

WEEKLY PROPERTY REPORT



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Hello All,

We hope you all had a great weekend and an even better start to your week.

What a week of sunshine we had! Can you believe Dunedin blessed us with a 33 degree heat?! It was straight from the office and into the sea to cool off for most of us. I know most of us Dunedin'ers would not have liked the heat the followed through into the night time, I think everyone was awake that night, unless you were lucky to have air conditioning!

Who went to see the Red Hot Chili Peppers? A couple agents from our team went and absolutely loved seeing them play, for what might be one of the last times in New Zealand. However, our Generation Z's in the office definitely only went to see Post Malone! Chinese New Year was celebrated recently. The fireworks, were spectacular! Happy Chinese New Year 🧧

Our first three weeks back in the office have been all go! Our team have been working hard to bring you new properties up for sale and for rent. We have five new properties lined up this week. Two in North East valley, one in Mornington and two in Mosgiel. They are listed below for you to follow the links.

Dunedin's Property Market is at a steady rate as previous weeks of 2023. Current days to sell is sitting around 42 and the average house price is the same as November 2022 at \$600,000. More people are trying to take advantage of the softening house prices by securing home loans however with the strict finance requirements, this is becoming a struggle. But we are here to help with this!

The team at Darling Realty are here to help you at whatever stage you are at. Whether that means advice about marketing or help to get your property ready for marketing. These things are what we do and are very good at it.

New properties and rentals are coming on to the market! Open Homes have had a steady influx of people coming through.

Are you ready for your first home? Are you ready to invest? Are you ready to create memories that last forever? Let us know where you are in your real estate journey and let us help you reach that goal you dream of.

Have a look at 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

RESIDENTIAL PROPERTY

Dunedin

25 Barclay Street, North East Valley



🛏 3 🚿 1 🚗 1

I am privileged to present to you a stunning example of a cottage from yesteryear located right at the top of the valley which retains many of its period features whilst benefiting from some recent improvements to cater to our modern style of living. Walk up to the front porch to take in the generous and boastful views from the veranda across the valley, the harbor and even out to the Pacific Ocean in the distance.

[FIND OUT MORE HERE.](#)

Dunedin

D/45 McDonald, Mosgiel



🛏️ 2 🚿 1 🚗 1

This attractive & tidy 2 bedroom end unit with garage makes everyday living easy. Relax in the spacious light filled living area with heatpump and adjoining kitchen. The living area opens to a private sunny courtyard for your outdoor enjoyment. Low maintenance with no lawn to mow, this home allows you the freedom to head out & enjoy life.

[FIND OUT MORE HERE.](#)

Dunedin

28 Durham Street, Mornington



🛏️ 3 🚿 1 🚗 1

The perfect home in the perfect location, perfectly describes 28 Durham Street in Mornington. Handily located within walking distance to the bustling hub of amenities in the Mornington shopping district, yet only 7 minutes to the CBD by car and Mornington Primary School, literally on your doorstep. This 70's styled 3-bedroom family home, sits atop a large garage and workshop area with auto door and surrounded by an easy-care section, with a private rear courtyard.

[FIND OUT MORE HERE.](#)

Dunedin

[31 Dalmeny Street, North East Valley](#)



🛏 0 🚿 0 🚗 0

Situated to catch all day sun and positioned to capture all day views, 31 & 33 Dalmeny Street has Chingford Park and the Historic Stables in your direct line of sight. My Vendor is presenting you with options galore.

[FIND OUT MORE HERE.](#)

Dunedin

[7B Glasgow Street, Mosgiel](#)



🛏 3 🚿 1 🚗 0

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

58 Gladstone Road North, Mosgiel



🛏️ 3 🚿 2 🚗 2

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



🛏️ 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



🛏️ 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 & bottom. Kept cozy with a Masport Wood-burner and HRV system.

[FIND OUT MORE ONLINE.](#)

Dunedin

370 Pine Hill Road, Pine Hill



🛏️ 2 🚿 1 🚗 1

Over 495,000

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



🛏️ 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. City Centre



🛏️ 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 harbor, all day sun and walking distance to cafes, bars, good schools, and CBD.

[FIND OUT MORE ONLINE.](#)

Dunedin

235 North Road, North East Valley



🛋️ 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

37-39 Dowling Street



🛋️ 3 🚿 1 🚗 0

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

31 Dalmeny Street, North East Valley



🏠 3 🚗 1 🚙 0

On offer is the total section of 522m² (+/-) \$299,000 to build your dream home or if you prefer the Vendor may split the section down the middle to create two 261 m² (+/-) \$170,000 sections with a driveway easement through the middle.

[FIND OUT MORE ONLINE.](#)

Dunedin

33 Ramsay Street, Dalmore



🏠 3 🚗 1 🚙 0

Offers Over 420,000

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



🛏️ 3 🚿 1 🚗 0

Over 429,000

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



🛏️ 3 🚿 1 🚗 0

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

Contact Agent for details: 02102774435



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

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

Contact Agent for details: 02102774435



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

Contact Agent for details: 02102774435



Suite of seven rooms, size ranging from 11m2 to 33m2. 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

Contact Agent for details: 02102774435



The quality and standard of the fit out 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

Contact Agent for details: 02102774435



Approx. 130m2 of basement storage in a convenient, central city location. Split into two spaces. Very secure.

[FIND OUT MORE ONLINE.](#)

Dunedin

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 110m² of open office space with access to a small kitchen with male and female toilets on the same level.

