



7A MARGATE STREET, WAIHOLA



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FRESHLY RENOVATED & MOVE IN READY!

 4  2  2  187 m²  692 m²

Set in the peaceful lakeside community of Waihola, this substantial family home has been recently modernised both inside and out, offering a stylish, low-maintenance lifestyle in a truly private setting.

Surrounded by established trees, the home feels like a sanctuary. A wraparound deck with pergola creates the perfect space to relax or entertain, while seamless indoor-outdoor flow is achieved through two sets of sliding doors—one from the kitchen and one from the lounge.

Inside, the large open-plan kitchen, dining, and living area forms the heart of the home, complemented by fresh carpet throughout. A central hallway leads to four generous double bedrooms, all with built-in wardrobes. The master bedroom features a well-appointed ensuite with floor-to-ceiling tiles, while the main family bathroom includes a spa bath and underfloor heating. A separate toilet and separate laundry add to the home's practical layout.

The property is completed by a substantial garage, ample off-street parking, and a handy location, making this an ideal option for families or those seeking space, comfort, and privacy in a relaxed setting.







LEGALS	Land Area	692 m
	Floor Area	187 m
	Tenure	Freehold
	Rateable Value	\$550,000
	Land Value	\$200,000
	Improvements value	\$350,000
	Rates	Combined: \$4051.97
	Council Zone	Urban Resource Area

ENERGY	Heating	Heat Pump
	Insulation	Walls and Ceiling
	Windows	Double Glazed
	Water Heating	Electric

CONSTRUCTION	Year Built	Mixed
	Exterior	Plaster
	Roof	Iron

EDUCATION	Primary	Waiholā District School
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CHATTELS	Window treatments, electric oven, electric cooktop, extractor fan (bathroom), fixed floor coverings, heat pump, light fittings, range hood, smoke detectors.	
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This floor plan shows a 4-bedroom house with a garage. The layout includes a central hallway connecting the living areas to the bedrooms. The kitchen is located at the top left, adjacent to the dining room and living room. The living room features a large fireplace on the left wall. The garage is situated on the right side of the property. The bedrooms are distributed around the central hallway, with Bedroom 1 and Bedroom 2 having ensuite bathrooms. The plan also includes a main bathroom, a laundry room, and a toilet. Two decks are located at the front of the house, one on the left and one on the right.

DECK

DINING ROOM

KITCHEN

LAUNDRY

BATHROOM

TOILET

BEDROOM 1

ENSUITE

HALLWAY

BEDROOM 4

BEDROOM 3

BEDROOM 2

GARAGE

LIVING ROOM

DECK

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At Be Real Estate, we're redefining the real estate experience by delivering exceptional service, building lasting relationships, and achieving life-changing outcomes. Founded on the principles of integrity, innovation, and personalized care, we are committed to guiding our clients through every stage of their property journey with expertise and heart.

Be Real Estate is the vision of Chris Adams and Polly, two dynamic real estate professionals with diverse expertise and a shared passion for delivering outstanding results. Together, they bring a unique blend of skills, local knowledge, and unwavering commitment to serving the Otago community and beyond.

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