



FOR SALE

PURE MAGIC ON THE CRESCENT

Nestled on the prestigious hillside of Roseneath, this substantial four-bedroom, 2.5 bathroom, dual living, family home at 51 The Crescent offers an exceptional opportunity to secure your place at one of Wellington's most coveted addresses. With sweeping views across the harbour, this residence perfectly balances comfort, location, and lifestyle.

Step inside this John Mills architectural re-designed home where four generous bedrooms + office provides ample space for the growing family or those who love to entertain guests. The two well-appointed bathrooms ensure morning routines run smoothly, while the practical layout maximises both privacy and family connectivity throughout the home. Spaces for retreat, or come together at the statement timber Island kitchen with outstanding views of the Bay framed by the picturesque dual copper windows.

The double garage offers secure, covered parking with internal access - a rare and valuable asset in this elevated location, whether you're heading to work in the city or exploring the recreational opportunities that surround you.

Your new address places you within walking distance of some of Wellington's finest attractions and amenities:

- Oriental Bay's golden sand beach and waterfront promenade - perfect for morning walks or weekend picnics
- Point Jerminham lighthouse and New Zealand's only permanent saluting battery for those special ceremonial occasions
- Mount Victoria's walking tracks and lookouts offering spectacular 360-degree views of the city and harbour

Education is exceptionally well-catered for with Roseneath School, a well-regarded co-educational primary school, right in the heart of the suburb. Established in 1898, this intimate school environment fosters close community connections while providing quality education for Years 1-8. For secondary schooling, Wellington's premier colleges are just a short journey away.

With three outdoor areas, you are spoilt for choice. The home offers a sitting area with private access to the lower lounge & office taking in exceptional water views. From the main living level, enjoy effortless flow to a generous deck through large sliders. The upper level rear garden is

4 BED | 2 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

Sep 6 at 3:00pm - 3:45pm



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MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE ONLY. ALL ENQUIRIES MUST BE DIRECTED TO THE AGENT, VENDOR OR PARTY REPRESENTING THIS FLOOR PLAN.



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.