



**SOLD**

## AWARD-WINNING DESIGN & COASTAL LIVING AT ERSKINE.

81 Melbourne Road, Island Bay – Award-Winning Design & Coastal Living

This architecturally designed home forms part of a NZIA Medium Density Award-winning development, showcasing exceptional design, durability, and liveability. Built using tilt slab panel construction, it offers strength, low maintenance, and excellent acoustic performance.

Inside, enjoy high-quality fixtures and fittings throughout, with well-considered interiors designed for modern living. Spanning three levels, the home features three bedrooms, including a master with ensuite, plus a second well-appointed bathroom.

A large single garage provides secure parking and storage, while the west-facing aspect delivers excellent afternoon sun and natural light.

Located just moments from Island Bay's beach, cafés, shops, schools, and public transport, this is a rare opportunity to secure an award-winning home in one of Wellington's most desirable coastal suburbs.

### Features:

- \*3 bedrooms
- \*2 bathrooms
- \*Master bedroom with ensuite
- \*Large single garage
- \*3-storey layout
- \*West-facing for great sun
- \*NZIA award-winning development
- \*Tilt slab panel construction
- \*High-quality fixtures and fittings

UNDER OFFER. Contact Rakesh for further information 0211750490 or via email [rakesh@projectrealty.co.nz](mailto:rakesh@projectrealty.co.nz)

**3 BED | 2 BATH | 1 CAR**

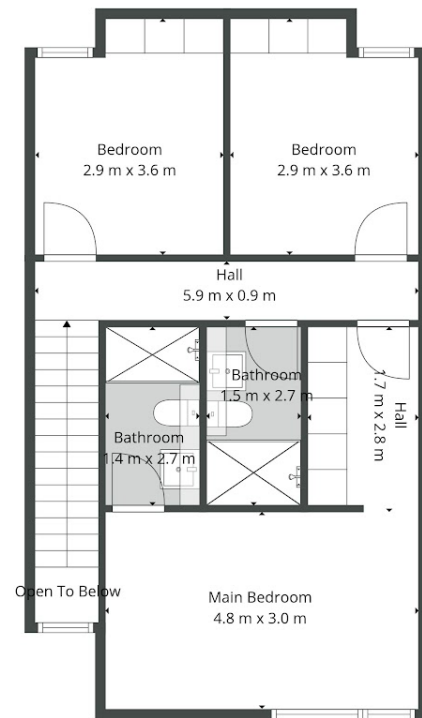
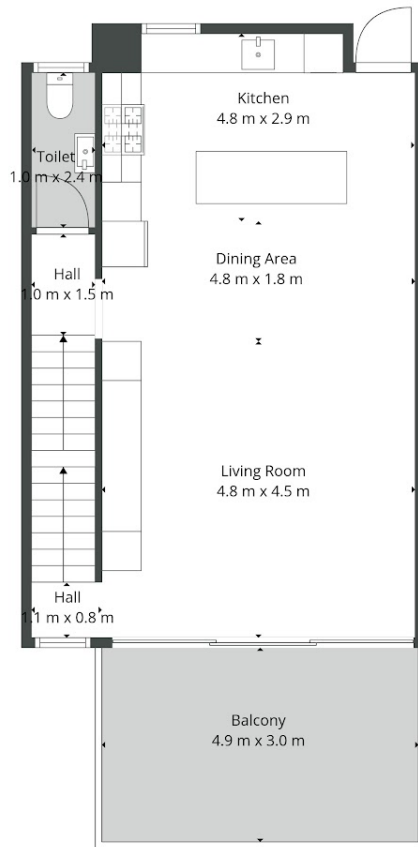
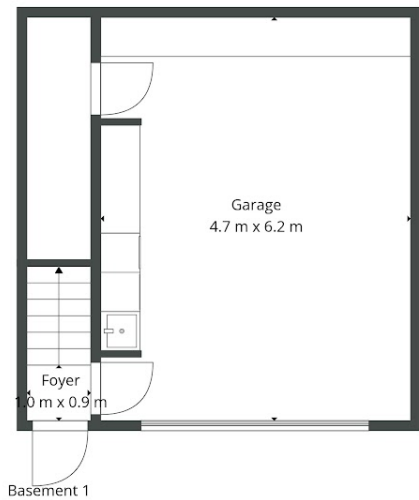
PRICE:  
**\$1,185,000**

OPEN FOR INSPECTION:  
N/A



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1st Floor

2nd Floor

Sizes And Dimensions Are Approximate, Actual May Vary.



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.