



## 35 SINCLAIR AVENUE NIGHTCAPS



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 **Professionals**  
Redcoats Limited Licensed REAA 2008

LICENSED REAA 2008



**THREE**  
**BEDROOM**  
**BEAUTY**

RURAL OUTLOOK  
MODERN ROOF  
MODERN DECK  
SUNNY LIVING AREA



## WHAT IS IT ABOUT SOUTHLAND, THAT MAKES IT A GREAT PLACE TO LIVE?

Invercargill and the wider Southland region present a compelling opportunity for commercial investment. With a population of around 55,600 and steady growth projected, the region offers a stable and expanding customer base. Southland's GDP is about 8.84 billion New Zealand dollars, with a per capita figure above the national average, highlighting the strength of the local economy. The area is supported by diverse sectors including retail, farming, manufacturing and logistics.

The commercial property market remains steady, with strong demand for retail spaces in high traffic locations and consistent interest in industrial and office

properties. Key areas such as Invercargill Central, South Invercargill and Windsor enjoy strong foot traffic and business activity, making them attractive for investors seeking reliable rental returns.

Ongoing infrastructure investment further enhances the region's appeal, with the Southland District Council funding major capital projects and community development. Supported by population growth and a business friendly environment, Invercargill offers a low risk, well positioned opportunity for both owner occupiers and investors seeking stable income and long term capital growth.

# 35 SINCLAIR AVENUE

This charming Nightcaps home is ready for its next owner. With a recent roof, great deck, and peaceful rural outlook, it's ideal for easy living. Featuring three bedrooms, a sunny lounge with fireplace, a scullery-style kitchen, and an extra room currently housing the spa pool. Perfect for first homebuyers or downsizers. Close to amenities, schools, and within easy reach of Winton, Invercargill, and Te Anau.

**VIEW ONLINE AT [REDCOATS.NZ/RED27019](https://redcoats.nz/red27019)**



## FEATURES

<b>LAND AREA</b>	1012 sqm approx	<b>ROOFING</b>	Iron
<b>BEDROOMS</b>	3	<b>EXTERIOR CLADDING</b>	Weatherboard
<b>BATHROOMS</b>	1	<b>LV</b>	\$60,000
<b>LIVING SPACES</b>	1	<b>IV</b>	\$200,000
<b>YEAR BUILT</b>	1940's	<b>RV</b>	\$260,000
		<b>RATES</b>	\$4,198

## CHATTELS

Fixed floor coverings, Light fittings, Blinds, Curtains, Stove





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SL122/298**

**Land Registration District** **Southland**

**Date Issued** 04 May 1925

**Prior References**

SL101/29

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<b>Estate</b>	Fee Simple
<b>Area</b>	1012 square metres more or less
<b>Legal Description</b>	Lot 3 Deposited Plan 1460
<b>Registered Owners</b>	
Keith Alexander Mason	

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**Interests**

## 35 Sinclair Avenue, Nightcaps

 Property

Sinclair Ave

Sinclair Ave

41

39

37

35

33

31

0 0.01 0.02 0.04 km

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Scale: 1:505  
Map created: 26/09/2025

While every effort has been made to ensure the content is correct. SouthMaps cannot guarantee the accuracy of the data. This information should not be reused in any manner without consultation.

DATA SOURCE: SouthMaps 2025



# Dene Allen

## PERSONAL PROFILE

Whether you are selling your slice of heaven or wanting to buy your green green grass of home, I am here to help!

With my energy, enthusiasm, professionalism and calm approach, I aim to make your real estate journey a pleasant and stress-free experience.

I have lived in Invercargill for almost 20 years and am renowned as one of the provinces top musical entertainers performing to a high level in Southland, New Zealand and internationally. I aim to bring these worldly experiences and connections to you and to the real estate industry.

Being able to inject some humour into what can sometimes be a stressful situation and helping to make clients feel relaxed is a big part of what makes me the perfect salesperson, so if you are looking for someone to be 100% committed to achieving great results for you, then just "sing out".

### STATEMENT OF PASSING OVER INFORMATION

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