



# SOLD

## LIVE YOUR BEST LIFE

Nestled in the peaceful hills of Paparangi, this impressive 4-bedroom family home on Catherine Crescent offers the perfect blend of modern comfort and tranquil living just 10km from Wellington's bustling city centre. Designed for family life, this spacious residence provides everything you need for comfortable everyday living while being perfectly positioned to enjoy the best of both suburban serenity and urban convenience.

Step inside to discover a thoughtfully designed layout featuring four generous bedrooms, each equipped with built-in wardrobes for optimal storage solutions. The heart of the home centres around a comfortable lounge area, complemented by two well-appointed bathrooms that cater to busy family routines. Modern conveniences include a dishwasher in the kitchen, air conditioning for year-round comfort, and broadband internet connectivity to keep the whole family connected.

The outdoor spaces truly shine with a fantastic deck perfect for morning coffee or evening relaxation, while the dedicated entertainment area becomes the natural gathering spot for family barbecues and social occasions. The fully fenced 430 square metre section provides excellent security and privacy, making it ideal for children and pets to play safely.

- Warm in winter with ducted heating and cooling for those summer months
- Secure parking with single garage plus additional secure parking options
- Stunning hill aspect providing beautiful natural vistas
- Fully fenced section offering complete privacy and security
- Fibre Internet
- Modern Kitchen & oak timber flooring
- Double glazing

Families will appreciate the suburb's excellent educational facilities, with the local Paparangi School offering quality primary education right on your doorstep. The area's small local shopping centre provides everyday conveniences, while the proximity to Johnsonville and Newlands means larger shopping and entertainment options are just minutes away.

- Close proximity to quality schools and childcare facilities
- Excellent transport links via Mark Avenue Extension to State Highway network
- Peaceful hill setting with established, family-friendly neighbourhood feel
- Easy access to Johnsonville and Wellington city amenities

4 BED | 2 BATH | 1 CAR

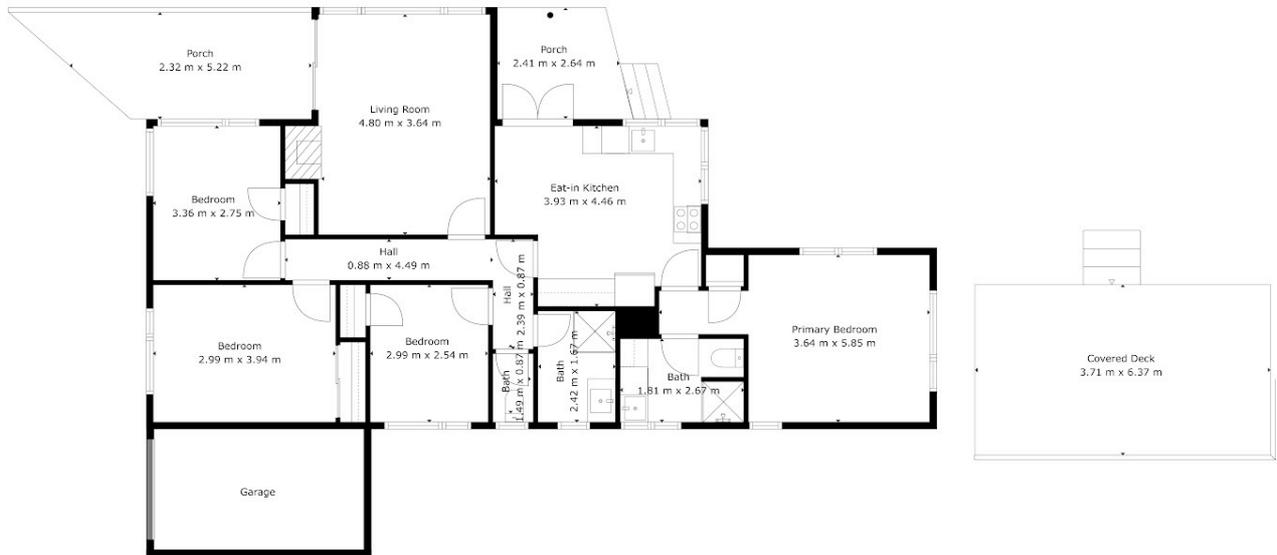
PRICE:  
\$900,000

OPEN FOR INSPECTION:  
N/A



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Shuttercraft.



3 Catherine Crescent  
Paparangi

Measurements are indicative only

Luxe  
REALTY

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.

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