



# FOR SALE

## THE CROWN JEWEL OF DUKE STREET.

Rarely does a property of such caliber, scale, and versatility become available. Positioned on the premier Duke Street—arguably Invercargill's most prestigious residential address—this 288m<sup>2</sup> masterpiece sits on a magnificent 1313m<sup>2</sup> park-like section. This is a residence that honors its 1910s heritage while delivering a world-class modern lifestyle.

### The Ultimate Lifestyle Advantage:

**Dual Street Access** What truly sets 26 Duke Street apart is its extraordinary dual street access. While the main entrance commands a presence on Duke Street, the rear of the property features a second private access point from the exclusive Hollywood Lane. This provides convenience for secure boat or caravan storage and highlights the future potential of such a large, accessible Gladstone section.

### Architectural Elegance & Modern Luxury

Inside, the home is a symphony of character and contemporary design:

- **The Chef's Hub:** The heart of the home features a top-end modern kitchen with a massive central island. This flows into a high-spec Butler's Pantry (scullery), which leads through to a sophisticated, integrated laundry area at the rear—creating a seamless utility wing for the modern family.
- **Heritage Soul:** A lovely foyer with a sweeping staircase and rich Coffered ceilings lead to a breathtaking lounge, featuring an original timber coffered ceiling and beautiful leaded windows, and a fireplace.
- **Comfort & Quality:** Stay warm year-round with a 3 high-efficiency heat pump plus 2 gas fireplaces. The home features a quality mix of double-glazed wooden windows to preserve the character and modern aluminum windows for effortless durability.
- **Space for the Family:** Boasting five generous bedrooms and premium flooring throughout. The two full, high-spec bathrooms feature marble-topped vanities and luxury walk-in showers. Exceptional two-car Garage & Storage.

Beyond the internal access double garage, this property offers a feature rarely found: a large, expansive attic above the garage, providing serious storage space. Coupled with two additional

5 BED | 2 BATH | 2 CAR

### PRICE:

Enquiries Over \$1,375,000

### OPEN FOR INSPECTION:

May 9 at 11:00am - 11:30am



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**26 Duke Street  
Gladstone**



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