73 ELM ROW, CITY CENTRE, DUNEDIN, OTAGO 9016

SOLD

INNER-CITY LIVING AT ITS FINEST

This home is the perfect example of what happens when craftsmanship, creativity and care come together. A major rebuild completed in 2021 has transformed this heritage building from the ground up. With new Linea cladding, a replacement roof, double-glazed joinery, and new insulation throughout, it now offers the comfort and efficiency of a welcoming inner-city home. The beautifully considered interiors feature a new kitchen, two bathrooms, and statement lighting that brings warmth and personality to every space.

From the street, it makes a real impression. The sun-drenched front deck invites you to pause and take in the city's rhythm. As the light changes, the new, handcrafted stained glass framing the front door glows with shifting colour, beautiful from day to night.

The tiled foyer, warmed by underfloor heating, sets the tone for the attention to detail found throughout. A recessed wood burner keeps the lower level warm, and four generous bedrooms provide ample space for families, particularly for those with teenagers needing room to spread out. Two of these rooms open to decks, and there's also a separate office and a stylish bathroom on this level.

Upstairs, the home opens up to light and views stretching out to the harbour, ocean and city skyline. The kitchen and dining area, with its pressed-tin ceiling and polished timber floor, is a space made for connection. A central island bench offers a generous workspace, complemented by ample cupboard storage. The adjoining living room is enhanced by bi-fold windows that bring the outdoors in. A second living room, the primary bedroom, and bathroom complete this flexible upper level.

The rear section has been thoughtfully landscaped, providing open space for adults, kids and pets to enjoy. For those with an eye for opportunity, there's also the option to purchase 67 Elm Row next door for further development, rental income, or extended grounds.

Loved by its current family for its sense of space, warmth, and unbeatable location - close to schools and the city itself - this home captures the essence of inner-city living without compromise.

5 BED | 2 BATH | 0 CAR

PRICE:
$8,625,000

OPEN FOR INSPECTION:
N/A

Team Robinson - Shane, Julie and Kendra
021953676
teamrobinson@thecollectiverealty.co.nz
www.thecollectiverealty.co.nz

Floor 1

Floor 2

Sizes And Dimensions Are Approximate, Actual May Vary

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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