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FOR SALE

ODESA VILLAS – LOCK IN A LOW PRICE TODAY!

For more info copy & paste this link into your browser: <https://propertyfiles.co.nz/Villa4Odesa>

Priced from only \$603,000 (includes optional \$5k heat pump for Healthy Homes compliance), this brand-new 2-bedroom standalone villa offers the perfect balance of style, low-maintenance living, and investment potential on the sought-after Kāpiti Coast. Lock in this LOW price today with just a 10% deposit.

Historical capital growth (Kapiti Coast): 6% p.a.

With 60m² of internal space and up to 122m² of land, this freehold home is ideal for long-term tenants seeking lifestyle and comfort. Features include:

- * High ceilings and natural light throughout
- * Seamless indoor-outdoor flow to a private courtyard
- * Heat pump included (valued at \$5,000) for Healthy Homes compliance
- * Timeless gable design with durable coastal finishes

Odesa is located in a high-demand rental area with excellent transport links, proximity to shops, schools (zoned for Paraparaumu College), and just minutes from the beach.

Set in a master-planned community with green spaces, off-street parking, and strong visual appeal, these villas are purpose-built for strong tenant appeal and long-term capital growth.

Standalone. Freehold. LOW Price

An affordable investment entry point in a growing market with the fundamentals investors look for.

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2 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$603,000

OPEN FOR INSPECTION:

N/A

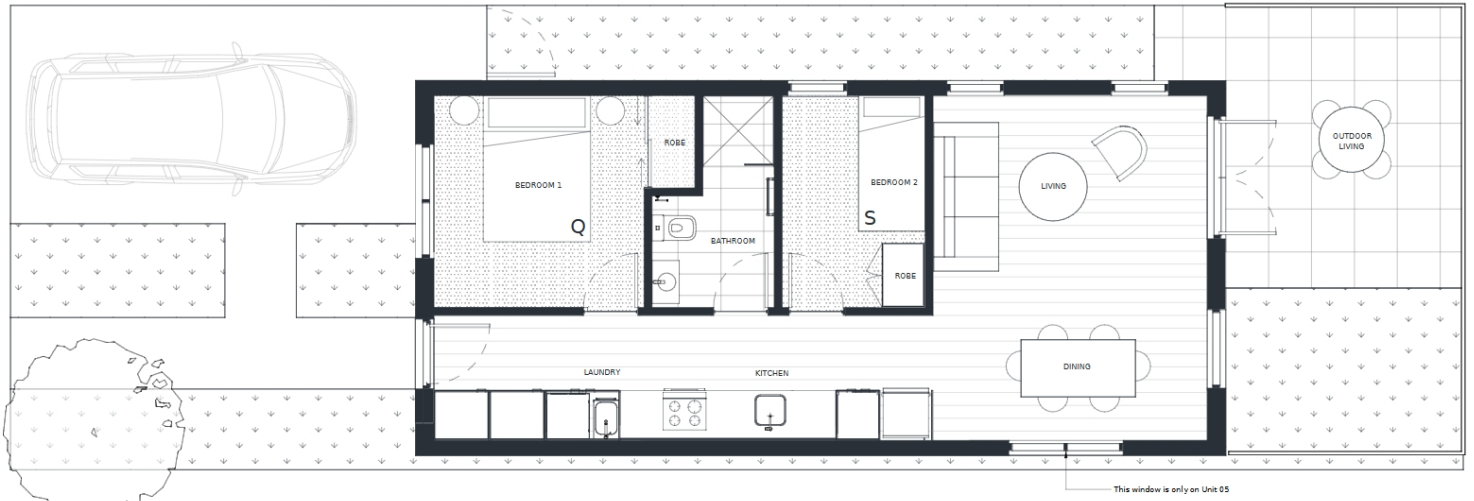


Campbell Venning

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Venning Property



Odesa

Internal Area: 60m²

Lot Area: 132m²

Typical property yard area shown on plan.
Please see site plan for specific property yard.
For the avoidance of doubt, Lots 1-5, 9-11, 20-22, and 41 do not have a carpark
on their lot and will be allocated a carpark within the communal parking area.

LOT
01 38
02 40
03 41
04
05
12
15



DISCLAIMER: Every Precaution has been taken to establish the accuracy of the material herein at the time of printing, however, no responsibility will be taken for any errors/omissions. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have received recommendation and had reasonable opportunity to seek independent legal, financial, accounting, technical and other advice. The material herein was prepared solely for marketing purposes prior to the commencement of construction and the approval of necessary Territorial Authority consents. The final building design and materials are subject to Kapiti Coast District Council approval. The Developer reserves the right to increase or decrease the number of properties according to market and therefore sizes and layouts of properties may vary. Changes may be made during development and all dimensions, finishes, fittings and specifications are subject to change without notice. All unit areas are measured in accordance with the Sale and Purchase Agreement. All illustrations are artist's impressions only. Loose furniture, feature lighting and window dressings are shown for illustration purposes only and are excluded from view.

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.