



# FOR SALE

## ONE OF THE BEST FAMILY HOMES IN WELLINGTON !

From the moment light pours in, it's clear this home is shaped by its setting.

Breathtaking morning sun rises across the harbour and hills. By evening, the light softens, the sky turns pink, and the ferry glides quietly into the harbour.

This is a home for people who appreciate ever changing vistas.

Set across two thoughtfully designed levels, it offers space to gather, space to retreat, and space to breathe. Tasteful modern interiors and generous proportions make it equally suited to entertaining or everyday family life.

At its heart, expansive open-plan living areas are filled with natural light and flow effortlessly to outdoor spaces on both sides of the home. Follow the sun throughout the day - morning coffee or long lunches on the deck, or a G&T in one of the sheltered courtyards as dusk settles in.

Key features include:

- \* 5 large bedrooms, including 2 bedrooms in a separate wing for family members or guests
- \* Spacious master suite with harbour views, walk-in wardrobe and tiled ensuite
- \* Large family bathroom, guest powder room and separate laundry
- \* Sleek contemporary kitchen with quality appliances
- \* Expansive open-plan living with seamless indoor-outdoor flow to east- and west-facing spaces
- \* Versatile, large upper-level room above the garage, ideal as an office, gym or private retreat
- \* Multiple outdoor living areas, including two courtyards, extensive decking and fully fenced lawn
- \* Year-round comfort with double glazing, gas radiator central heating, heat pump cooling and a double-sided gas fireplace
- \* Double garaging plus additional off-street parking
- \* Freshly re-carpeted throughout

Close to Seatoun Village, Miramar film precinct, top schools, beaches, coastal walks, cafés, the airport and the CBD, this is a special blend of lifestyle and convenience.

Very rarely in Wellington do you find a property that ticks ALL the boxes. This is the one that

5 BED | 3 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

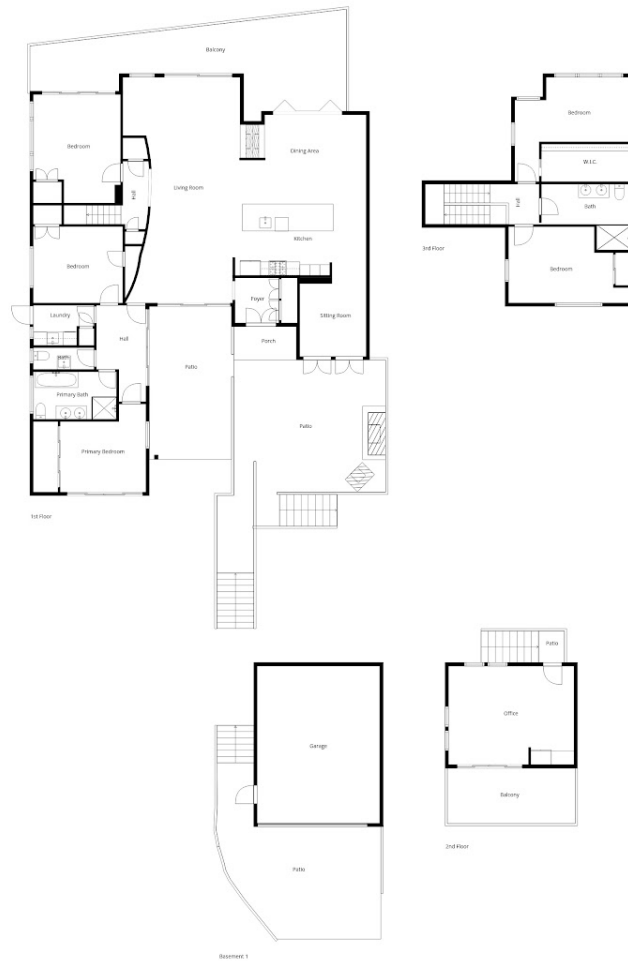
Apr 19 at 10:00am - 10:30am



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.