[FIND OUT MORE ONLINE.](#)

Dunedin

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.](#)

Property Management Team

Hello from Property Management! 😊

January has been full-on for us in the office! Christine and Lauryn have started off with a bang and are filling rentals up fast with the busyness of the New Year!

There are still a good cluster of people looking for rentals and more landlords are coming into our management. Rent prices are sitting at an average and are not increasing at a concerning rate. You will find listed below our 10 rentals available. Please schedule viewings before making an application.

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

We are in full swing and are still excited as ever to continue making rentals an ease and finding you a Home.

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

Contact Christine (christine@darlingrealty.co.nz) or Lauryn (lauryn@darlingrealty.co.nz) for more information 📞

Dunedin

19 Tomahawk

Property ID: 3485813

\$440 per week, available 23rd February



🛏 3 🚿 1 🚗 0

This large and sunny flat is located above a commercial building and offers 2 large bedrooms, 1 single bedroom and a sunroom. Double glazed windows, open plan kitchen/dining area, very large separate living area. Private backyard with courtyard, located close to shops and buses.

[FIND OUT MORE HERE.](#)




Dunedin

B/86 Reid Road, South Dunedin

Property ID: 3485816

\$445 per week, available Wed 1st March 2023



 2  1  0

This two bedroom flat has become available for rent.

It offers 2 rooms, separate lounge and kitchen. Small out door are as well. Parking is available at this flat. Pet friendly.

[FIND OUT MORE HERE.](#)




Dunedin

24 Glenpark Avenue, Mornington

Property ID: 3482443

\$585 per week, available Fri 17th February 2023



 3  1  0

This semi detached property offers 2 very large bedrooms and 1 bedroom in sleepout., modern kitchen and bathroom that have both recently been renovated to a high standard. This property is fully insulated and has a heat pump in the main living area.

Large deck for entertaining with great views over Dunedin.

[FIND OUR MORE HERE.](#)

Dunedin

A/2 Carlyle Street
Property ID: 3485505

\$132.50 per week, available NOW



🛏 3 🚿 1 🚗 0

Situated in a fantastic location, this upstairs flat has 4 good sized bedrooms, open plan living area with a new kitchen and bathroom. Whiteware and heat pump. A quick walk to the University and city with the Gardens Shopping Center and bus stop directly across the road. No OSP.

[FIND OUT MORE HERE.](#)

Dunedin

F/39 Dowling Street

Property ID: 3485646

\$300 per week, available 23rd February



🛏 1 🚿 1 🚗 0

Situated in a historic building the apartment, The apartment is lovely and warm and in quiet area off Princes Street, close to the Octagon and walking distance to Dunedin Hospital. The bedroom comes furnished, Communal areas are shared.

[FIND OUT MORE HERE.](#)

Dunedin

24 Crown Street

Property ID: 3485785

\$720 per week, available 23rd February



🛏 4 🚿 1 🚗 0

Situated on the flat and in a good handy location, this property is offering 4 large bedrooms. With open plan living/dining and kitchen, bathroom and laundry. Located near bus system and within walking distance to the local shopping centre.

[FIND OUT MORE HERE.](#)

Dunedin

B/39 Dowling Street, Dunedin Central

Property ID: 3483922

\$250 per week, available NOW



🛏 1 🚿 1 🚗 0

A room in this beautiful 4 bedroom apartment has become available for next year. The apartment incorporates a unique and interesting interior of recycled wood and brick. A pellet fire and cosy spaces create a warm and inviting atmosphere and the solar boosted hot water system contributes to its environmental features. The room has its own ensuite and comes complete with a queen bed and mattress and large wardrobe. Internet, power and cleaning of the communal space is included.

[FIND OUT MORE HERE.](#)

Dunedin

D/39 Dowling Street, Dunedin Central

Property ID: 3483926

\$295 per week, available NOW



🛏 1 🚿 1 🚗 0

Large ensuite room in modern apartment. Very centrally located close to the Octagon in a quiet area off Princes Street. Come in through the secure foyer into the tastefully appointed industrial style and exposed brick interior and enjoy the ambiance of the spacious centrally heated and well ventilated apartment. Only 3 ensuite rooms in this flat mean there is plenty of room and privacy when you want it. Your bedroom provides a queen bed frame and dresser, a built in wardrobe and its own exterior door and small patio. Internet, power and cleaning of communal areas are included in the rent.

[FIND OUT MORE HERE.](#)

Dunedin

A/37 Dowling Street, Dunedin Central

Property ID: 3483926

\$330 per week, available NOW



🛏 1 🚿 1 🚗 0

Centrally located close to the Octagon in a quiet area off Princes Street. This one-bedroom unit has recently become available. It offers a 1 room as well as a full kitchen and bathroom.

We don't expect it to stay available long so enquire now.

[FIND OUT MORE HERE.](#)

Dunedin

C/487 George Street, Dunedin Central
Property ID: 3483926

\$215 per week, available NOW



🛏 1 🚿 1 🚗 0

This modern room in a prime location is partially furnished with a built-in wardrobe, study desk and chair. Also provided is a small fridge, microwave, toaster, kettle and TV, all you need to bring is your bed. 2 bathrooms and fully equipped kitchen and laundry.

[FIND OUT MORE HERE.](#)

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.

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.**

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For all Agent and Property Manager contact information please visit www.darlingrealty.co.nz for more information.

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