



Enjoy the good life in Waikanae



AN AWARD-WINNING home with two orchard and easy-care grounds is for sale in Waikanae.

The 1.573-hectare lifestyle property, at 55 Greenhill Rd, combines

citrus and fruit orchards with four paddocks and a low-maintenance 234-square-metre house.

Designed by Peter Davis Architecture, it was built in 2004 and a year later won three Architectural Designers NZ Regional Awards.

The three-bedroom, cedar-and-galvanised-iron-roof dwelling is on a sunny, private, elevated site with a small lawn overlooking tree-lined pasture.

The front door opens into a tiled entrance with a high stud and an internal-access double garage adjoining the separate laundry.

The living/dining areas, kitchen, two bathrooms and study are on a split level.

The designer kitchen and living/dining areas are open-plan with a sloping ceiling, tiled perimeter and wrap-around double-glazing with four sets of sliding doors to an exposed aggregate patio.

The kitchen has 900-millimetre

Baumatic range with a ceramic cooktop and rangehood, and a breakfast bar island with a Smeg dishwasher, linen-finish stainless steel benchtops and a timber overlay floor.

The living/dining areas are carpeted with cedar joinery and an open fireplace on a raised concrete hearth.

The main bedroom opens to a patio with a rural outlook, and has a tiled ensuite (shower, vanity, toilet) and a walk-in wardrobe.

The second double bedroom adjoins

the tiled bathroom, with a stand-alone bath, shower, vanity and toilet, while the third double bedroom adjoins the office (which is next to the kitchen).

Other features include underfloor heating in the bathrooms, heat pump, a security alarm and two 25,000-litre water tanks.

Ceinwen Howard, of Tavenier Howard & Co, says 55 Greenhill Rd will appeal to buyers looking to make a lifestyle change that combines style and seclusion with proximity to urban amenities.

"It's an incredibly private and serene property yet is only a few minutes' drive from Waikanae Village and railway station to commute into Wellington.

"It's in an area of lifestyle homes and grows virtually every fruit imaginable but is relatively easy to maintain – you don't need a ride-on mower for the lawn and the owners run a few pet sheep to graze the paddocks.

"So you can just sit back and enjoy the good life with fresh eggs and fresh garden veges."

The property has a deadline sale date of November 16 and a rateable value of \$730,000.

DETAILS

ADDRESS

55 Greenhill Rd, Waikanae.

AGENT

Ceinwen Howard, phone 0800 684 663 or 027 334 4401

VIEWING

Tomorrow, 12.30pm-1pm.





Photos: JOHN NICHOLSON/FAIRFAX NZ



