



# 61 GREIG STREET, BROAD BAY



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# LIFESTYLE, SCALE & DEVELOPMENT POTENTIAL.

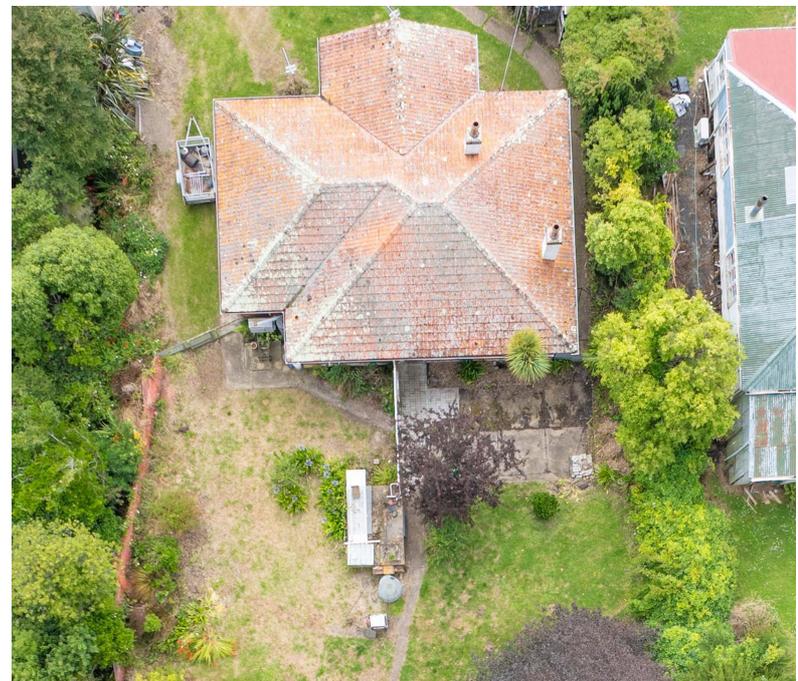
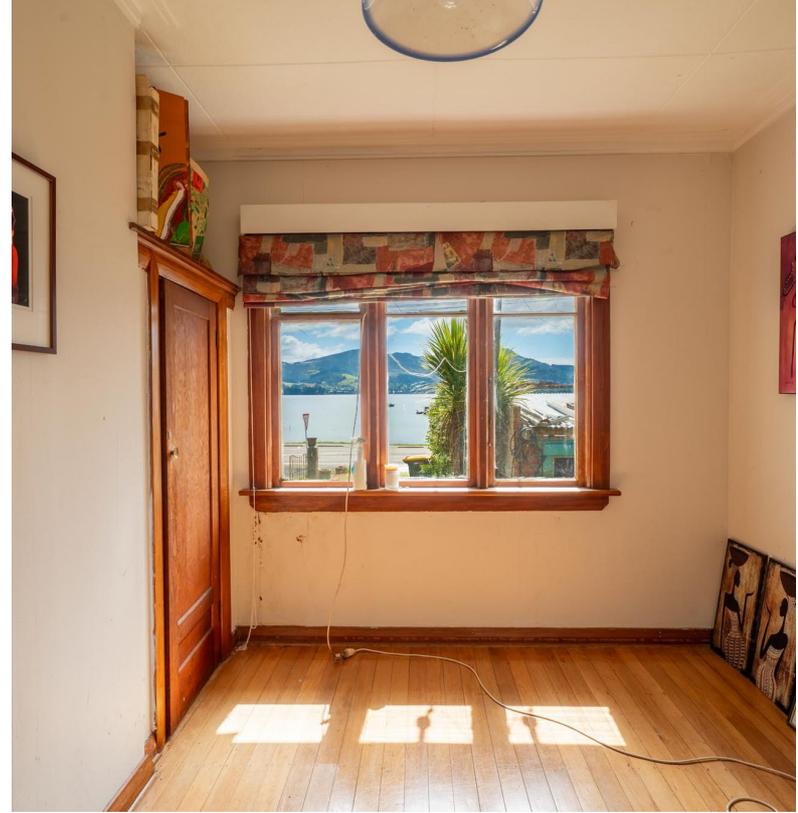
🏠 2 🚿 1 🚗 2 🏠 110 m<sup>2</sup> 📐 1138 m<sup>2</sup>

Rarely does a property offer such a compelling blend of lifestyle, scale, and future potential. Positioned directly across from the sparkling waters of Otago Harbour, this Broad Bay opportunity is as waterfront as it gets. Set on a generous 1,138m<sup>2</sup> Township and Settlement-zoned site, the property enjoys a semi-rural feel with uninterrupted views across Broad Bay beach, the harbour, and local boat moorings. Whether you're considering renovation, land-banking, or exploring development potential (subject to council approval), the flexibility here is increasingly rare within easy reach of the Dunedin CBD.

Occupying the site is a largely original 1940s character home — a retro diamond in the rough ready for transformation. With expansive windows framing the harbour outlook, the two-bedroom, one-bathroom layout offers great bones and an inspiring canvas for renovation or complete reimagining. A carport and single garage provide practical storage for all the coastal essentials. Step outside and embrace the Broad Bay lifestyle — morning paddles, beach walks, and a close-knit community atmosphere — all just a short drive from the city. Opportunities of this scale and proximity to the water are finite — don't let this one slip away.







## LEGALS

Land Area	1138 m
Floor Area	110 m
Tenure	Freehold
Rateable Value	\$570,000
Land Value	\$380,000
Improvements value	\$190,000
Rates	\$4,277.68
Council Zone	Township and Settlement

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## ENERGY

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

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## CONSTRUCTION

Year Built	1940s
Exterior	Brick
Roof	Tile

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## EDUCATION

Primary	Broad Bay School, Macandrew Bay School
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## CHATTELS

Window treatments, clothesline, electric stove, extractor fan, heat pump, light fittings, fixed floor coverings.





White



SCAN QR CODE  
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## 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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