

## WEEKLY PROPERTY REPORT



**DARLING REALTY**

Lincoln Darling Real Estate

Licensed Agent (REAA) 2008

Hello All,

Happy New Year!

The Team at Darling Realty want to wish you a Happy New Year and a great start to the 2023 year. We hope you enjoyed celebrating a festive season with family and friends and are ready to bring in the new working year! We know our team enjoyed the new things popping up around Otepoti like the New Cookie Time Bar & the Saint Clair Hot Pool, give them a try if you haven't! Make sure to keep that sunscreen slip, slopped, slapped & wrapped as well.

Keep an eye out for the cruise ships docking into the Port & finally all the tourists back to experience what our beautiful city has to offer!

Cruise Ship schedule for next week is as follows: 20th = 1 ship, 21st = 2 ships, 22nd = 1 Ship, 23rd = 2 Ships, 24th = 2 Ships, 25th = 1 Ship.

But it doesn't even stop there, Who's going to Red Hot Chilli Peppers on the 26<sup>th</sup> of January at Forsyth Barr Stadium!? What an amazing concert that would be, let us know how it went! 🤔

Taking a look at Dunedin's Property Market we can notice that house prices are decreasing and more time is being spent on the market, with days to sell sitting around 38. The median house price is around \$600,000 from November 2022 however, houses are still generating interest and receiving multiple offers. Buyers are taking more time to sell and make decisions as there are now more houses coming onto the market, creating more availability and choices.

This year we can also expect to see rising interest rates, concerns around the economy and accessibility to finance will see tougher guidelines. This can see some buyers become hesitant. First home buyers and investors are narrowing out with owner occupiers being the active pool. The team is here to help you navigate finance and find the best option that works for you, while we soldier through a tough economic period.

Over the holiday period, there has been an injection of new properties coming on to the market which are propelling buyers into action and creating large turnouts to open homes. Whether you're searching for your first home, need a backyard, want a horse in the paddock, or need a

games room for the husband, our team is back and ready to get you into your Home. We are continuing to assist people in achieving their real estate goals for now and forever!

Have a look and indulge in this week's property line up and let us know how we can help you.

Have a great week!

Kind Regards,  
The Team @ Darling Realty

## Property Management Team

Welcome to Property Management @ Darling Realty for 2023!

Christine & Lauryn are starting off the New Year with New Management & a whole bunch of motivation for 2023.

As we start the year off, there will be 4 new properties available to rent. 3 being in located Dunedin & 1 in Mosgiel, which you can find listed below.

We are after more rentals in the Mosgiel area, so please get in touch if this sounds like you!

We are both excited and ready for a new year, continuing to make rentals an ease and finding you a place to call your own. Our team is dedicated and determined to find the best suited rental for you.

Long-term tenancies and Short-term tenancies are available.

Contact Christine or Lauryn for more information 😊

Dunedin

13 Delta Drive, Waldronville

Property ID: 3485093

**\$585 per week, available Monday 6<sup>th</sup> February 2023**



🛏 3 🚿 1 🚗 1

This 3 bedroom home is available for rent this February, you don't know want to miss out!

Comes with off street parking, 3 decent sized rooms, sunroom and garage.

This property also comes with a good sized section perfect to have your own garden or hosting families and friends. This property is pet friendly so enquire now.

[FIND OUT MORE ONLINE.](#)




Dunedin

1/66 Queens Drive, Saint Kilda

Property ID: 3484815

**\$630 per week, available Now**



 2  1  1

This recently built 2-bedroom town house is now available for rent. On the ground level It offers 2 good size rooms with built in closet, as well and a bathroom with a laundry inside. Washing machine included. As you walk up stairs you will have a lovely entertaining spot thanks to the beautiful open kitchen and living space as well as a deck to soak in the sun. This unit comes with a garage with plenty off space for your car and tools.

[FIND OUT MORE ONLINE.](#)

Dunedin

2/66 Queens Drive , Saint Kilda

Property ID: 3485093

**\$630 per week, available Now**



 2  1  1

This recently built 2-bedroom town house is now available for rent. On the ground level It offers 2 good size rooms with built in closet, as well and a bathroom with a laundry inside. Washing machine included. As you walk up stairs you will have a lovely entertaining spot thanks to the beautiful open kitchen and living space as well as a deck to soak in the sun.

[FIND OUT MORE ONLINE.](#)

Dunedin

6A Eden Street, Mosgiel

Property ID: 3481518

**\$465 per week, available Now**



🛏 2 🚿 1 🚗 1

This attractive 2 bedroom end unit has everything you are looking for

- 2 good size double bedrooms with double robes
- Spacious open plan kitchen/dining/living with heat pump
- Well equipped kitchen with new oven & dishwasher
- All day sun & views to the hills

[FIND OUT MORE ONLINE.](#)

# RESIDENTIAL PROPERTY

Dunedin

58 Gladstone Road North, Mosgiel

Property ID: 3485082

**Deadline Sale**



🛏️ 3 🚿 1 🚗 1

This much loved spacious 1980's brick home is now for sale for the first time in 35 years.

