



185 HELENSBURGH ROAD, WAKARI



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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

CHATELS

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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This floor plan illustrates a 3-bedroom residence with a total area of 1,800 square feet. The layout includes a large deck on the left side, adjacent to the kitchen and dining area. The kitchen is located at the top left, leading into the dining area. The living room is situated on the right side, featuring a fireplace and a bay window. The foyer provides access to the living room and the hall. The hall connects the bedrooms, bathrooms, and laundry room. The primary bedroom is located at the top right, while the other two bedrooms are positioned in the center and bottom center. The laundry room is located at the bottom left, near the entrance.

| Room | Area (sq. ft.) |
|-------------------------|----------------|
| Deck | 150 |
| Kitchen | 100 |
| Dining Area | 100 |
| Living Room | 250 |
| Foyer | 100 |
| Hall | 50 |
| Bedroom (Top Center) | 150 |
| Bedroom (Bottom Center) | 150 |
| Primary Bedroom | 200 |
| Bath (Top Left) | 50 |
| Bath (Bottom Left) | 50 |
| Laundry | 50 |



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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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