



FOR SALE

ROSLYN RIDGE – YOUR FIRST HOME STARTS HERE!

Immaculately presented, beautifully refreshed and superbly positioned – this is first-home buying made easy!

Set proudly on the ridge at the top of Oban Street, this solid brick home combines a sought-after location, all-day sun and lovely views with the comfort of modern updates and exciting potential to add value. Refurbished and ready to enjoy, it offers first-home buyers a fantastic opportunity to secure a quality foothold in a desirable part of Dunedin.

Why you'll love it:

- Solid brick construction with new Colorsteel roof and spouting
- Immaculately presented and refurbished, including new carpet throughout
- Three bedrooms off a short, practical hallway
- Modern kitchen and bathroom, with open-plan kitchen and dining flowing through to the adjoining living room
- Partially double-glazed, with the two front rooms featuring double glazing
- Re-wired for added peace of mind
- Separate laundry and separate toilet for everyday convenience
- Single garage with automatic door
- Elevated position, capturing great sun throughout the day and enjoying a lovely outlook
- Tidy, easy-care, fully fenced garden – just the right amount of outdoor space without the upkeep

Room to add value? Absolutely! For those with an eye for potential, there's scope to open up the kitchen, dining and adjoining living room to create a more expansive, contemporary living space. It's an exciting opportunity to personalise your home and potentially add value over time.

Location seals the deal. Stroll to Columba College, with other highly regarded schools nearby, and enjoy the cafés, shops and everyday amenities of Roslyn Village and Maori Hill. With its elevated ridge-top position, you'll enjoy the convenience of this sought-after area while coming home to a property that feels comfortably removed from the hustle and bustle.

Solid, sunny, beautifully refreshed and full of promise – this is a fantastic first step onto the

3 BED | 1 BATH | 1 CAR

PRICE:

Deadline sale. Deadline date
28/10/2026

OPEN FOR INSPECTION:

Oct 22 at 5:30pm - 6:00pm
Oct 26 at 3:15pm - 3:45pm



Lawrence Peeters
021992993

lawrence@thecollectiverealty.co.nz
www.thecollectiverealty.co.nz