

**H
&G**

1 Inverell Place, Waikanae



Get to know us

H & G

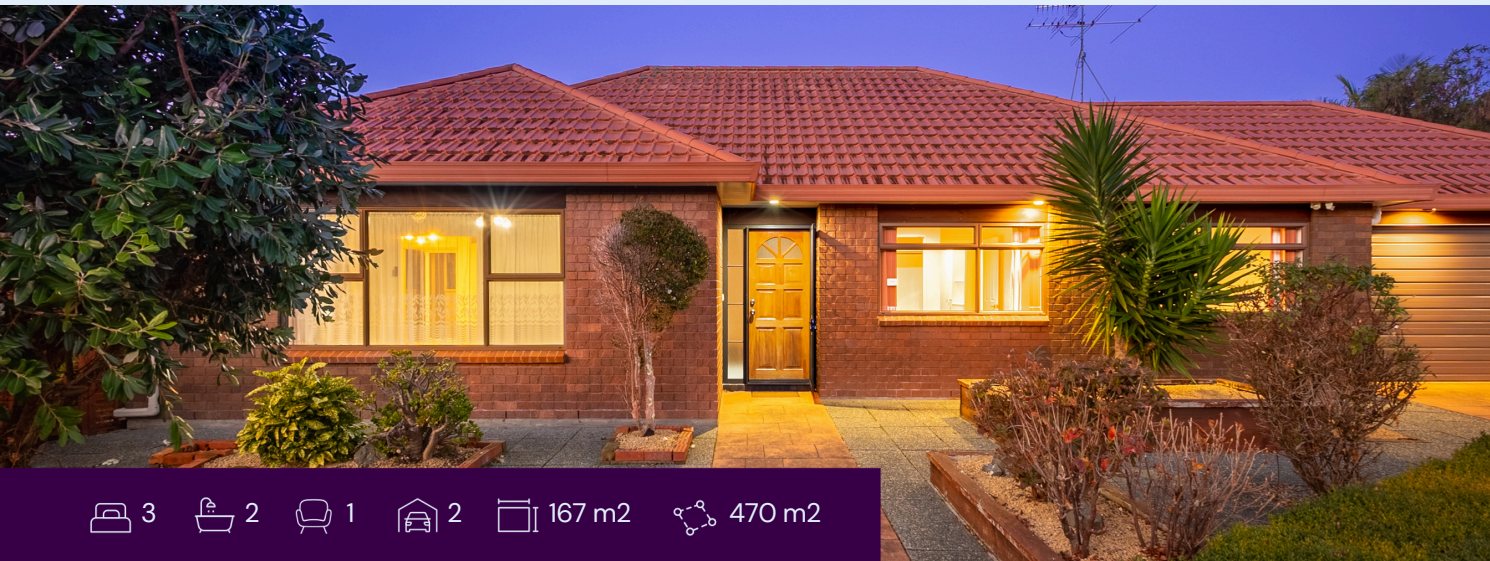
With over 25 years of combined experience in real estate, Hayden, Georgie, and Alison bring together a powerhouse of knowledge, professionalism, and personality that's unmatched on the Kāpiti Coast.

Their previous careers – beer brewer, regional sales manager, and beauty therapist may not be what you'd expect from top-performing agents, but that's exactly what sets them apart. Each has owned and operated successful businesses, and are property and rental owners themselves, they understand real estate from every angle.

This rich and varied background has honed a diverse skill set: razor-sharp attention to detail, the ability to multi-task and stay calm under pressure, creative problem-solving, and the art of negotiating fair deals into premium results.

Just as importantly, they all live and breathe the Kāpiti lifestyle. Having raised their families locally, they're deeply connected to the community and passionate about the people, the place, and the potential it holds. Their approach is grounded, genuine, and community-focused.

Together, they're more than just agents, they're a well-rounded team driven to deliver exceptional outcomes with a down-to-earth, client-first mindset.



