



# FOR SALE

## FAMILY LIVING WITH STUNNING VIEWS AND ALL-DAY SUN

Tucked away on a quiet cul-de-sac in Newlands, this beautifully maintained 1960s weatherboard home has been thoughtfully updated and is ready for its next family to move in and enjoy the space and views.

Filled with natural light, the freshly painted living space feels warm and welcoming from the moment you step inside. Designed to capture all-day sun, the home offers a bright, uplifting atmosphere throughout. The outlook adds something truly special — northern views stretch across Newlands all the way to Kapiti Island, while to the west, you'll enjoy wind turbines set against spectacular sunsets.

The layout offers excellent flexibility for growing families. Upstairs, three generous double bedrooms — all with built-in wardrobes — are serviced by a newly renovated bathroom. Downstairs provides a versatile second living zone, complete with a separate office nook, spacious laundry, and a second toilet off the laundry. With its own entrance, this level can easily be adapted into a fourth bedroom, teenage retreat, or work-from-home haven.

Outside, the fully fenced section is both private and easy-care, with a dedicated entertaining area and plenty of space for children and pets to play safely.

### Property Features:

- \*Three generous double bedrooms, all with built-in wardrobes
- \*Flexible downstairs living with potential for a fourth bedroom or second lounge
- \*Separate office/study — ideal for working from home
- \*Newly renovated bathroom
- \*Freshly painted interior and well-maintained exterior
- \*All-day sun with expansive views to Kapiti Island and beyond
- \*Quiet, family-friendly cul-de-sac location
- \*Fully fenced section with outdoor entertaining space
- \*Double garage plus two off-street parks
- \*Fully double-glazed for warmth and comfort, except for 2 windows and a door
- \*154sqm floor area (circa)
- \*576sqm land (circa)

3 BED | 1 BATH | 2 CAR

### PRICE:

Deadline sale. Deadline date  
28/04/2026

### OPEN FOR INSPECTION:

Apr 12 at 12:30pm - 1:00pm

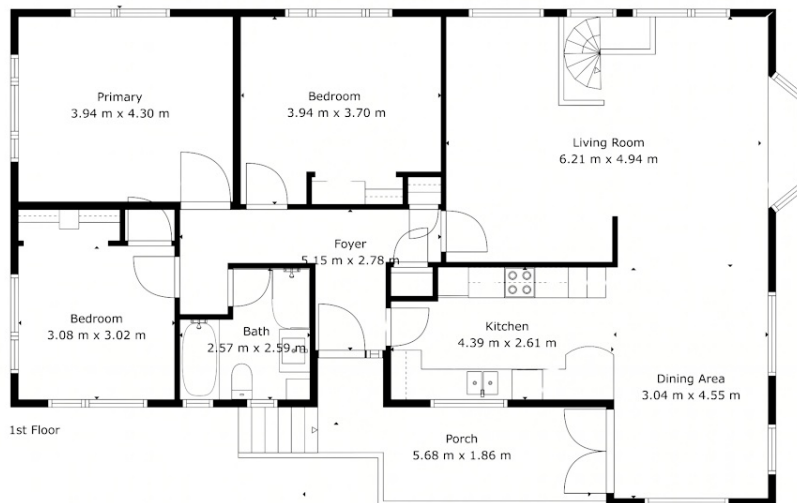
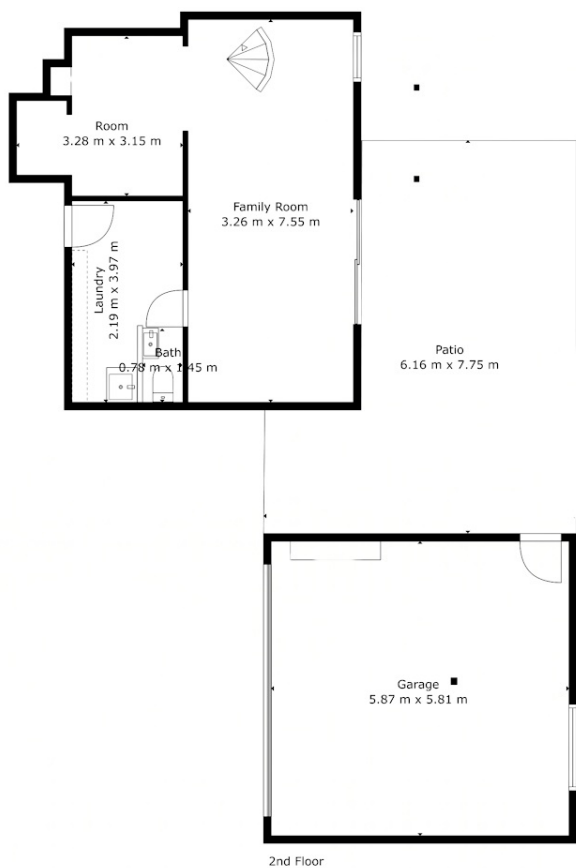


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32 Brooker Grove  
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Luxe  
REALTY

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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