

**136 Guildford Drive
PARAPARAUMU**

SOK



SOLD ON KĀPITI



SOLID, SUNNY & SORTED

136 GUILDFORD DRIVE, PARAPARAUMU

 3  2  2  1  190 m²  562 m²

This low-maintenance, single-level living makes life on the Coast easy. With generous proportions and a layout that flows naturally from morning coffee to evening entertaining, it offers that hard-to-find balance of comfort and practicality.

3 BED | 2 BATH | DOUBLE GARAGE

The home is light and sunny, with new carpet throughout and a layout that makes the most of the sun. The bedrooms are generously sized, offering plenty of space for family or guests. A double garage with internal access makes everyday living easy, while the living areas flow nicely to the outdoors, creating an easy connection between indoor and outdoor spaces.

Step out the back and you will find a flat, fully fenced yard that is just the right size. It is a secure spot for kids or pets to burn off energy, or perhaps the place for a few raised vegetable beds.

The location offers everyday convenience, with local parks and bus routes just a short walk away, making school drop-offs and commuting easy. Set in a well-established neighbourhood, it's well positioned to enjoy everything the Kāpiti Coast has to offer, from beaches to local amenities.

This is a move-in-ready opportunity for anyone looking for a family home, to upsize, downsize, or secure a quality investment!



PROPERTY INFORMATION

Legal

Legal Description:	Lot 43 DP 88523
Council Rates:	\$5,761.74
Rateable Value:	\$810,000
Floor Area:	190 m ²
Land Area:	562 m ²

Property Freehold

Built In:	2000
Bedrooms:	3
Bathrooms:	2
Lounges:	1
Cladding:	Brick
Roofing:	Tile
Hot Water:	Electric
Energy:	Genesis
Insulation:	Walls/Roof
Glazing:	Aluminium

Reports & Information

Title Available:	Yes
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Neighbourhood

School Zoning:	Paraparaumu Beach School, Paraparaumu College, Our Lady of Kapiti School, Kenakena School
Storm Water:	Mains

Chattels

Auto Garage Door Opener (x1) and Remotes (x2), Window Treatments, Clothesline, Dishwasher, Electric Oven, Extractor Fan (x2) Bathroom, Gas Cooktop, Fixed Floor Coverings, Heated Towel Rails (x2), Light Fittings, Range Hood, Security System (Unmonitored), Smoke Detectors (x2), Waste Disposal, Gas Fire, Cylinder, Laundry Tub

Not Included Chattels

Fridge

*All information correct at the time of publication.



