

FOR SALE

OCTAVIUS OCEANFRONT SANCTUARY

Positioned on a quiet cul-de-sac of only a few homes, 42 Octavius Place is a rare elevated waterfront sanctuary. Being right by the ocean feels like a breath of fresh air—a relaxing, sheltered coastal haven balancing pure serenity with a central location. The property is fully fenced for complete peace of mind.

Inside, the tidy 1930s Californian Bungalow features ornate plaster ceilings, timber accents, built-in shelving, and stained-glass windows. The kitchen offers ample storage, a central island, and a side bay window.

The open-plan kitchen, dining, and living area connects to a second lounge, covered porch, and deck. All living spaces and outdoor decks look directly over the surf break at Boulters Bay right out front. Below, a double garage lets you park up even closer to the sea—currently set up as an awesome space with a spectacular coastal outlook, plus off-street parking for two additional cars.

The home offers three bedrooms with wardrobes. The master suite includes a tiled ensuite and deck access, while the main bathroom features a corner spa bath, tiled finish, and skylight. Lush sub-tropical plantings frame the home alongside a small lawn, wrap-around decking, and planter beds.

Set directly on the Coastal Walkway, you are a short walk to the CBD, Wind Wand, coffee stops, Aquatic Centre, Te Henui Walkway, and Eastend and Fitzroy surf beaches.

Key Features:

- Fully fenced, elevated oceanfront property
- Double garage with up-front ocean views + 2 off-street parks
- Direct views over Boulters Bay surf break from living spaces & deck
- 3 Bedrooms (all with wardrobes) | 2 Bathrooms (Ensuite & Spa Bath with skylight)
- 1930s Californian Bungalow with ornate ceilings & timber accents
- Sub-tropical gardens, wrap-around decking, & planter beds
- On the Coastal Walkway—easy walk to CBD, Wind Wand, & beaches

Contact Jarred on 0272544626 to arrange your private viewing. Deadline sale closes 4pm, 15th October 2026 (unless sold prior).

3 BED | 2 BATH | 2 CAR

PRICE:

Deadline sale. Deadline date
15/10/2026

OPEN FOR INSPECTION:

N/A

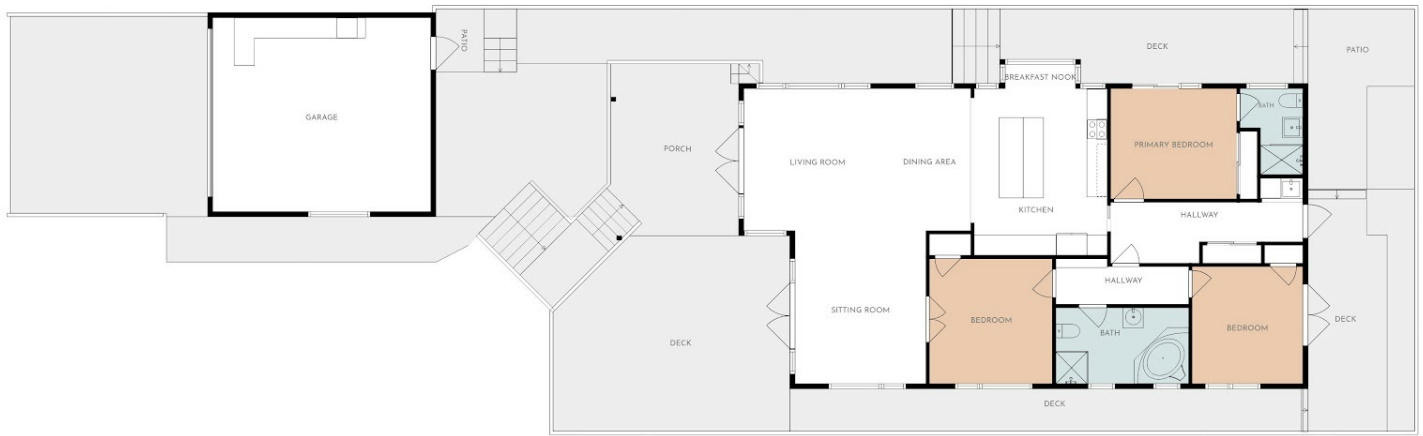


Jarred Hancox

0272544626

jarred@realty.co.nz

www.atrealty.co.nz



All measurements, dimensions, and layouts are approximate and 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.