



109 Shelly Beach Road, Saint Marys Bay

Superb Waterfront Lifestyle

Soak up the ever-changing marina scene from your living room, with 180-degree uninterrupted views across Westhaven Marina, this rare find captures Auckland's most iconic landmarks-from the Harbour Bridge and Sky Tower to Devonport, and Rangitoto Island.

Entertain in style with a granite kitchen and open-plan dining that seamlessly spills onto a sun-drenched, wraparound deck-perfect for hosting family and friends day or night. The master suite enjoys its own private observation deck, allowing you to wake up to spectacular harbour vistas. Complete with a spacious ensuite and a movie-star walk-in wardrobe, it's your own personal retreat.

Downstairs, an exceptionally versatile space awaits-ideal for extended family, independent teens, guests, or a potential self-contained suite. Featuring a large bedroom, separate living area, kitchenette, bathroom, private sauna, and spa pool room.

Tightly held St Marys Bay, you're just a short stroll to vibrant shops, cafes, restaurants, and the Point Erin pools, parks and Herne Bay beach. This is a rare opportunity to secure an address in one of Auckland's most prestigious neighbourhoods-with the added potential to refresh and personalise to your own style. Our US overseas-based owner is cashing up-this property and it's

3 3 4

FOR SALE

Price by negotiation

VIEW

By Appointment

AGENTS

Steven Glucina
021 888 455
sglucina.ponsonby@ljhooker.co.nz

AGENCY

LJ Hooker Ponsonby
(09) 376 7530
Ponsonby Estate Agents Limited

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seriously for sale.

Steven Glucina - 021 888 455 or sglucina.ponsonby@ljhooker.co.nz

Full Documents available to download - <https://vltre.co/Ys7W4Y>

MORE DETAILS

Property ID CZAGUK
Property Type House
House Size 241 m2
Including Ensuite
Licensed Real Estate Agents (REAA2008)

Steven Glucina 021 888 455

Principal Officer | sglucina.ponsonby@ljhooker.co.nz

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Ponsonby Estate Agents Limited

53 Ponsonby Road, PONSONBY NZ 1011

ponsonby.ljhooker.co.nz | ponsonby@ljhooker.co.nz



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 **LJ Hooker**