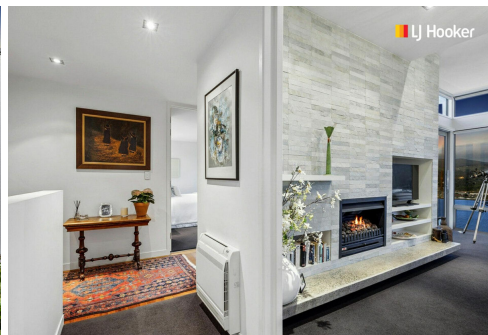




**SOLD**



## Waverley, 95 Doon Street

Unrivaled Waterfront Living - Views Meet Luxury

Auction Location: 63 Musselburgh Rise

Presenting an exceptional two-story home sitting on the edge of Otago Harbour, this exclusive property offers a rare chance to own a slice of paradise with spectacular, unobstructed views of the harbour, city, and beyond. Built in 2008 and meticulously maintained by its one owner, this home is the epitome of luxury, privacy, and ease. Modern conveniences include double glazing, an internal elevator, and a car turntable make this property as practical as it is beautiful. Breathtaking water views from every window, capturing the stunning scenery of the Otago Harbour and the city skyline. Enjoy the ever-changing beauty of the harbour, from sunrise to sunset.

With two generous levels, the upper floor is home to the expansive main suite, complete with an ensuite and a walk-in wardrobe - ideal for relaxing while soaking in the views. The open-plan living area on the same level opens out onto two sun-soaked decks, perfect for entertaining or unwinding.



**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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2 

**For Sale**  
Auction

**View**  
[ljhookeer.co.nz/3PDJGDS](http://ljhookeer.co.nz/3PDJGDS)

**Contact**  
**Geraldine Hermens**  
027 473 0922  
Geraldine@ljhdunedin.co.nz

**Amelia Hermens**  
022 415 2359  
amelia@ljhdunedin.co.nz

**LJ Hooker Dunedin**  
**(03) 470 1370**  
Wayne Graham Realty Ltd



The double garage and additional bedrooms and bathroom on the lower level provide ample space and privacy for family or guests. Low-maintenance luxury with a minimalist garden allows you to enjoy the outdoors with ease, while the home's thoughtful design ensures a comfortable, stress-free lifestyle. The low-maintenance garden is designed to complement the surroundings.

Private, peaceful, and secure, this home offers the ultimate in privacy, tucked away in the sought-after location of Waverley, while still being close to all the amenities Dunedin has to offer.

With its rare combination of views, modern amenities, and private setting, this property offers the ultimate in waterfront living.

Don't miss your chance to view this one-of-a-kind home! We're hosting open homes on weekends, and private viewings are also available by appointment.

This is a rare opportunity to secure a piece of waterfront paradise in one of Dunedin's most coveted locations.

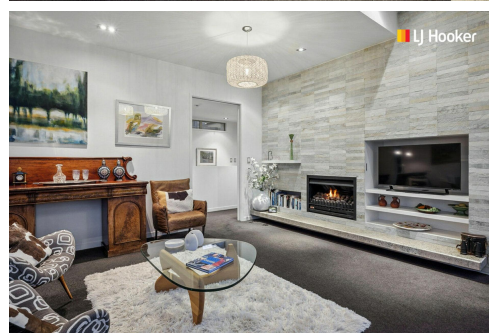
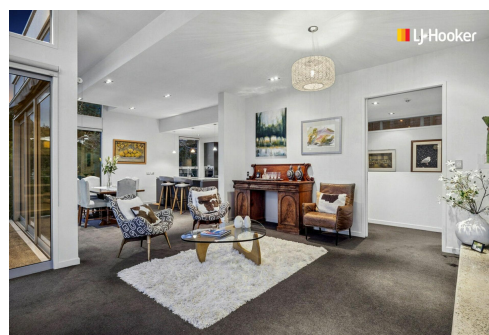
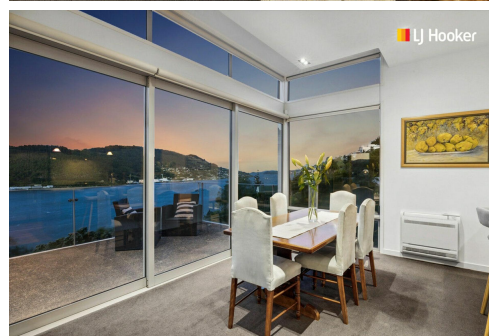
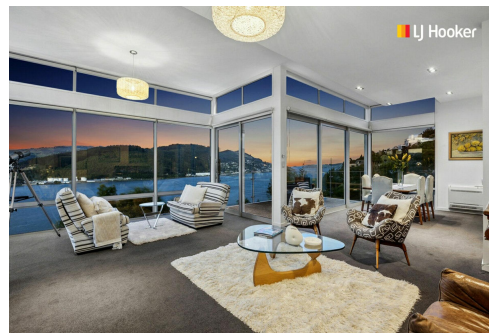
Offers will be considered prior to the auction on Wednesday 26th February 2025 at 5.30pm.

## More About this Property

<b>Property ID</b>	3PDJGDS
<b>Property Type</b>	House
<b>Land Area</b>	524 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**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](http://dunedin.ljhooker.co.nz) | [dunedin@ljhdunedin.co.nz](mailto:dunedin@ljhdunedin.co.nz)



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