

## FOR SALE

### VILLA CHARM WITH A MODERN TWIST ON ORIENTAL.

This magnificent four-bedroom, four-bathroom double-storey Villa on Telford Terrace captures the essence of Oriental Bay's prestigious waterfront lifestyle, where harbour views meet sophisticated urban living. Positioned on 473sqm of prime land with a generous 317sqm of floor space, this executive character home offers an unparalleled opportunity to own a slice of Wellington's most coveted beachside suburb.

The property showcases exceptional indoor-outdoor flow with multiple entertaining areas including a spacious decks, balcony, and dedicated outdoor entertainment zone. The home's elevated position maximises the stunning harbour aspect, while secure parking for two vehicles ensures convenience in this sought-after location.

With three living spaces & three bedrooms within the Villa, bonus downstairs WC, and effortless flows to gardens and decks. The 4th bedroom & second ensuite has separate access and is perfect for guests, teenagers or an income stream.

- Four generously-sized bedrooms with built-in storage
- 3.5 bathrooms including ensuite accommodation
- Double internal access garaging with storage
- Multiple outdoor entertaining areas with deck and balcony
- Character floorboards throughout the home
- Period radiators for heating adding to its charm & character
- Secure entry and privacy
- High stud heights
- Turret access
- Separate laundry & with internal gas boiler.

The location offers an enviable lifestyle with the heritage-listed Freyberg Pool, numerous cafes and restaurants. Residents enjoy easy access to the city centre while being surrounded by the natural beauty of Mount Victoria's slopes and Wellington Harbour's sparkling waters.

- Walking distance to Wellington's CBD and central business district
- Oriental Bay beach and promenade at your doorstep

4 BED | 3 BATH | 2 CAR

#### PRICE:

By tender. Tender Closing Date  
12/08/2026

#### OPEN FOR INSPECTION:

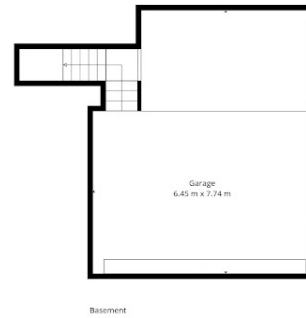
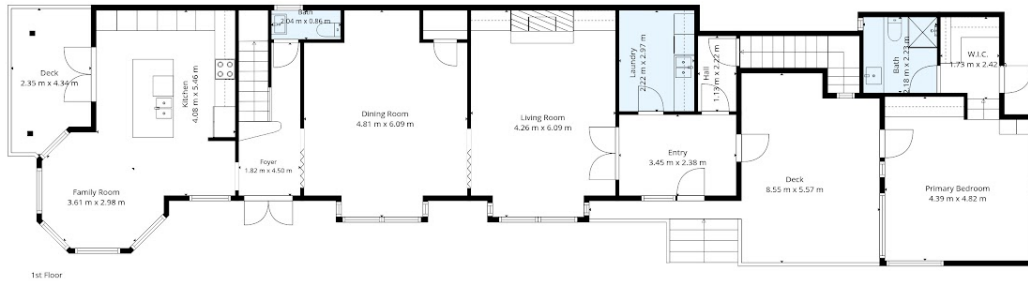
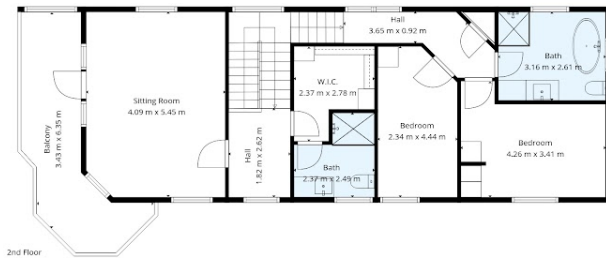
Jul 12 at 2:15pm - 3:00pm



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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.