



WHY CHOOSE BAYLEYSMETRO?

More people choose BayleysMetro to sell their homes than any other company.

- Dunedin's most experienced and successful sales team
- High profile advertising in the Otago Daily Times on Wednesday and Saturday
- All properties featured free of charge on realestate.co.nz, trademe.co.nz and bayleysmetro.co.nz to maximise internet exposure
- One of the lowest commission rates available

If you are considering selling and want the maximum possible price the BayleysMetro team would love the opportunity to talk with you and show you why more people choose BayleysMetro to sell their homes.

If your property isn't with BayleysMetro... is it really on the market?



Saint Leonards 1 Tui Street

PROUDLY MARKETED BY
LAWRENCE PEETERS



St Leonard's Lodge - Luxury waterfront lifestyle
Price by negotiation

 realestate.co.nz

 trademe.co.nz

 open2view.co.nz

 youtube.com

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Saint Leonard's Lodge 1 Tui Street

St Leonard's Lodge presents a unique dual home and income opportunity. This spectacular waterfront setting offers a breathtaking panorama of the Otago Harbour and Peninsula. The original homestead "Aorangi" was built in 1907, is one of New Zealand's finest historic homes and is deservedly protected by the Historic Places Trust. This much admired home has been lovingly restored and extensively renovated by its current owners to the highest standards and offers boutique, luxury accommodation in the form of four luxurious rooms, each with a modern ensuite, with a private fifth bedroom, also with ensuite facilities, that currently serves as owner accommodation. Centrally heated by a ducted heatpump system, modern elements combine seamlessly without detracting from the glorious period features of this magnificent home. Aorangi also features a sun-drenched office with stunning views, guest cloak room facilities, billiard room, formal dining room, separate kitchen and dining room with adjoining storage and wine cellar, separate laundry and a centrally located, private west facing courtyard with an outdoor bar, guest facilities, and a large raised feature fireplace. Alongside Aorangi sits a second home, "The Tui House" that was constructed by the owners in 2004 to reside in while they extensively improved Aorangi. Light and fresh, this Larch clad home offers modern accommodation consisting of three bedrooms, all with ensuite bathrooms, with a central kitchen and living room, plus garaging and storage rooms. Whether you are seeking a stunning waterfront home or a luxury stay business, this situation is highly appealing and offers flexibility to meet your family's requirements.

LEGAL DESCRIPTION

Lot 8 PT Lot 5, 6, 7 DP 109

RATEABLE VALUE

\$1,860,000.

DCC RATES

\$8,340.46

ORC RATES

\$1,040.14

LAND AREA

4707sqm

FLOOR AREA

490sqm + 100sqm

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