



## FOR SALE

### A FRESH START IN WHITBY WITH MOTIVATED VENDORS

After a period under offer, this home is back on the market with a refreshed campaign and motivated vendors who have now moved south. Full building, LIM, thermal scan, and maintenance documentation are available on request, offering transparency and confidence for buyers.

Positioned in an established part of Whitby, this 179sqm home offers generous living spaces, excellent natural light, and multiple outdoor areas that make everyday life easy. Ideal for families, professionals, and anyone seeking a spacious home in a strong suburb.

#### Key Features

- \*Three well-proportioned bedrooms supported by two modern bathrooms
- \*Indoor-outdoor flow to both a front balcony and a private rear patio
- \*Landscaped and fully fenced 486sqm section, ideal for children or pets
- \*Excellent natural light, including strong backyard sun through winter
- \*Double garage plus additional off-street parking

Recent work includes additional drainage improvements around the exterior. A clean thermal scan has been completed, and the building inspector is available to speak directly with prospective buyers for added confidence.

Whitby is renowned for its connected, family-friendly environment. You're close to Adventure School, Discovery School, Montessori, and early childhood options, as well as Whitby Collegiate. Commuting is straightforward with quick access to Transmission Gully, SH58, and SH59, and local shops, cafés, and recreation facilities are all nearby.

Whether you're upsizing, downsizing, or seeking a quality investment property in a strong suburb, this home deserves your attention. The vendors will consider all reasonable offers.

Viewings require a minimum of 30 days' notice from unconditional for tenants to vacate, and 48 hours' notice for private viewings.

Contact Maria on 021 163 7852 or at [maria@luxerealty.co.nz](mailto:maria@luxerealty.co.nz) to arrange a viewing or request

3 BED | 2 BATH | 2 CAR

#### PRICE:

Enquiries Over \$799,000

#### OPEN FOR INSPECTION:

N/A

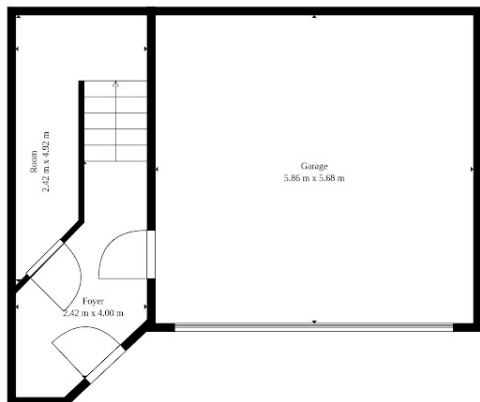


**Dan Comeskey**

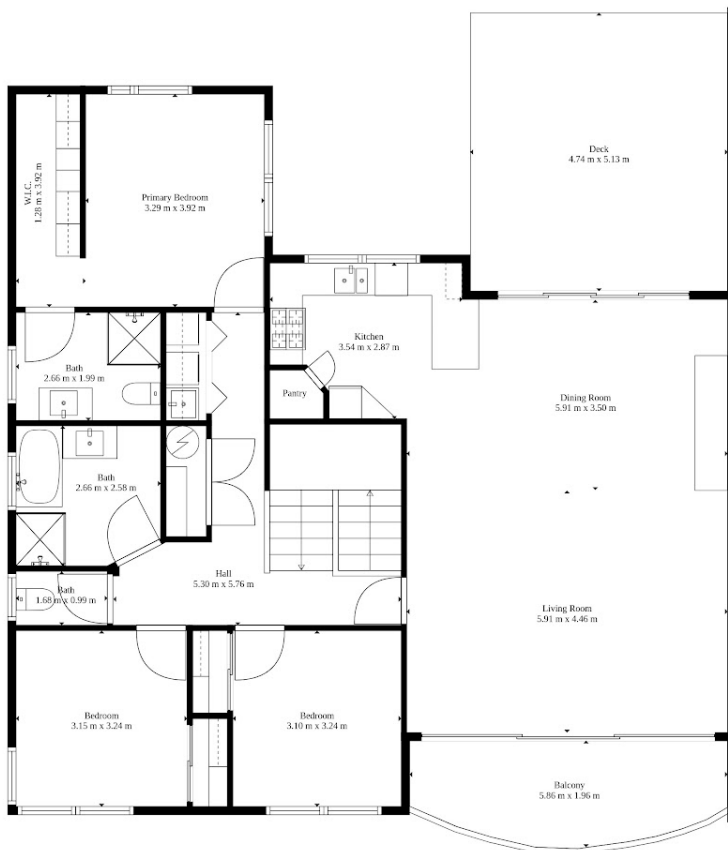
**021782532**

[dan@luxerealty.co.nz](mailto:dan@luxerealty.co.nz)

[www.luxerealty.co.nz](http://www.luxerealty.co.nz)



Floor 1



Floor 2

Measurements are indicative only

7 Joseph Banks Drive  
Whitby



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.