Comprising 3 bedrooms - 2 large doubles with built in robes, one with ensuite, one with shower & vanity, the third bedroom being single with a built in robe is currently being used as an office.

[FIND OUT MORE ONLINE.](#)

Dunedin

11 Henderson Street, Mornington

Property ID: 3484983

**By Negotiation**



🏠 3 🚗 1 🚗 1

Are you looking for a tidy, easy to care for property, or want to raise your family in a spacious home within easy walking distance of schools, playgrounds and shopping center's? You couldn't ask for a better location than 11 Henderson street. This newly renovated three-bedroom Villa has loads to offer its new purchaser.

[FIND OUT MORE ONLINE.](#)



Dunedin  
87C Main Road, Fairfield  
Property ID: 3484830  
**By Negotiation**



🛏 2 🚿 1 🚗 1

Situated right in the heart of sunny Fairfield, opposite the Bowling Club, is this extremely tidy rear unit that you can add your own personal style to and give it the 'Wow Factor'. Comprising 2 double bedrooms, both with built in robes, spacious open plan kitchen/ dining, insulated top and bottom and kept cozy with a Masport Wood-burner and an HRV system.

[FIND OUT MORE ONLINE.](#)

Dunedin

370 Pine Hill Road, Pine Hill

Property ID: 482803

**By Negotiation**



🛏 2 🚿 1 🚗 1

Lovingly maintained by the current owners for the last 26 years this fantastic brick and tile home, comprises 2 double bedrooms with built in robes, recently renovated bathroom, open plan lounge/ dining/ kitchen with great storage.

[FIND OUT MORE ONLINE.](#)

Dunedin

59 Malvern Street, North Dunedin

Property ID: 3482631

**Over 499,000**



🛏 4 🚽 2 🚗 0

When Scrooge McDuck tells his life story about making his money, he says work smarter, not harder.

With four good sized bedrooms, two toilets, two heat pumps, modernized kitchen and tidy condition throughout.

[FIND OUT MORE ONLINE.](#)

Dunedin

71B Arthur Street, Dunedin Central

Property ID: 3481898

**Over 1,200,000**



🛏 3 🚿 3 🚗 2

This spacious and attractive central Dunedin apartment offers a rare opportunity to enjoy city living at its best, with incredible views over the city and harbour, all day sun and walking distance to cafes, bars, good schools, and CBD.

[FIND OUT MORE ONLINE.](#)

Dunedin

235 North Road, North East Valley

Property ID: 3481814

**Over 500,000**



🛋️ 4 🍽️ 2 🚗 4

Situated in the bustling North East Valley community on a prominent corner you'll discover this commercial/residential mixed property on a generous 587 m2 (+/-) flat site. This property consists of 2 x 2-bedroom apartments with the added bonus of a commercial tenancy by way of the highly acclaimed North East Valley Takeaways business.

[FIND OUT MORE ONLINE.](#)

Dunedin

2 Tay Street, Mosgiel

Property ID: 3481131

**Negotiation**



🛏 3 🚗 2 🚗 1

Look no further this upmarket larger style 3 bedroom standalone townhouse in a premium location is a rare find in today's market. Modern near new build, double glazed & insulated and exceptionally well looked after.

[FIND OUT MORE ONLINE.](#)

Dunedin

12 Macnee Street, Mornington

Property ID: 3479887

**\$375,000**



🛏 3 🚿 1 🚗 1

This property is less than a 2-minute walk from the bustling hub of coffee, ice cream and convenience stores, with easy accessibility to all the other entertainment, food, and life essentials Mornington has to offer right on your doorstep. Off street parking is available, however move here and maybe you could ditch the car altogether?

[FIND OUT MORE ONLINE.](#)

Dunedin  
37-39 Dowling Street  
Property ID: 3479179  
**4,500,000**



🛏 6 🍽 6 🚗 6

37 Dowling Street, Central Dunedin is an imposing building built in Scottish baronial style, the former Salvation Army Fortress has significant architectural, historical, and spiritual value locally and nationally and is conveniently located only 350 meters from the bustling Dunedin Octagon vibe.

[FIND OUT MORE ONLINE.](#)



Dunedin

7B Glasgow Street, Mosgiel

Property ID: 3477754

**495,000**



🛏 1 🚿 1 🚗 1

Last one left in a subdivision of 4, so snap this up and be the proud new owner of this trendy 1 bed unit (55sqm approx.). Experience boutique living at its best with stylish kitchen with breakfast bar.

