



Kai Iwi, 21 Sunset Parade

WEST COAST SEA VIEWS

Breath taking scenes - from stormy ocean rage, idyllic mirrored waters, to sparkling white-capped lines as far as the eye can see (complemented by sweeping blue or cloud-studded skies and crystal-clear starry night scenes) - yours simply for the asking when you own this luxurious Kai Iwi Beach-front home.

The "Golden Mile" of the west coast, Sunset Parade, Kai Iwi, offers a mere handful of properties in this sought after suburb, and this home boasts one of the most outstanding sea views of them all. Probably one of the loveliest coastal properties to come to the market in the Whanganui area for several years.

Standing proudly on an elevated 1120m2 section, set amidst low-maintenance and attractively landscaped grounds, this thoughtfully designed, 245m2 home built in 2009 will bring a huge amount of satisfaction to the new owners, whether on a permanent basis, or escaping to at every possible holiday moment.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale

Offers Over \$1,050,000

View

[ljhooker.co.nz/QDHVB](https://www.ljhooker.co.nz/QDHVB)

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LJ Hooker Whanganui

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McHattie Realty Limited

Open-concept living begins within the contemporary kitchen, purposefully aligned for social interaction and the views. Drawn by the outstanding, panoramic seascape ahead, dining fuses seamlessly with generous lounging, spilling out on two sides to wrap around decking and the tang of sea air. A modern log fire provides warmth.

Additionally on the upper level, there is the main bathroom and three double bedrooms, including the master (with en suite and walk-in-robe) garnished by the Tasman backdrop and private access to decking.

Downstairs, two large rooms are perfect for guests or hobbies, serviced by a second full bathroom, whilst a large, internally-accessed garage also contains space for tinkering.

At the rear of the home, an extensive covered outdoor dining/entertaining area is private and sheltered, overlooking the fenced backyard where there's plenty of space to kick a ball or park visiting cars.

Seldom do coastal properties like this one come on the market in Whanganui, let alone anywhere else in New Zealand.

LV \$640,000 CV \$1,250,000

House area 245 sqm Land area 1120 sqm

Rates \$6,276.00

Offers over \$1,050,000 considered.

More About this Property

Property ID	QDHVB
Property Type	House
House Size	245 m2
Land Area	1120 m2
Including	Deck
Licensed Real Estate Agents (REAA2008)	

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Marketing Floor Plan - 21 Sunset Parade, Kai Iwi

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any Council documents, legal documents or Record of Title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference.

Interested parties should make their own inquiries using independent sources. Marketing Floor Plan measurements are considered 'more or less' and measured in metres.



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