

PROJECT WITH POTENTIAL

EXCLUSIVE



 2
BEDROOM

 1
LIVING

 1
BATHROOM



28 Columba Avenue, Calton Hill, Dunedin

Bring your knack for renovation to this project and reap the rewards. Either as a rental investment, or a first step on the property ladder there is potential here to add your own flare within the dwelling itself as well as utilising the spacious 716 sqm section!

View on www.trademe.co.nz REF # SDRE060



View on TradeMe
REF # SDRE060

For further information about this property contact the home owner

Andrew Wells 027 728 7965

- Spacious section (716 sqm)
- Playground nearby
- Modernise to add value
- Easy access to Dunedin
- Schools and public transport nearby



PROPERTY FEATURES

- Blinds
- Curtains
- Drapes
- Light fittings
- Fixed floor coverings
- Heatpump
- TV aerial
- House keys
- Electric oven



CHATTELS

Land Value	\$53,000	Lot 30	DPS: 7320
Improvements			CT: OT13B/971
Value	\$117,000	Floor Area	80m²
Capital Value	\$170,000	Land Area	716m²
		Age	1952



LEGAL DESCRIPTION

THINKING ABOUT SELLING YOUR HOME PRIVATELY?

Sell Direct is New Zealand's premium Private Sale Company. We provide all the tools, resources and support for you to sell your home without the involvement of a real estate agent. We will have your home listed within 5 days and save you on average \$15,000-\$35,000 due to paying NO commission!