0800 52 71 81



hello@soldonkapiti.co.nz



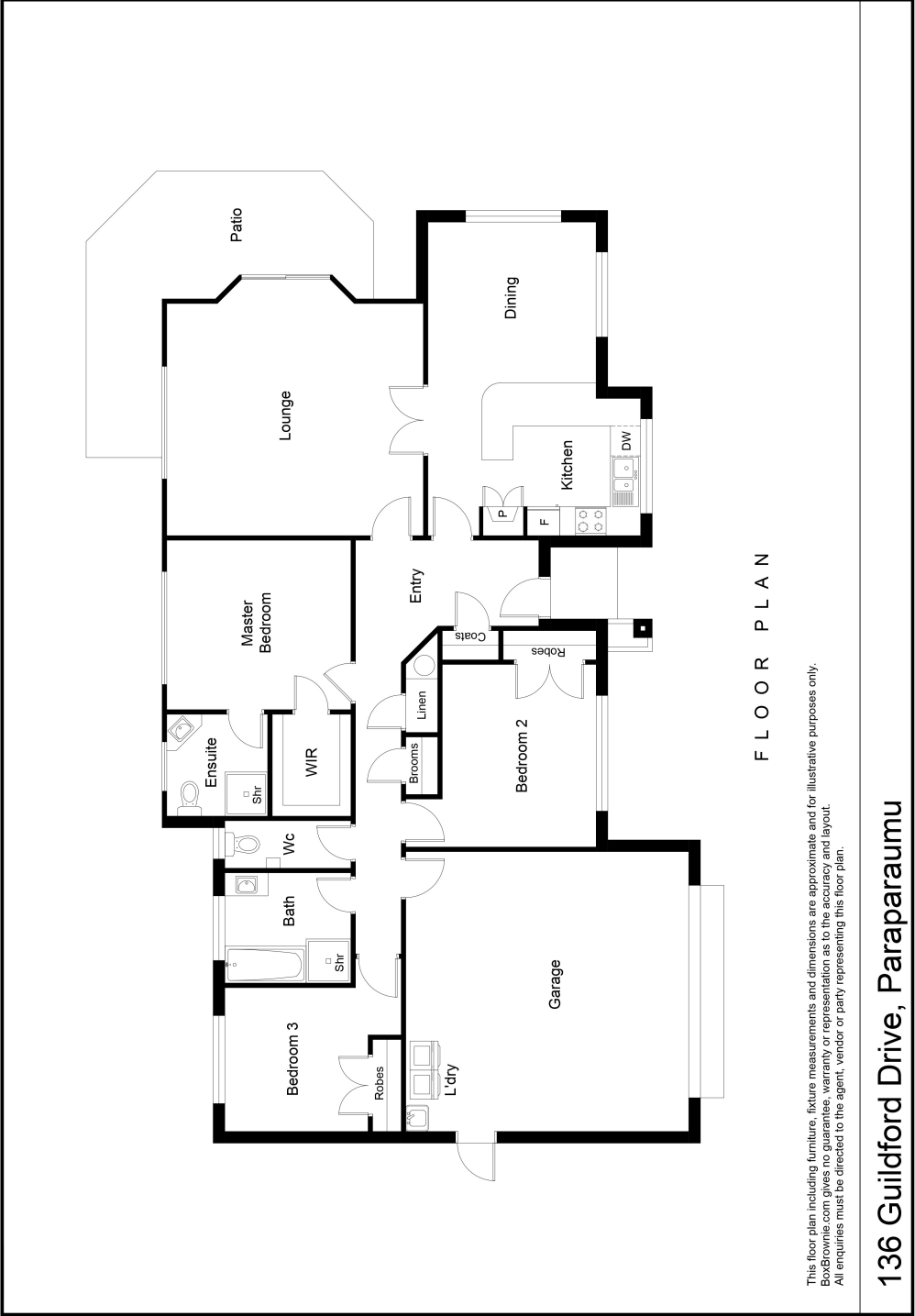
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FLOOR PLAN



NOTES





SOLD ON KĀPITI

A local Real Estate Team serving the good people on the Kāpiti Coast. Our number one goal is to provide the best possible customer experience for our awesome clients.

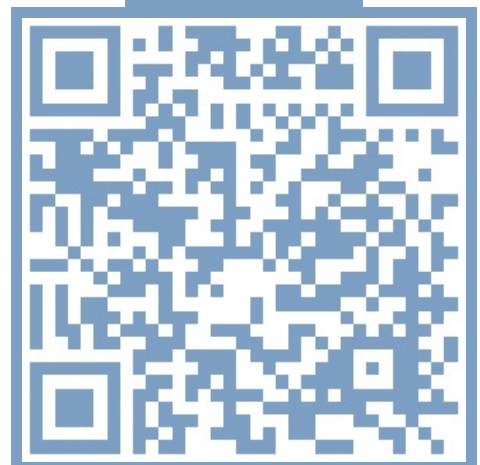
Having viewed this property you will receive an automatic email containing the properties file, please be aware this may go to your junk.

If you have further interest in this property, please reach out to one of our team ASAP so we can assist you with the next steps.

Karl Matakatea & Zoe Degotardi

📞 0800 52 71 81
✉️ hello@soldonkapiti.co.nz
🌐 soldonkapiti.co.nz

SCAN ME



Interested to know what your home is worth? Contact us for a no obligation property appraisal today.