



## 23A ROYAL CRESCENT



## 23 Royal Crescent Saint Kilda

### Opportunity Calling - Dual Income Stream

Auction Location: LJ Hooker Dunedin Office, 63 Musselburgh Rise.

Say Hello to 'opportunity' - you have just discovered a home-sweet-home; multi-use gem with passive income to boost your financial security. With a two bedroom, one bathroom unit at the rear and a one bedroom, one bathroom at the front, this home will appeal to a number of astute buyers with options that could include:

3  2  1 

**FOR SALE**

Sold

**VIEW**

[ljhooker.co.nz/3139GDS](http://ljhooker.co.nz/3139GDS)

**CONTACT**

Trista Townsend 021 484 221

- \* Living in one, rent or Air BnB the other
- \* Dual income stream
- \* Extended family living
- \* Joint ownership between friends
- \* Convert back to one three bedroom, two bathroom family home

LJ HOOKER DUNEDIN

(03) 470 1370

Enjoy the ultra-convenient location with excellent access to all amenities in this popular area, just a short stroll to the convenience of the Musselburgh Village, complete with bakery, hair salon, pharmacy, doctors and more. In zone for good schools at all levels and close to the beach and Chisholm Park Golf Course, makes this an ideal property for a number of buyers. This opportunity does not come up often, your earliest inspection is encouraged.

A rental assessment is available that has 23A Royal Crescent appraised at \$290 to \$320 per week and 23B Royal Crescent at \$360 to \$400 per week. 23A Royal Crescent is currently tenanted until 22 January 2022.

(Prior offers considered)



## More About this Property

PROPERTY ID	3139GDS
PROPERTY TYPE	Residential
LAND AREA	506 m <sup>2</sup>
INCLUDING	Toilets (1)

Licensed Real Estate Agents (REAA2008)

## 23B ROYAL CRESCENT



### LJ Hooker Dunedin - Wayne Graham Realty Ltd

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