[FIND OUT MORE ONLINE.](#)

Dunedin

31 Dalmeny Street, North East Valley

Property ID: 3476149

**170,000 - 299,000**



🏠 1 🚗 1 🚗 1

On offer is the total section of 522m<sup>2</sup> (+/-) \$299,000 to build your dream home or if you prefer the Vendor may split the section down the middle to create two 261 m<sup>2</sup> (+/-) \$170,000 sections with a driveway easement through the middle.

[FIND OUT MORE ONLINE.](#)

Dunedin

33 Ramsay Street, Dalmore

Property ID: 3473339

**Offers Over 420,000**



🛏 3 🚿 1 🚗 1

Our vendor is serious about selling ! Are you serious about buying ?

Don't miss the opportunity to snap up this charming 3 bedroom home.

[FIND OUT MORE ONLINE.](#)

Dunedin

57F North Road, North East Valley

Property ID: 3472158

**Over 429,000**



🛏 2 🚿 1 🚗 1

**VENDOR ON THE MOVE - All reasonable offers will be considered!**

Located amongst a community of other similar units and set well back from the road via the private lane.

[FIND OUT MORE ONLINE.](#)

Dunedin

31 Dalmeny Street, North East Valley

Property ID: 3460857

**299,000**



🛏 2 🚿 1 🚗 1

My Vendor really wants this section off his hands and is prepared to meet the market.

Situated to catch all day sun and positioned to capture views across the valley with Chingford Park and the Historic Stables in your direct line of sight.

[FIND OUT MORE ONLINE.](#)

# COMMERCIAL PROPERTY

Dunedin

136 Musselburgh Rise, Musselburgh

Property ID: 3482630

**\$13,800 + GST + Outgoings**



Located at 136 Musselburgh Rise is this character retail space.

Here is an opportunity for a business to service a large residential area and being situated on this busy arterial road creates great profile potential.

[FIND OUT MORE ONLINE.](#)

Dunedin

169 Princes Street, Dunedin Central

Property ID: 3477249

**Contact Agent for Details**

**02102774435**



Large ground floor premises with mezzanine and basement plus additional storage if required.  
Only two blocks from the octagon.

[FIND OUT MORE ONLINE.](#)

Dunedin

67 Princes Street, Dunedin Central

Property ID: 3476753

**\$14,000 + GST + Outgoings**



Great opportunity to secure premises in a very central location.

Annual Rental \$14,000 + GST plus Outgoings.

[FIND OUT MORE ONLINE.](#)



Dunedin

67 Princes Street, Dunedin Central, Level One

Property ID: 3473313

**Contact Agent for Details**

**021027774435**



Suite of seven rooms, size ranging from 11m<sup>2</sup> to 33m<sup>2</sup>.

Various lease options available - individual or multiple offices.

Unique spaces opening the opportunity for a variety of uses.

[FIND OUT MORE ONLINE.](#)

Dunedin

33 Strathallan Street, Dunedin Central

Property ID: 3456364

**\$1,200 per month**



The quality and standard of the fitout is far beyond what is normally available in Dunedin and will impress your staff and clients

This is a quality product that is easy to access.

[FIND OUT MORE ONLINE.](#)

Dunedin

169 Princes Street, Dunedin Central

Property ID: 3348731

**\$10,000 plus GST**



Approx. 130m2 of basement storage in a convenient, central city location.

Split into two spaces.

Very secure.

[FIND OUT MORE ONLINE.](#)

Dunedin

Property ID: 3425237

**Contact Agent for Details**

**02108412331**



This office space is located on the 1st floor of a prominent Mosgiel property and is in very close proximity to the new Skyfit24 Gym. The area is approximately 110m<sup>2</sup> of open office space with access to a small kitchen with male and female toilets on the same level.

[FIND OUT MORE ONLINE.](#)

Dunedin

Property ID: 3425282

**Contact Agent for Details**

**02108412331**



Options available from sole entrepreneurs to your whole team in a range of working situations and spaces. This property is incredibly well equipped with all your business needs catered for. All you literally need is your laptop and keepcup.

[FIND OUT MORE ONLINE.](#)

### **Commercial Properties For Sale:**

- **Milton** - 77 Union Street. Building 430m2, garaging 180m2, site area 1,168m2 (approx.) Price \$525,000 + GST (if any). Note: Finance or trade available.
- **Mosgiel** - 27, 29 & 29A Factory Road. x3 Properties. Total land area 2,049m2. Unique commercial development potential. Currently let with a mix of commercial and residential tenants.
- **Please contact Jeremy for more information on 02102774435.**

### **Commercial Properties Wanted:**

- **Green Island** - International franchise looking to lease space in Green Island, Dunedin. Requires 90 - 120m2 with building NBS rating more than 67%.
- **South Dunedin** - Retail & workshop space required for a variety of entry-level business start-ups. Would prefer South Dunedin but flexible location.

For all Agent and Property Manager contact information please visit [www.darlingrealty.co.nz](http://www.darlingrealty.co.nz) for more information.

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