



WHY CHOOSE BAYLEYSMETRO?

More people choose BayleysMetro to sell their homes than any other company

Dunedin's most experienced and successful sales team

High profile advertising in the Otago Daily Times on Wednesday and Saturday

All properties featured free of charge on realestate.co.nz, trademe.co.nz and bayleymetro.co.nz to maximise internet exposure

One of the lowest commission rates available

If you are considering selling and want the maximum possible price the BayleysMetro team would love the opportunity to talk with you and show you why more people choose BayleysMetro to sell their homes.

If your property isn't with BayleysMetro... is it really on the market?



LAWRENCE PEETERS
REAL ESTATE MARKETING CONSULTANT

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OTAGO REALTY GROUP LTD, BAYLEYSMETRO LICENSED UNDER THE REA ACT 2008 - BAYLEYSMETRO.CO.NZ

Dunedin South

482 Hillside Road

PROUDLY MARKETED BY
LAWRENCE PEETERS



Investment opportunity for the savvy!
Deadline sale 2/4/20, 4.00pm (no prior offers)

 realestate.co.nz ID: 4600395

 trademe.co.nz ID: 2583152401

 open2view.co.nz ID: 476223

 lawrencepeeters.co.nz



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Dunedin South 482 Hillside Road

If you're in a trade - or have great contacts in the trade then here's a home/investment opportunity that's a bit outside the box.. in a nutshell, this is an approved 2 unit building. The front part (flat A) of the original house is currently rented to a very good long term tenant. The rear part (flat B) was about to undergo a major renovation with council approved plans and a building consent in place. The owners circumstances have changed so this is for sale 'as is where is' - with the plans and consents. So a great opportunity for the savvy buyer with vision and a 'can do' attitude. Options include: (a) long term rent both (b) live in B and continue renting out A (c) rent out A and short term accommodation flat B as this option has also been council approved (d) covert the property back to one house (change plans and amend consent) (e) clear the site and build a block of flats, likely three units. Apparently you may be able to add another dwelling in the rear yard, subject to council approval. If you decide on options a, b or c then a firewall is required between A and B and on the east wall (neighbouring dwelling). Fully fenced (great fence) with a nice, flat, sunny north facing rear yard. Great location on the corner of tree-lined Baker Street with lots of shops and services, and only a short commute to the Esplanade, South Dunedin shopping centre or the CBD.

For extensive property information go to:
<https://www.lawrencepeeters.co.nz/recent-listings>

LEGAL DESCRIPTION

Lot 97 DP 5585

RATEABLE VALUE

\$375,000

DCC RATES

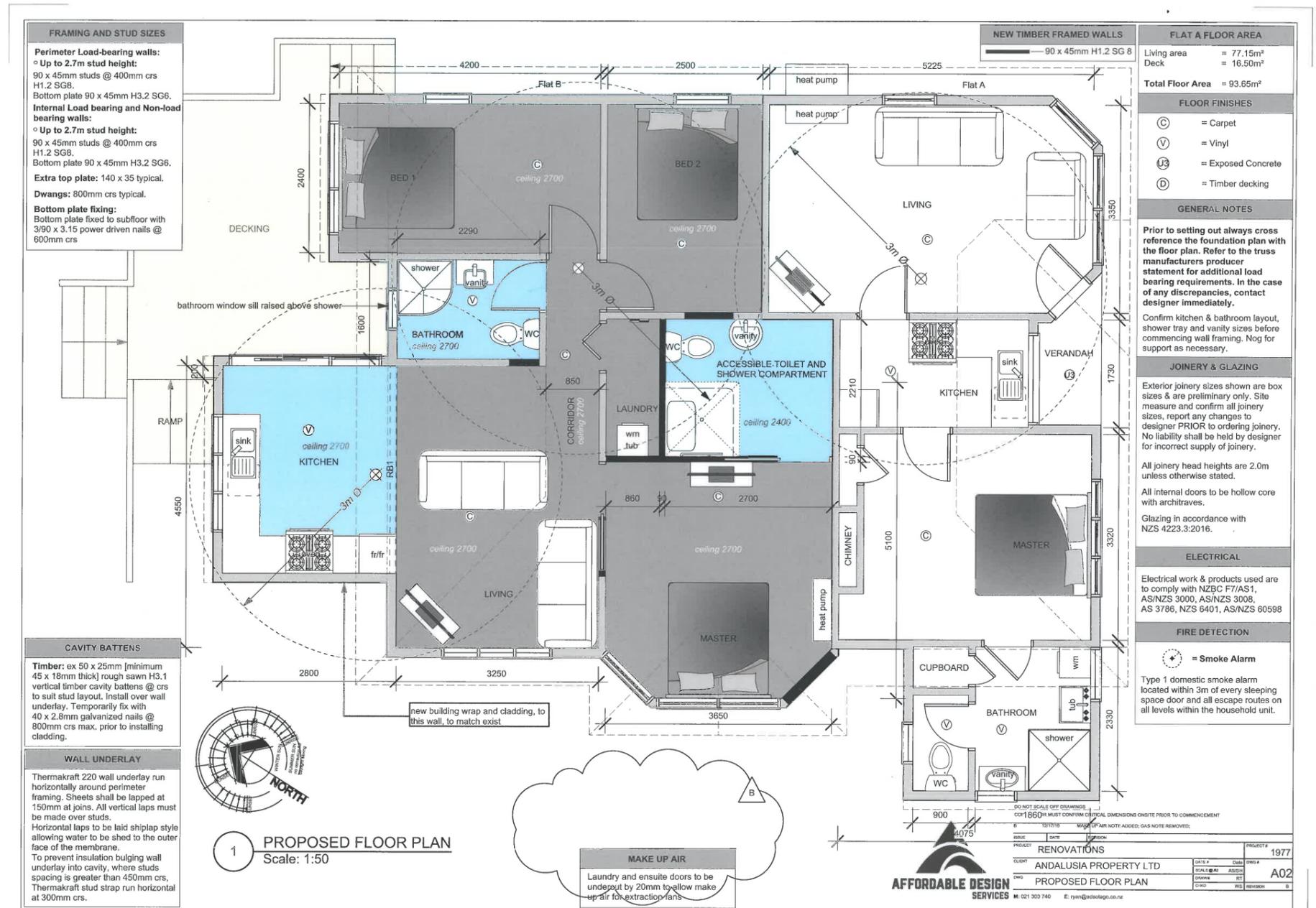
\$3473.40 (multi-unit)

LAND AREA

579sqm

FLOOR AREA

120sqm



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