

87 The Esplanade
RAUMATI SOUTH

SOK



SOLD ON KĀPITI

Ownly
LICENSED REAA 2008



CRISP LINES. COOL VIBES. COASTAL LIVING

87 THE ESPLANADE, RAUMATI SOUTH

 4  2  2  2  263 m²  975 m²

Architecturally bold and finished to an exceptional standard, this 2021 build delivers modern coastal living with confidence. Crisp lines, premium materials and carefully considered detailing set the tone from the outset. No expense has been spared.

4-5 BED | 2.5 BATH | ARCHITECTURAL DESIGN

Step inside and the quality is immediate. Rich timber accents, layered textures and bespoke joinery soften the architectural form, creating spaces that feel warm, grounded and substantial.

The kitchen is a statement in its own right - complete with top-tier appliances, a generous island and a large walk-in pantry. It anchors the open-plan living and dining zones, which are generous yet connected. Clever storage solutions and layered lighting enhance both functionality and atmosphere. This is a home that balances style with genuine day-to-day practicality.

Underfloor heating and cooling ensure year-round comfort, while expansive glazing invites natural light deep into the living spaces. The ground floor flows seamlessly to the flat, landscaped site - ideal for entertaining, family life and effortless flow.

With two living areas, a dedicated study space and the option of a fifth bedroom it allows the layout to evolve as your needs change. The double garage provides ample room for vehicles, boards and beach gear - practical living without compromising design.

Designed by Gary Phillips of Novare Architecture, known for his eco-friendly material choices, with interiors curated by Vanessa Webb of Dress My Nest, the brief was clear - create a home that feels considered, enduring and beautifully executed.



PROPERTY INFORMATION

Legal

Legal Description: LOT 63 DP 13746
Council Rates: \$7,818.75

Floor Area: 263 m²
Land Area: 975 m²

Property Freehold

Built In: 2021
Bedrooms: 4
Bathrooms: 2
Lounges: 2
Cladding: Abodo
Hot Water: Electric
Energy: Mercury
Insulation: Walls, Ceiling
Glazing: Aluminium, Double Glazing
Internet: Fibre

Reports & Information

Title Available: Yes

Neighbourhood

School Zoning:
Raumati South School, Kapiti College, Our Lady of Kapiti School, Te Ra School

Chattels

Auto Garage Door Opener (x1) and Remote (x1), Window Treatments, Clothesline, Dishwasher (Double Drawer), Electric Oven, Induction Cooktop, Extractor Fan (x3), Fixed Floor Coverings, Garden Shed (x1), Heated Towel Rails (x6), Light Fittings, Range Hood, Smoke Detectors (x2), TV Brackets (x2), Panel Heaters (x5), Egg Chair, Electric Cylinder

