



FOR SALE

A WORTHY VALUE PROPOSITION

This magnificent five-bedroom residence at 14 Sefton Street showcases the very best of Wadestown living, where prestigious hillside charm meets contemporary luxury across an impressive 460 square metres of living space. Positioned on a substantial 993 square metre fully fenced section, this three-storey architectural gem offers unparalleled harbour views and sophisticated family living just moments from Wellington's vibrant CBD.

Step inside to discover a thoughtfully designed layout featuring five generous bedrooms, four bathrooms including a master ensuite, and three separate living areas that flow seamlessly throughout the home. The residence has been crafted for both relaxation and entertainment, with built-in wardrobes providing abundant storage and a dedicated study perfect for working from home.

- Stunning in-ground swimming pool with entertaining area
- Private gym/rumpus room for active family living
- Designer kitchen complete with Walk in Pantry
- Expansive deck and balcony areas capturing those coveted harbour vistas

This premium location places you within the heart of one of Wellington's most sought-after suburbs, where leafy streets and quality homes create a strong sense of community. Wadestown School sits practically on your doorstep, while prestigious secondary schools including Wellington College are easily accessible for growing families.

- Four-car garaging provides exceptional convenience
- Broadband internet connectivity for modern living needs
- Multiple living spaces for that growing family
- Easy commute to Wellington CBD and parliamentary precinct

The elevated hillside position ensures privacy and tranquillity while keeping you connected to everything that matters. From the morning school run to evening entertainment in the city, this location offers the perfect balance of suburban serenity and urban accessibility.

With Thorndon's boutique shopping and dining scene just minutes away, plus easy access to Lambton Quay's premier retail district, every convenience is within reach. The combination of stunning architecture, premium location, and exceptional outdoor living makes this Wadestown

5 BED | 4 BATH | 4 CAR

PRICE:

Enquiries Over \$2,295,000

OPEN FOR INSPECTION:

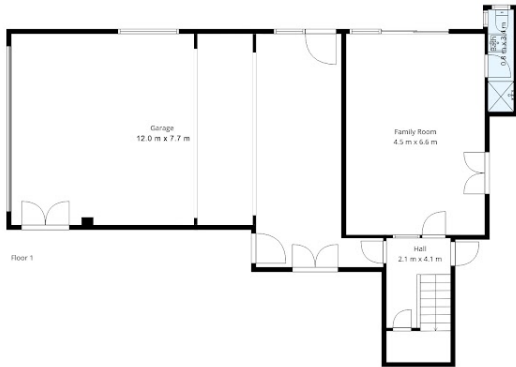
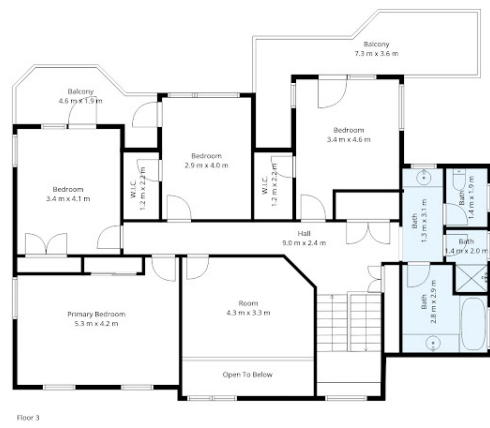
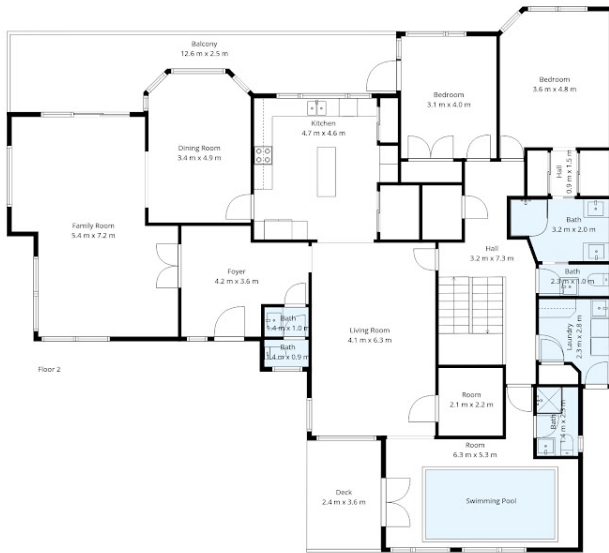
Apr 12 at 1:00pm - 1:30pm



Mike Lovell
0274356007

mike@luxerealty.co.nz

www.luxerealty.co.nz



MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE ONLY. ALL ENQUIRIES MUST BE DIRECTED TO THE AGENT, VENDOR OR PARTY REPRESENTING THIS FLOOR PLAN.



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.