1 Inverell Place, Waikanae

This is a home designed for easy living with a practical layout that will suit a range of buyers, whether you're downsizing, upsizing, or looking for your next family home or first home!

Built in brick and tile, this home has been thoughtfully designed with a practical layout that makes everyday living easy. At the heart of the home, the open plan kitchen and dining area creates a welcoming space to gather, while the separate lounge offers added flexibility and can be closed off for quiet nights in, movie marathons, or entertaining friends and family. Two heat pumps positioned throughout the home ensure comfort all year round, keeping things warm through winter and cool over the summer months.

There are three double bedrooms, including a spacious main bedroom complete with an ensuite and walk in robe! The main bathroom is positioned perfectly between the bedrooms and features a separate toilet.

Completing the floor plan, an internal access double garage adds everyday convenience, and also houses the laundry.

Step outside and you'll find a private courtyard that truly captures the sun, with multiple spots to sit back, relax, and soak it all in.

But the real standout here is the location. Whether it's a movie at Shoreline Cinema, a quick trip to the supermarket, choosing from the local eateries for dinner, or jumping on the train into Wellington for the evening, everything you need is right within easy reach. It's the kind of location that makes day to day living feel effortless.

Convenience never sticks around for long, so arrange a time to view today!

*SOURCE: Floor/Land Area & RV: PropertySmarts. RATES: KCDC.



Property Information

ADDRESS 1 Inverell Place, Waikanae, 5036, New Zealand

LEGAL

Title # 50D/338
Tenure Freehold
Zoning High Density Residential
Year built 1990s
Rates \$5,473.99
Land size 470 m2
House size 167 m2
RV \$790,000

CHATELS

Automatic garage door facility, x2 Garage door remote controls, Window treatments, Clothesline, Dishwasher, Wall oven, Electric hob, x2 Extractor fan, Fixed floor coverings, Garden shed, x2 Heated towel rail, x2 Heat pump (x2 remote), Light fittings, Range hood, Security system, x4 Smoke detector, Drivaire system, Waste disposal, x9 Hanging baskets, BBQ, Garden bench seat, Combined outdoor table & seat bench, Garage shelving

KEY ATTRIBUTES

Living 1
Bedrooms 3
Bathrooms 2
Garaging 2
Off-Street Parking 1

WHAT'S AVAILABLE

Title Yes
LIM Yes
KCDC Building File Yes
Building Report No
Rental Appraisal Yes



A great experience

Hayden and Georgie were always professional, recognising where I needed information as I entered the various decision-making stages. They were always respectful and despite a long process continued to support me where required. The end result is very satisfactory, I have already recommended them to others thinking of selling their home.



Service with excellence

A somewhat difficult purchasing experience for us was managed very professionally by Hayden. He went that extra mile to keep us on track and sort out the difficulties we were experiencing with the purchase of our new home. I highly recommend Walker & Bydder to anyone who is purchasing or selling a property.



Dynamic team

Our experience with Georgie and Hayden was really positive. From the word go a plan was set up and they both were enthusiastic and effective when marketing our home. From the photos to setting up open homes and individual appointments. Georgie was really approachable and eager to help with enquiries with just about everything that was asked of her. We are very happy with the outcome and would highly recommend them.



Above & beyond

Our experience with Georgie could not be faulted. Her communication was excellent, she went way beyond what we as purchasers expected from the Vendors agent and every question we asked was responded to promptly and cheerfully. Purchasing from a distance could have been difficult but having Georgie on hand meant all our requirements were met and always in a professional manner.



Right choice

Georgie and Hayden were very persistent in getting our property sold within a very tight timeframe and provided us with detailed updates throughout the process. We certainly made the right choice going with them.



An amazing start

We recently purchased our first home through Georgie Bydder and couldn't be more grateful for her support throughout the process. Georgie was responsive, transparent, and genuinely invested in helping us find the right fit for our family.

Clients & what they say

