

Indicative pedestrian right of way, 100 metres to Palm Beach western carpark - not to scale



FOR SALE

PALM BEACH POSITION & POTENTIAL

This Hill Road cottage has been held by one family for three generations and is now ready for its next new owners.

The home remains largely original; however, it offers enormous scope to bring it into the 21st century.

A thoughtful and well-executed renovation and/or extension project could maximise both the site's land area and its prime location. Alternatively, a savvy buyer may choose to build something entirely new and special, creating a home to be enjoyed for generations to come.

The elevated site is ideal for a two-level dwelling, offering the potential for panoramic views over beautiful Palm Beach. The private grounds also provide ample space to further develop lawn and garden areas.

A standout feature of the property is the legal pedestrian right of way, which meanders a short distance from the northern boundary to just above Arcadia Restaurant and within 100 metres of Palm Beach.

Our family has decided it is time to sell, confident that the new owners will fully realise this property's exceptional potential and enviable position.

TENDER closes @ 2pm Thursday 14th May 2026.

2 BED | 2 BATH | 0 CAR

PRICE:

By tender. Tender Closing Date
14/05/2026

OPEN FOR INSPECTION:

Apr 25 at 1:30pm - 2:00pm
Apr 26 at 1:30pm - 2:00pm



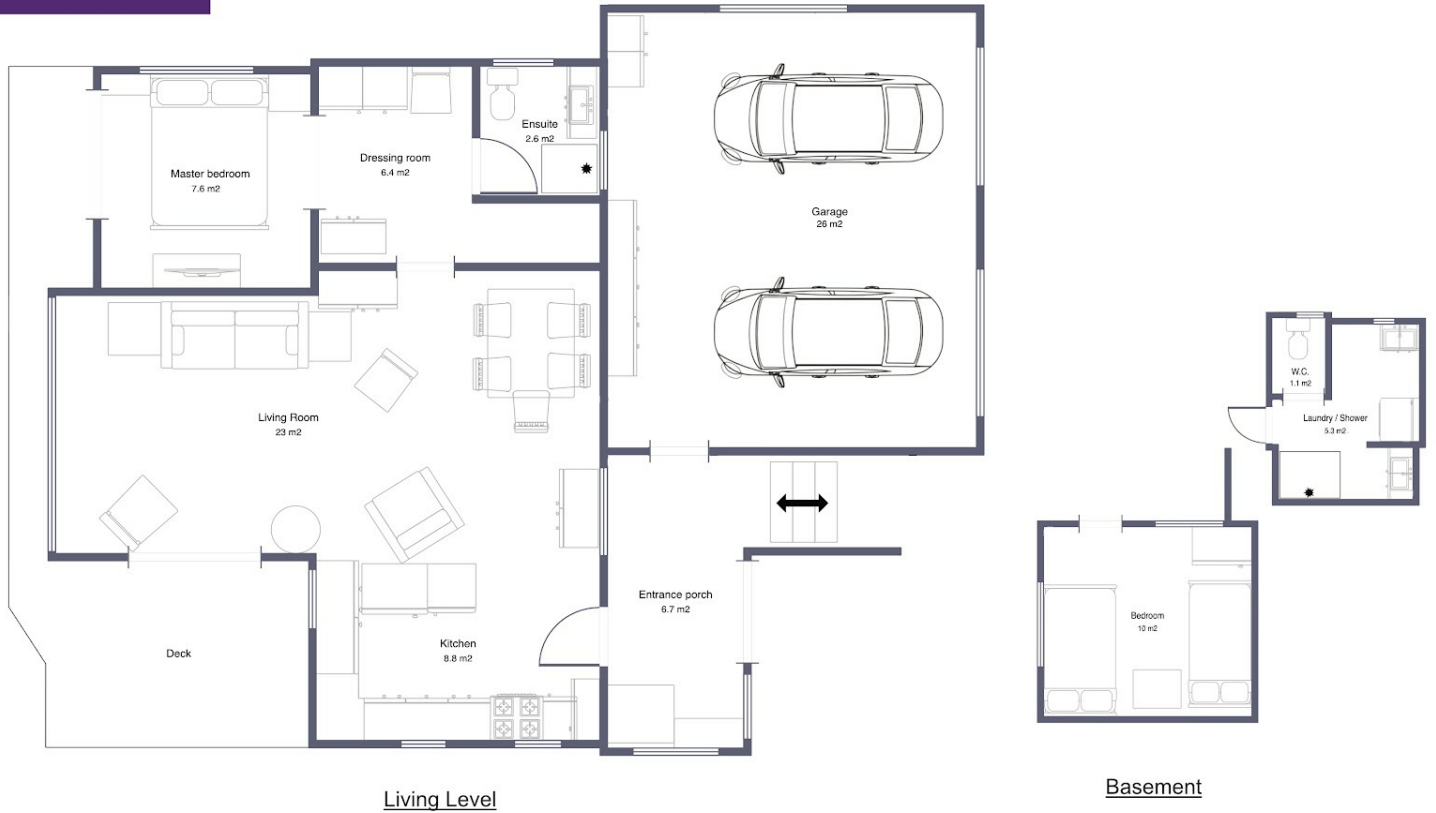
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47 Hill Road, Palm Beach, Waiheke Island



Floor plan measurements are approximate and are for illustrative purposes 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.