



# FOR SALE

## ENTERTAIN IN STYLE – PRIME LYALL BAY LOCATION

### CURRENTLY UNDER OFFER

Lovingly held by the same family for 31 years, this character-filled 1919 bungalow is now ready for its next chapter. As the owners downsize, they offer a rare opportunity to secure a beautifully maintained home in one of Wellington's most sought-after coastal communities.

Designed with entertaining in mind, the open-plan kitchen and living area flow effortlessly to a generous west-facing deck - the true heart of the home. Here you'll find a dedicated outdoor bar area, and space to host long summer evenings with friends and family including a spa. The flat lawn beyond is perfect for children and pets, complemented by a powered garden shed for added practicality and use.

The interior offers a thoughtful and versatile floor plan designed to adapt as life evolves. Two distinct living areas create space to come together or retreat and close off when needed, while four bedrooms are complemented by two well-appointed bathrooms, including a private ensuite.

### Property Features:

- 151 sqm single-level bungalow on a flat 410 sqm section
- Beautiful bungalow character throughout with original timber floor boards
- Four bedrooms and two bathrooms, including ensuite
- Two living areas that can be separated for flexibility
- Gas fireplace, two heat pumps, and nightstore heating
- Open-plan kitchen and living flowing to a west-facing deck
- Large deck with an outdoor bar area including spa
- Fully fenced property with a flat backlawn
- Garden shed with power - multi use
- Sunny north-facing front garden
- Two off-street parks

Just a short stroll to Lyall Bay Beach, close to local schools and popular cafes and eateries, this is a special opportunity to secure a single-level home with heart, sun, and superb indoor-outdoor flow. An opportunity not to be missed.

4 BED | 2 BATH | 0 CAR

### PRICE:

Price by Negotiation

### OPEN FOR INSPECTION:

N/A

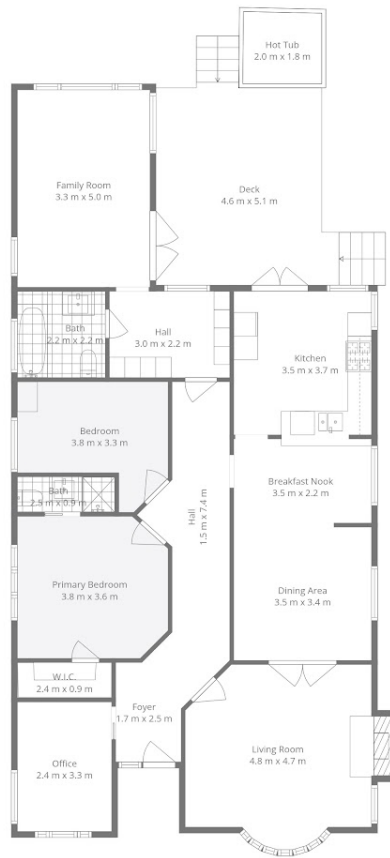


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.