



SOLD

EASY LIVING MEETS ELEVATED STYLE IN SEATOUN

Positioned above Marine Parade, this executive-style home captures panoramic views over Seatoun Beach, offering a rare blend of privacy, style, and low-maintenance living. Presenting a well-priced entry into one of Wellington's most prestigious suburbs, this home is ready for its new owners and truly needs to be seen to be appreciated.

Bathed in natural light, the open-plan living, dining, and kitchen area expands effortlessly onto a sun-soaked deck, the perfect spot for entertaining or simply taking in the ever-changing seascape. The modern kitchen, featuring a walk-in pantry, breakfast bar, and quality appliances, has been designed for both functionality and flow.

The primary suite enjoys its own level, a true sanctuary with a walk-in wardrobe, ensuite, and private deck, ideal for quiet mornings with a view. Two additional double bedrooms, both with built-in wardrobes, occupy the lower level, each opening onto a deck and sharing a well-appointed family bathroom with a separate bath and shower.

Luxe List of Features

- *Elevated position above Seatoun's waterfront with sweeping views from every level
- *Thoughtful separation between living and bedroom zones for maximum privacy
- *Internal-access garage for secure, easy parking
- *Multiple decks and superb indoor-outdoor flow
- *Double glazing, gas heating, log fire, and infinity hot water for year-round comfort
- *Coloursteel construction for a sleek, low-maintenance exterior
- *Easy-care section with no lawns to maintain
- *Guest WC
- *Modern upgrades to the kitchen and bathrooms
- *Proven Airbnb success with approximately \$50,000 per annum in income for the current owner
- *Just moments from Seatoun Beach, local cafés, schools, and coastal walks

This is a unique opportunity to secure a contemporary coastal home designed for effortless living in one of Wellington's most desirable seaside suburbs.

Contact us today to arrange a private viewing.

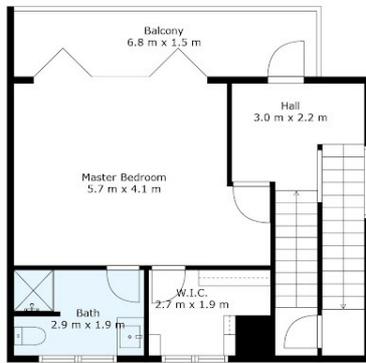
3 BED | 2 BATH | 1 CAR

PRICE:
\$865,000

OPEN FOR INSPECTION:
N/A



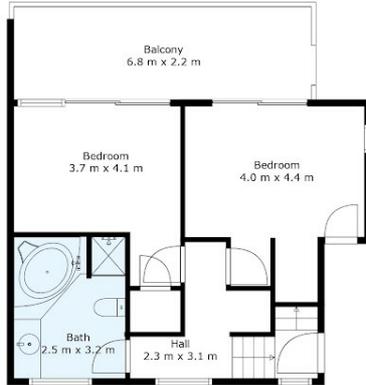
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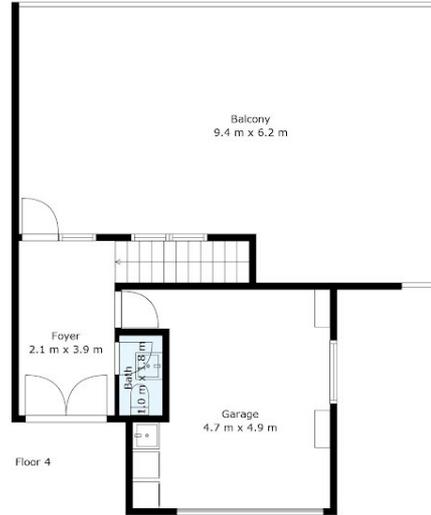
Floor 2



Floor 3



Floor 1



Floor 4

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.