



## FOR SALE

### HARBOUR VIEWS & LIFT-CONNECTED LIVING

Positioned within private, landscaped grounds, this substantial home offers a standout lifestyle defined by sun, shelter, and expansive harbour outlooks. The property emphasises comfort, privacy, and ease of living, with a strong focus on accessibility and flexibility for families of all sizes.

The home is exceptionally versatile, perfectly suited to multi-generational living, entertaining, and hosting extended family or long-term guests. The entry level is centred around the open-plan kitchen and living flowing into a spacious dining and lounge area ideal for both everyday living and larger gatherings. Wide openings lead to sun-filled decks, creating a seamless connection between indoors and out while making the most of the harbour views and peaceful surroundings. Also on this level is a bedroom, study, laundry room, bathroom, separate guest toilet and built-in wine storage, and direct internal access from the double garage as well as lift access to the upper level.

The lower level is thoughtfully arranged as a private guest or family wing, complete with a large bedroom, its own bathroom, and a covered deck. This space is ideal for extended family, independent living, or accommodating guests with ease. A substantial workshop provides excellent additional space for hobbies, storage, or practical needs.

Upstairs, the master bedroom offers a quiet retreat with a walk-in robe, ensuite, and a generous deck. Two further bedrooms are located on this level, including one with a Juliet balcony.

Five bedrooms, including a private primary suite with ensuite, walk-in robe and deck  
Flexible living across three levels with multiple living areas

Award-winning designer kitchen with gas cooking

Open-plan living flowing to sun-filled outdoor decks

Lift access enhancing accessibility and future-proofing

Excellent heating: central/ducted system, heat pump & air-conditioning

Double internal-access garage plus additional off-street parking and electric gates.

Uninterrupted harbour views, privacy and fantastic sun and birdlife

Private landscaped garden with established fruit trees and raised vegetable gardens.

With drive-on access, lift access to two levels, generous parking, and excellent storage throughout, this is a home designed to support growing families and multi-generational living with ease.

5 BED | 3 BATH | 2 CAR

PRICE:

Enquiries Over \$1,495,000

OPEN FOR INSPECTION:

Apr 19 at 12:00pm - 12:30pm



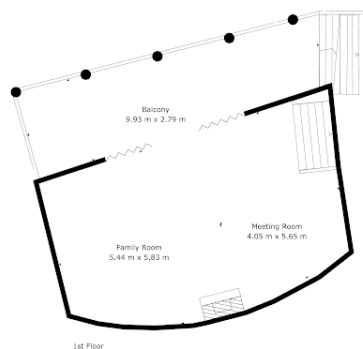
**Mike Lovell**

**0274356007**

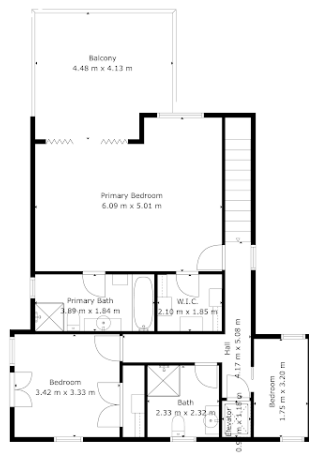
mike@luxerealty.co.nz

[www.luxerealty.co.nz](http://www.luxerealty.co.nz)

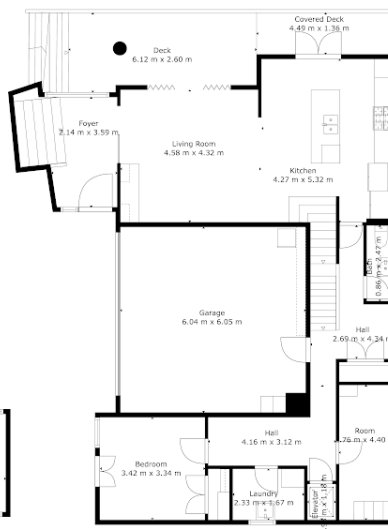
Shuttercraft.



1st Floor



3rd Floor



2nd Floor



Basement 1

52 Walter Road  
Lowry Bay

Measurements are indicative only



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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