

1/15 Edinburgh Street, Waihi Beach

Steps from the Sand. A World Apart Inside.




Designed as a modern boathouse, this is a home built in layers, each level serving a purpose and leading you somewhere better. With the ocean in front of you and rolling countryside stretching out behind, you'll feel like you're living in a world of your own, but right in the middle of everything that matters.

Downstairs, a fully self-contained space currently runs as a successful Airbnb. It can continue as income, host guests with ease, or shift into extra living or garaging depending on how you want to use the home.

A generous master suite lies above, where you can watch the waves roll in from your bed. Decide whether it's a surf, a swim, or simply a slow start to the day. Down the hall lies a further bedroom and guest bathroom. Private, quiet, and tucked away from the living above.

When you reach the top level of this home, this is where it will all click into place for you.

Open-plan living, dining and kitchen, wrapped in glass and sun, flowing to a sheltered deck. Morning coffee with the ocean. Evenings watching the light drop out over the hills. It's effortless, and it's hard to leave.

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FOR SALE
\$1,750,000

VIEW
Sat 13th Jun @ 10:45AM - 11:15AM

AGENTS
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Featured in the interior design book *Our Spaces*, this home was designed by an owner with a background in interiors. It shows in the detail. Everything feels considered, not just styled. A bespoke kitchen with integrated appliances and Corian benchtops. Bathrooms finished with aged iron Italian tapware and one-of-a-kind vanities. Sculptural, hand-crafted lighting from NZ designers Snelling Studio and Monmouth Gallery. Storage is generous and built-in.

And then there's the location. Step outside and you're a short walk from the village. Cafés, restaurants, shopping, and one of the best beaches in the country. It's an easy life. Barefoot, sun-drenched, close to everything.

- maintenance, secure, and genuinely lock-up-and-leave, this is a home that works just as well for weekend escapes as it does full-time living.

MORE DETAILS

Property ID CSNGGE
Property Type House
House Size 162 m2
Land Area 117 m2
Licensed Real Estate Agents (REAA2008)

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