



📍 23 Odette Street, Bader

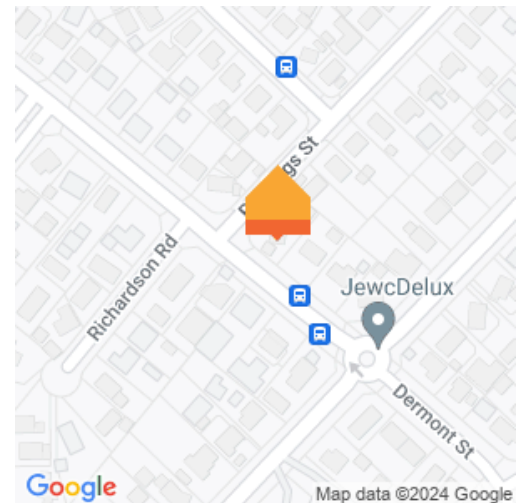
For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/property/596190001>

Land size and hospital proximity are major drawcards of this 913sqm property, minutes from the CBD. Subject to Council approval, there is potential to build two duplexes (four dwellings) on this flat corner site, advantaged by two access points. The property currently hosts two dwellings. Both homes are on one title. The main house is a four-bedroom brick dwelling with open plan living and indoor-outdoor flow that seamlessly connects the entertainment deck. There's room for children to play on the private fenced yard plus the benefit of a double garage and ample parking. More modern of the two, the second home contains two bedrooms and open plan living. It has its own grounds and stand-alone single garage. New housing developments are reshaping and redefining the area, which is sought for its hospital location, and effortless links to main arterial routes, local amenities and city life. The future holds a lot of promise here.



Land area	913 m <sup>2</sup>
Rateable value	\$510,000
Rates	\$3,579.00



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