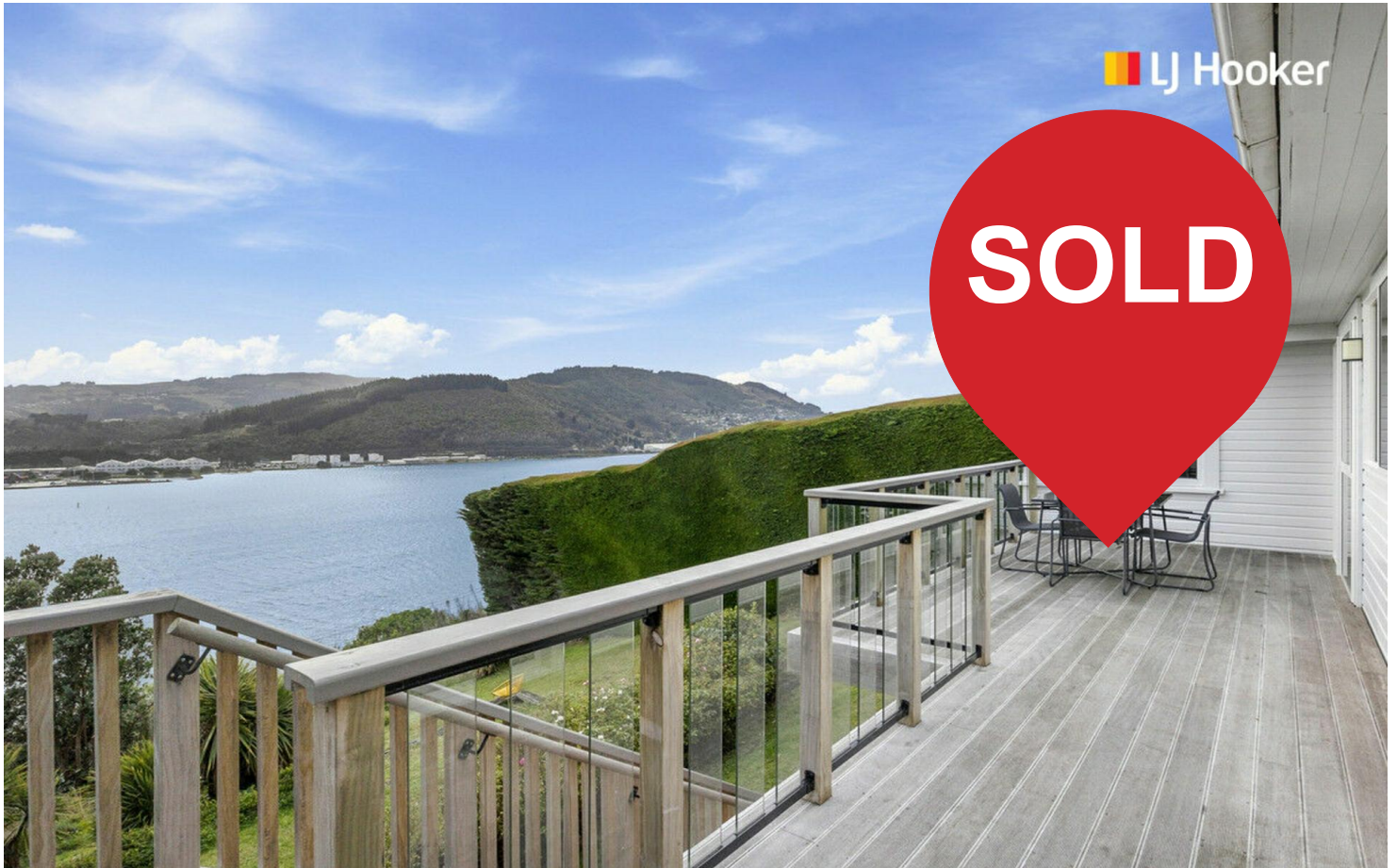
Waverley, 6 Shandon Road

Excellent Value Selling Well Below RV

Nestled in one of Dunedin's most sought-after suburbs, this beautifully renovated bungalow offers absolute privacy, maximum sunshine and breathtaking harbour views, all framed by meticulously maintained boundary hedges. The home, partially double glazed, has been recently updated to feature an upgraded kitchen and bathroom, along with new flooring that adds a touch of modern elegance to its classic charm.

The expansive sundeck provides the perfect spot to unwind and enjoy long summer evenings, making the most of the serene and picturesque surroundings. Set on a generous 1075m², with a resource consent issued enabling a subdivision into two lots, this property not only promises a comfortable and stylish living experience but also presents potential for future development.

Vauxhall & Waverley boast a strong sense of community, with friendly neighbours and a family-oriented vibe. It is well-served by local amenities, including quality schools, parks, and recreational facilities, making it an ideal location for families. The proximity to central Dunedin ensures that residents have easy access to the city's cultural attractions,

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For Sale
Enquiries Over $780,000

View
ljhooker.co.nz/3NC4GDS

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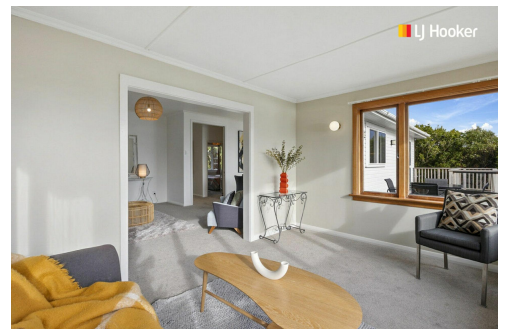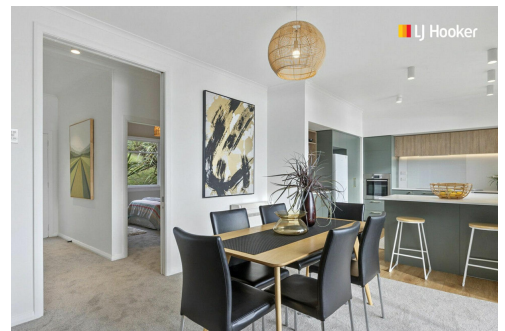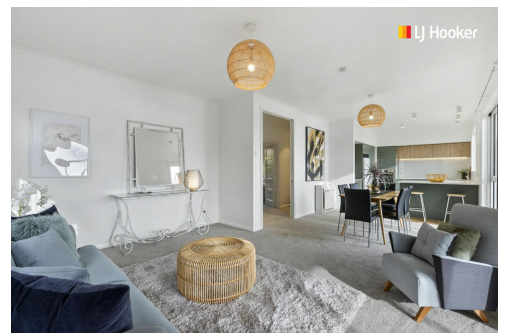**(03) 470 1370**
Wayne Graham Realty Ltd

shopping, and dining options while still enjoying the tranquility of suburban life.
Surplus to requirements, the owners are serious sellers and will consider offers.

More About this Property

Property ID	3NC4GDS
Property Type	House
Land Area	1075 m²
Licensed Real Estate Agents (REAA2008)	

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