



Surfdale 22 Marama Avenue

More than a pretty place

Beautifully presented and full of charm, this versatile property offers two bedrooms, an office annex, and a nicely refitted garage. A newly renovated kitchen flows seamlessly into the open-plan living area, complemented by warm native timber floors and generous outdoor entertaining spaces. Conveniently located within easy walking distance to shops, cafés, the bus stop, and bowling club, it also features ample off-street parking, under-house storage and workspace, room for the boat, and a lovely outlook towards the bay.
bayleys.co.nz/2158739

809sqm 2 1 1 2

For Sale Asking Price \$1,120,000
View Sat/Sun 10.15am-11am
Bill Ryan 027 270 9383
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AUCTION

14 Pacific Parade Waiheke Island

Hidden amongst mature native greenery on a generous 1,105sqm freehold site, this peaceful retreat feels wonderfully removed from the world, yet it's only an easy 800m stroll to the golden sands of Little Oneroa Beach and just 1.5 kilometres from the cafés, restaurants and boutique shopping of Oneroa Village. Designed to embrace its surroundings, the timber weatherboard residence unfolds around a spectacular expanse of north-facing decking, where three substantial fixed Shade7 umbrellas provide welcome shelter from the summer sun. Here, long lunches effortlessly become sunset drinks, while the only soundtrack is native birdsong drifting through the valley below. Inside, polished timber floors lead through light-filled open-plan living, dining and kitchen spaces where oversized glazing frames tranquil bush vistas before revealing sparkling



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views across Oneroa Bay. Wide stacker doors blur the boundary between indoors and out, allowing the home to breathe with the seasons. As winter arrives, the ambience changes beautifully. A Jetmaster open fireplace becomes the heart of the home, complemented by double glazing and a heat pump to ensure year-round comfort. Above the double garage, guests are treated to complete independence with a fully self-contained studio apartment featuring its own kitchen and complete ensuite.

Auction

11:00am Saturday
5 September On-site
(unless sold prior)

View

Saturday & Sunday
1:00pm - 1:30pm



Shelley Dewar

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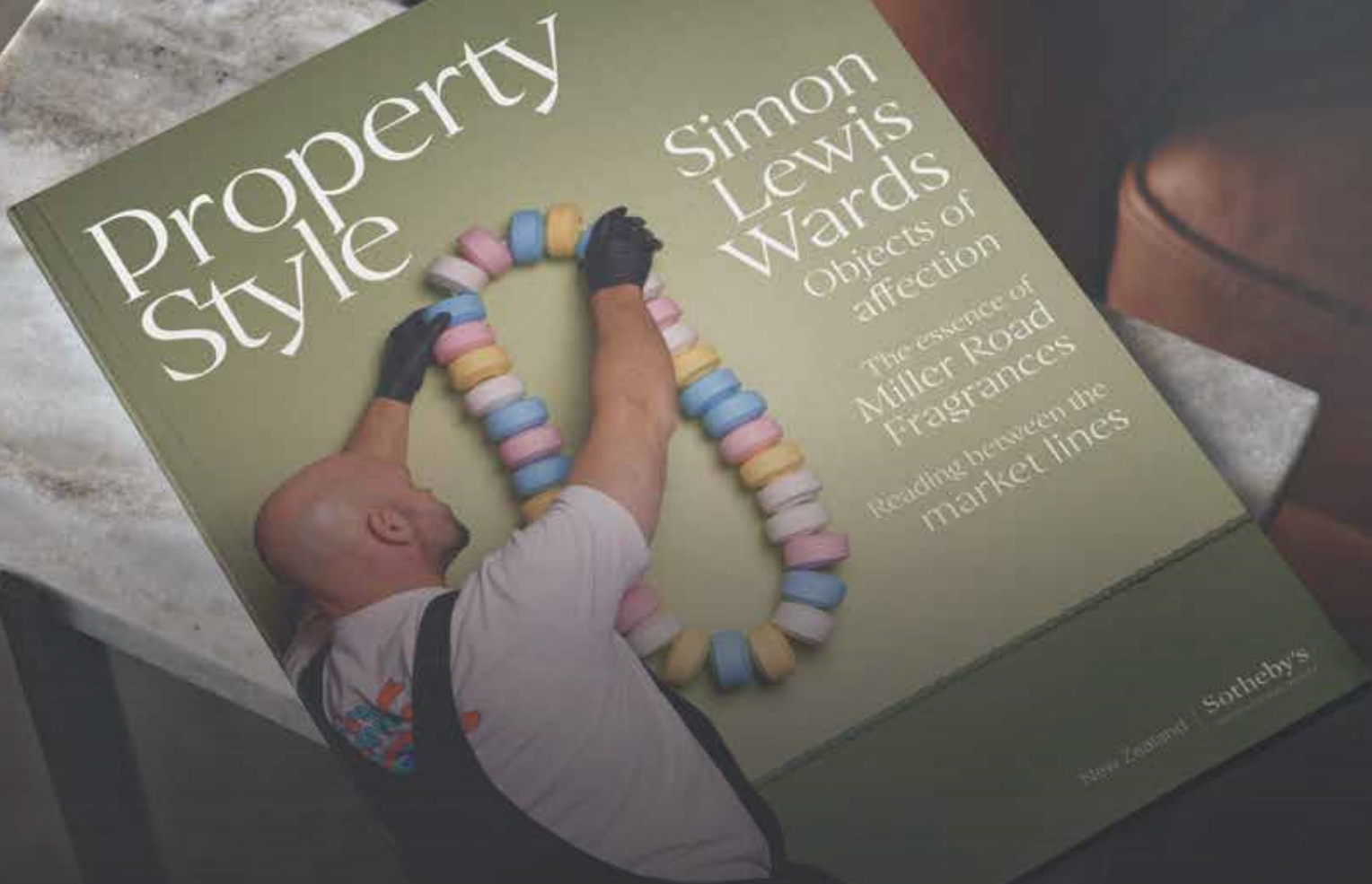


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