Not Included Chattels

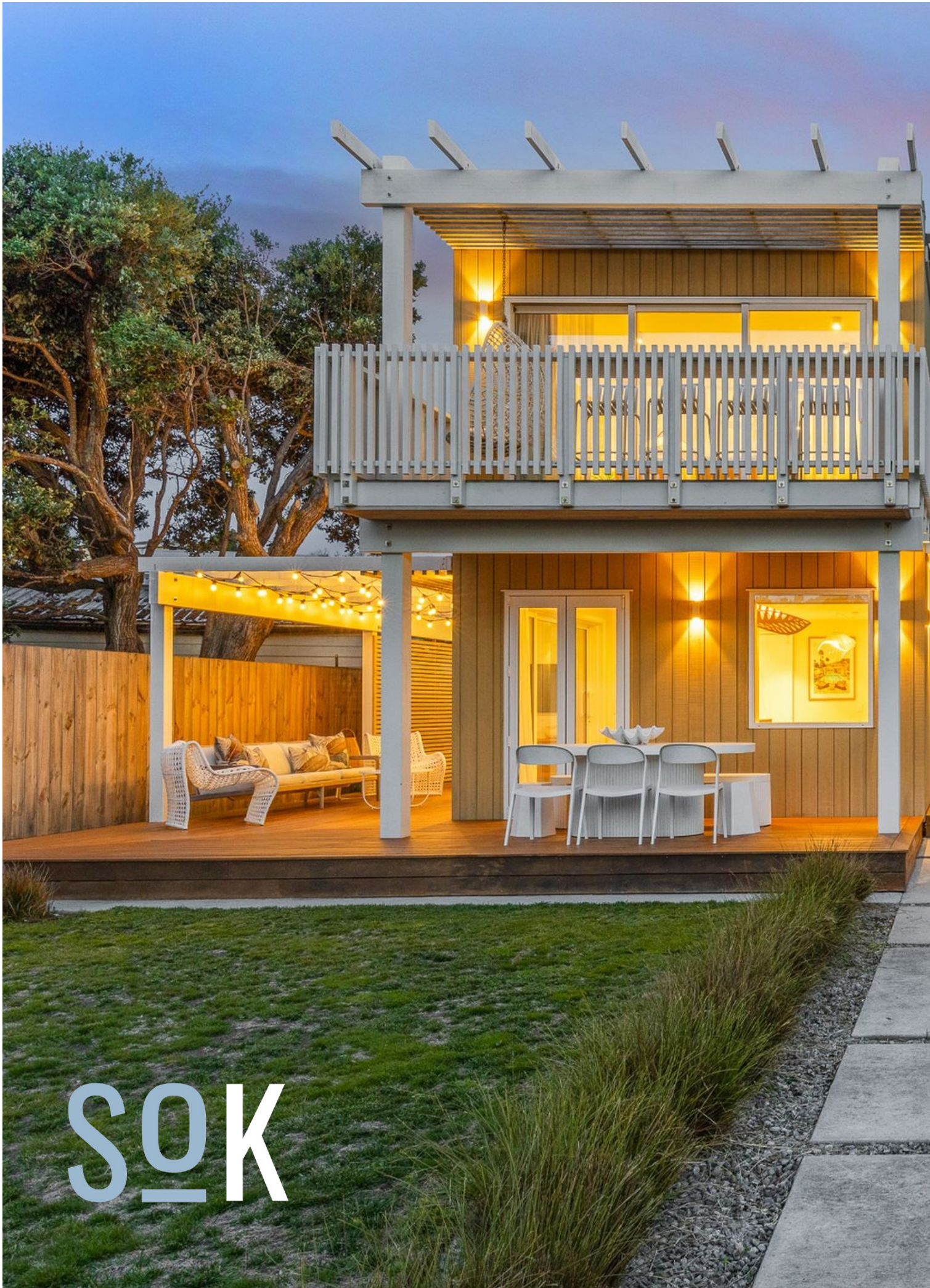
Fridge

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*All information correct at the time of publication.



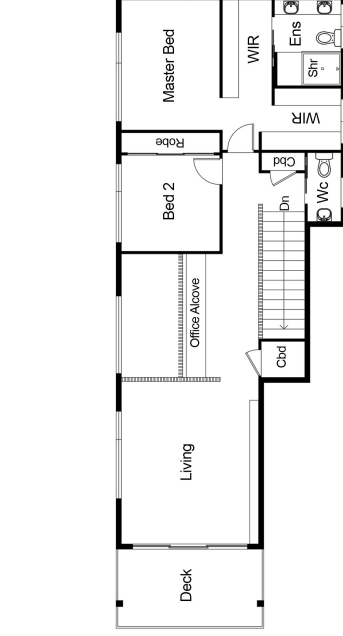
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FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

87 The Esplanade, Raumati South



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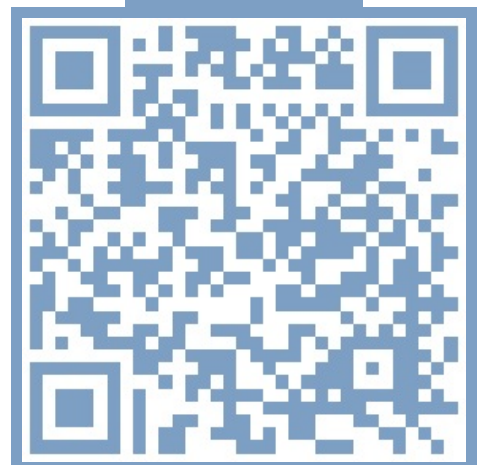
Having viewed this property you will receive an automatic email containing the properties file, please be aware this may go to your junk.

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

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