

**H
&G**

86 Parata Street, Waikanae



Get to know us

H & G

With over 25 years of combined experience in real estate, Hayden, Georgie, and Alison bring together a powerhouse of knowledge, professionalism, and personality that's unmatched on the Kāpiti Coast.

Their previous careers – beer brewer, regional sales manager, and beauty therapist may not be what you'd expect from top-performing agents, but that's exactly what sets them apart. Each has owned and operated successful businesses, and are property and rental owners themselves, they understand real estate from every angle.

This rich and varied background has honed a diverse skill set: razor-sharp attention to detail, the ability to multi-task and stay calm under pressure, creative problem-solving, and the art of negotiating fair deals into premium results.

Just as importantly, they all live and breathe the Kāpiti lifestyle. Having raised their families locally, they're deeply connected to the community and passionate about the people, the place, and the potential it holds. Their approach is grounded, genuine, and community-focused.

Together, they're more than just agents, they're a well-rounded team driven to deliver exceptional outcomes with a down-to-earth, client-first mindset.



86 Parata Street, WAIKANAЕ

86 Parata Street delivers the kind of construction and positioning that buyers consistently seek. Single-level brick-and-tile, low-maintenance, and beautifully established, this home is designed for easy living.

Set on a sunny corner section, the home is wrapped in mature gardens that create privacy, colour, and a real sense of calm. There's a warmth here that only time and care can create. It feels settled, loved, and thoughtfully maintained from the moment you arrive.

Inside, the owners have invested in modernising throughout, ensuring the home feels fresh while still retaining its character. The new kitchen is the true hub and is stylish, practical, and perfectly positioned to connect seamlessly with daily living and entertaining.

Generous proportions continue with two spacious living areas, offering flexibility for families, guests, or simply the luxury of room to spread out.

Both living spaces flow effortlessly to a covered outdoor sitting area, creating a natural extension of the home and the perfect spot for year-round entertaining.

The three generous bedrooms include a well-appointed main bedroom complete with its own ensuite and walk-in wardrobe. With direct outdoor access, there's exciting potential here to create a private retreat. Imagine a spa tucked just outside, ready to enjoy.

Internal access to the double garage completes the picture, adding ease and practicality to everyday living.

Positioned in sought-after Waikanae, close to local amenities and everything that makes this community so desirable, 86 Parata Street offers ease, sun, space, and lifestyle in one complete package.

*SOURCE: Floor/Land Area & RV: PropertySmarts. RATES: KCDC.



Property Information

ADDRESS 86 Parata Street, Waikanae, 5036, New Zealand

LEGAL

Title # 36B/148
Tenure Freehold
Zoning General Residential
Year built 1990's
Rates \$5,584.17
Land size 691 m2
House size 190 m2
RV \$820,000

CHATELS

Auto garage door opener, Window treatments, Clothesline, Dishwasher, Electric stove, Electric hob (induction), x2 Extractor fan, Fixed floor coverings, x2 Heated towel rail, x1 Heat pump (x1 remote), Light fittings, Range hood, Security system (as is, where is), Washing machine, Dryer, Microwave, Heater - hallway, Garden shed

KEY ATTRIBUTES

Living 2
Bedrooms 3
Bathrooms 2
Garaging 2
Off-Street Parking 2

WHAT'S AVAILABLE

Title Yes
LIM Yes
KCDC Building File Yes
Building Report No
Rental Appraisal Yes



A great experience

Hayden and Georgie were always professional, recognising where I needed information as I entered the various decision-making stages. They were always respectful and despite a long process continued to support me where required. The end result is very satisfactory, I have already recommended them to others thinking of selling their home.



Service with excellence

A somewhat difficult purchasing experience for us was managed very professionally by Hayden. He went that extra mile to keep us on track and sort out the difficulties we were experiencing with the purchase of our new home. I highly recommend Walker & Bydder to anyone who is purchasing or selling a property.



Dynamic team

Our experience with Georgie and Hayden was really positive. From the word go a plan was set up and they both were enthusiastic and effective when marketing our home. From the photos to setting up open homes and individual appointments. Georgie was really approachable and eager to help with enquiries with just about everything that was asked of her. We are very happy with the outcome and would highly recommend them.



Above & beyond

Our experience with Georgie could not be faulted. Her communication was excellent, she went way beyond what we as purchasers expected from the Vendors agent and every question we asked was responded to promptly and cheerfully. Purchasing from a distance could have been difficult but having Georgie on hand meant all our requirements were met and always in a professional manner.



Right choice

Georgie and Hayden were very persistent in getting our property sold within a very tight timeframe and provided us with detailed updates throughout the process. We certainly made the right choice going with them.



An amazing start

We recently purchased our first home through Georgie Bydder and couldn't be more grateful for her support throughout the process. Georgie was responsive, transparent, and genuinely invested in helping us find the right fit for our family.

Clients & what they say

