



185 HELENSBURGH ROAD, WAKARI



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**BE REAL
ESTATE**

GREAT BONES – CLEAR POTENTIAL!

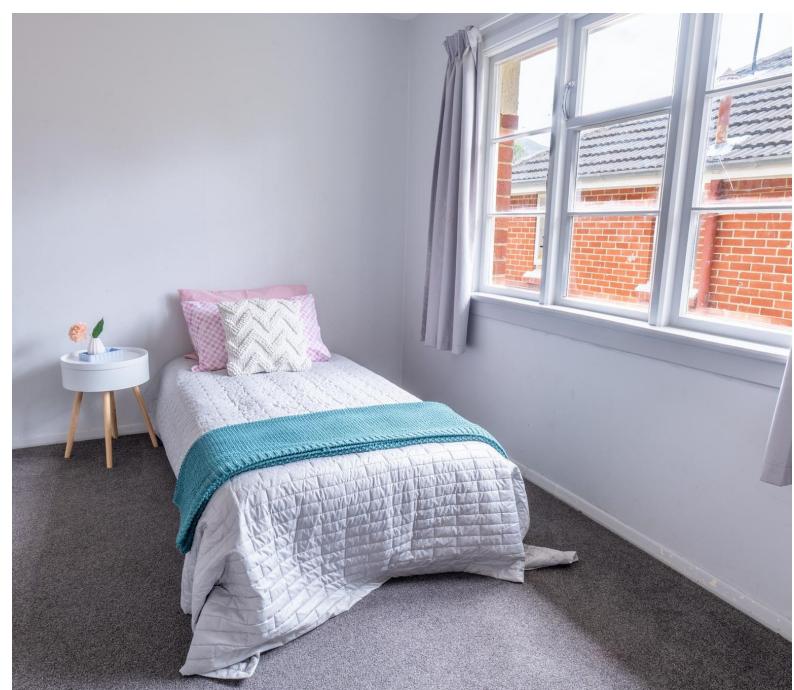
 3  1  1  100 m²  506 m²

Positioned in a highly popular suburb, this solid brick and tile home presents an exciting opportunity for buyers looking to add value in a prime location. Previously used as a rental, the home is tidy, comfortable, and Healthy Homes compliant, with brand-new carpet and a neutral colour palette throughout. While immediately liveable, there is clear scope to refresh and modernise – a smart move for those seeking future capital growth.

The layout is practical and family-friendly. A separate living room sits to the right of the entrance, while three well-proportioned bedrooms are positioned along the hallway. The bathroom is complemented by a separate toilet and a built-in laundry, conveniently located beside the rear door with easy access outdoors. The semi-modernised kitchen is set separately and opens via double doors to a sunny deck overlooking the flat, low-maintenance backyard – a blank canvas with plenty of potential to further enhance value. A garage is also included and could be readily utilised. Whether you're a first-home buyer, renovator, or investor, this is a property with solid bones and clear upside in a sought-after setting.







LEGALS

Land Area	506 m
Floor Area	100 m
Tenure	Freehold
Rateable Value	\$540,000
Land Value	\$265,000
Improvements value	\$275,000
Rates	\$4125.31
Council Zone	Residential 1

ENERGY

Heating	Heat Pump
Insulation	Ceiling Insulation and Underfloor
Windows	Timber
Water Heating	Electric

CONSTRUCTION

Year Built	1950s
Exterior	Brick
Roof	Tile

EDUCATION

Early Childhood	Wakari Kindergarten
Primary	Wakari Primary, Māori Hill School, Balmacewen Primary
Secondary	

Columba College, Trinity Catholic College, Otago Girls' High School, St Hilda's Collegiate, John McGlashan, Otago Boys' High School

CHATTELS

Window treatments, clothesline, dishwasher, electric oven, extractor fan, fixed floor coverings, heated towel rail, heat pump, light fittings, range hood, smoke detectors.

NOTES

FLOOR PLAN





SCAN QR CODE
FOR MORE
INFORMATION



BE supported every step of the way

At Be Real Estate, we're redefining the real estate experience by delivering exceptional service, building lasting relationships, and achieving life-changing outcomes. Founded on the principles of integrity, innovation, and personalized care, we are committed to guiding our clients through every stage of their property journey with expertise and heart.

Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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