



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

MOBILE 021 992 993

OFFICE 03 477 6838

WEB lawrencepeeters.co.nz

EMAIL lawrencep@bayleymetro.co.nz



MARTIN MONTGOMERY
REAL ESTATE MARKETING CONSULTANT

MOBILE 021 363 447

OFFICE 03 477 6838

EMAIL martinm@bayleymetro.co.nz



St Clair 10 & 10a Earls Road

PROUDLY MARKETING BY
LAWRENCE PEETERS & MARTIN MONTGOMERY



**Unique St Clair opportunity - Two titles
By negotiation**





St Clair 10 & 10a Earls Road

10 & 10A Earls Road presents a unique opportunity to acquire a two title freehold 2,633sqm property. Situated down a leg-in driveway, in a magic garden setting where you can hear the surf and enjoy beach views, is the original 1920s bungalow. This home features a kitchen with adjoining living, four bedrooms, and a second separate living room with harbour and coastal views, with separate toilet and laundry. Ripe for renovation, it has ceiling insulation and a recent electrical upgrade. There is off-street parking and a single garage (auto door). Continue down the driveway to the adjoining 10A and you will find three remaining greenhouses from the original nursery operation, the largest a Fletcher greenhouse being in the best condition. A sheltered microclimate features a variety of apple trees, olive, lemon, kiwifruit and tree tomato. Obviously this is a little different - there are lots of options here depending on what you vision is for the future. Come along, have a look and put your thinking cap on.

Web ID: 4600363.

LEGAL DESCRIPTION

Lot 12 & 2 DP 2314 & 10183

RATEABLE VALUE

\$590,000 (Combined)

DCC RATES

\$2553.78 (Combined)

LAND AREA

2633sqm +/- (Combined)

FLOOR AREA

130sqm +/-

