



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

Saint Clair 14 Allandale Road

PROUDLY MARKETING BY
LAWRENCE PEETERS



Spacious Saint Clair villa - 1,268sqm of land
Deadline sale 25/11/20, 4.00pm (no prior offers)

 realestate.co.nz

 trademe.co.nz

 open2view.co.nz

 lawrencepeeters.co.nz



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Saint Clair 14 Allandale Road

A rare opportunity for the astute buyer to purchase a large villa - with the added bonus of subdivision potential - in a prime location just above the St Clair shops, an easy walk to the ever-popular Esplanade restaurant and café scene, and in-zone to St Clair School.

With four spacious bedrooms, two bathrooms and large living spaces you have plenty to enjoy. Heating includes a big wood burner and two heat pumps. Single garage with an off-street park. If you decide to subdivide one can imagine a trendy apartment with magnificent views including the ocean. The topography lends to both homes co-existing with minimal impact on each other and obvious value-add potential.

In time for a summer of fun including dining at the Esplanade, walks on the beach, surfing and swims in the heated salt water pool.

For property information including a video tour go to:
www.lawrencepeeters.co.nz/current-listings

LEGAL DESCRIPTION

Lot 8 & Pt Lot 2 DP 2320/1420

RATEABLE VALUE

\$610,000

DCC RATES

\$2910.79

LAND AREA

1268sqm

FLOOR AREA

192sqm

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