

Arizto Real Estate

The smarter way forward

SIGN UP

- ✓ No upfront costs
- ✓ No sale, no fee
- ✓ Experienced agent
- ✓ Local support

ON MARKET

- ✓ Open homes
- ✓ Agency app
- ✓ Seller's dashboard
- ✓ Ongoing support

MARKETING

- ✓ No fee
- ✓ Photography
- ✓ Videography
- ✓ Online Marketing
- ✓ Floor Plan
- ✓ Rental appraisal

SOLD

- ✓ LOW%_{GST}
Commission*

Thinking of selling?
Contact me for your FREE
market appraisal.

*Admin Fee + T&C's Apply

Arizto Ltd. Licensed REAA 2008

Property Information

Certificate Of Title	OTA1/377
Rates	\$3359.10
ORC	\$360.89.88
Building Area	92m2 (approx)
CV	\$435,000
Roof	Long Run
Joinery	Single glazed
Exterior	Brick/Roughcast
Local Authority	Dunedin City District Council

Chattels

Blind ,Curtains,f/floor covering,light fittings,heatpump,wood burner,glasshouse,towel rail

Note: Contents of this information sheet do not form part of the contract for sale and purchase. While care has been taken in the preparation of this information, no responsibility is accepted for the accuracy of the whole or any part and interested parties should make their own enquiries to satisfy themselves in every respect.

For more information contact me



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Smarter Real Estate



For Sale



15 Pratt Street ,
Waikouaiti



2



1



2



Mandy Elliott

027 228 6352

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15 Pratt Street, Waikouaiti

 2  1  2

Set on a generous 1,230sqm freehold section, this two-bedroom brick home presents an outstanding opportunity for builders, renovators, investors, or hands-on buyers seeking their next project.

Offered for sale on an "As Is, Where Is" basis, the property provides genuine potential to add significant value. With repairs unable to be completed, this is your chance to restore the home to its former glory and unlock the possibilities on offer. Whether you choose to renovate the existing dwelling, explore subdivision potential (subject to council approval), or develop further, the choice is yours.

The home features two bedrooms, a separate lounge, dining room, functional kitchen, and separate laundry, providing a solid foundation for renovation. Heating is supplied by both a wood burner and heat pump, ensuring year-round comfort.

Located in the heart of Waikouaiti, this property enjoys the charm of a close-knit township while remaining conveniently connected to everyday amenities. Schools, library, medical facilities, public transport, and local shops are all within easy reach.

Want more info?

Get in contact with me about viewings, or for copies of documentation for this property.

