



FOR SALE

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

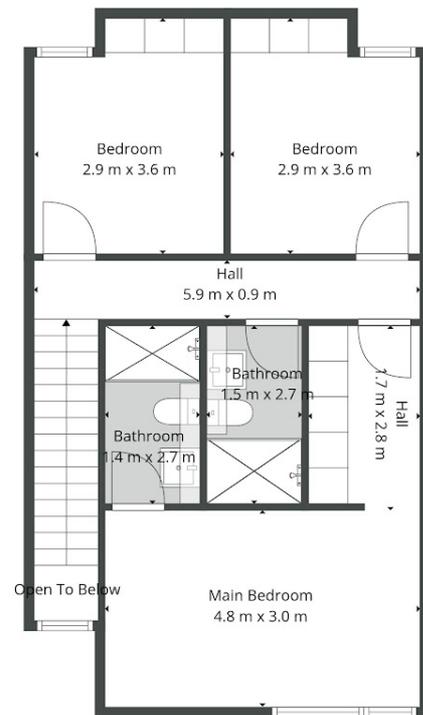
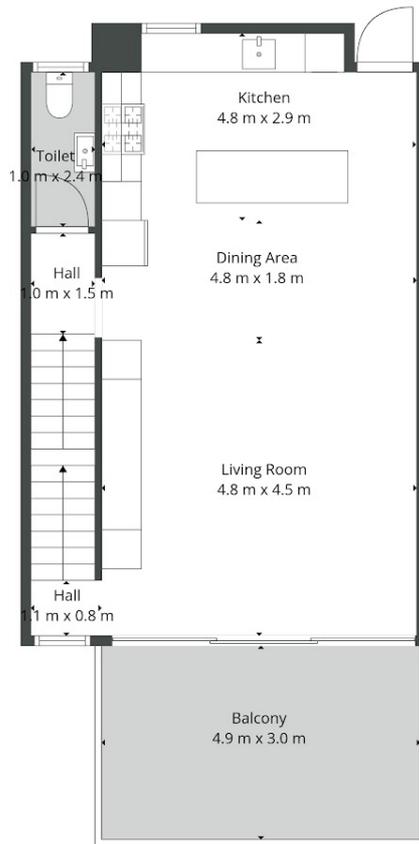
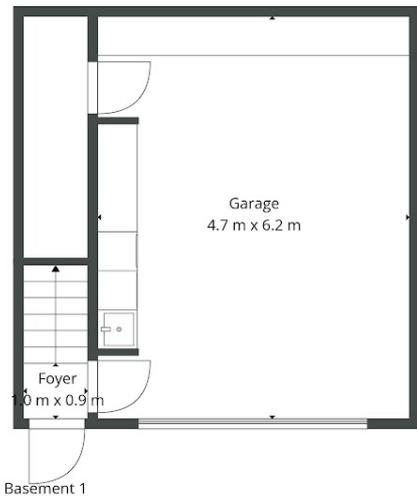
3 BED | 2 BATH | 1 CAR

PRICE:
Price by Negotiation

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.