

**H
&G**

40 Campion Road, Waikanae Beach



Get to know us

H & G

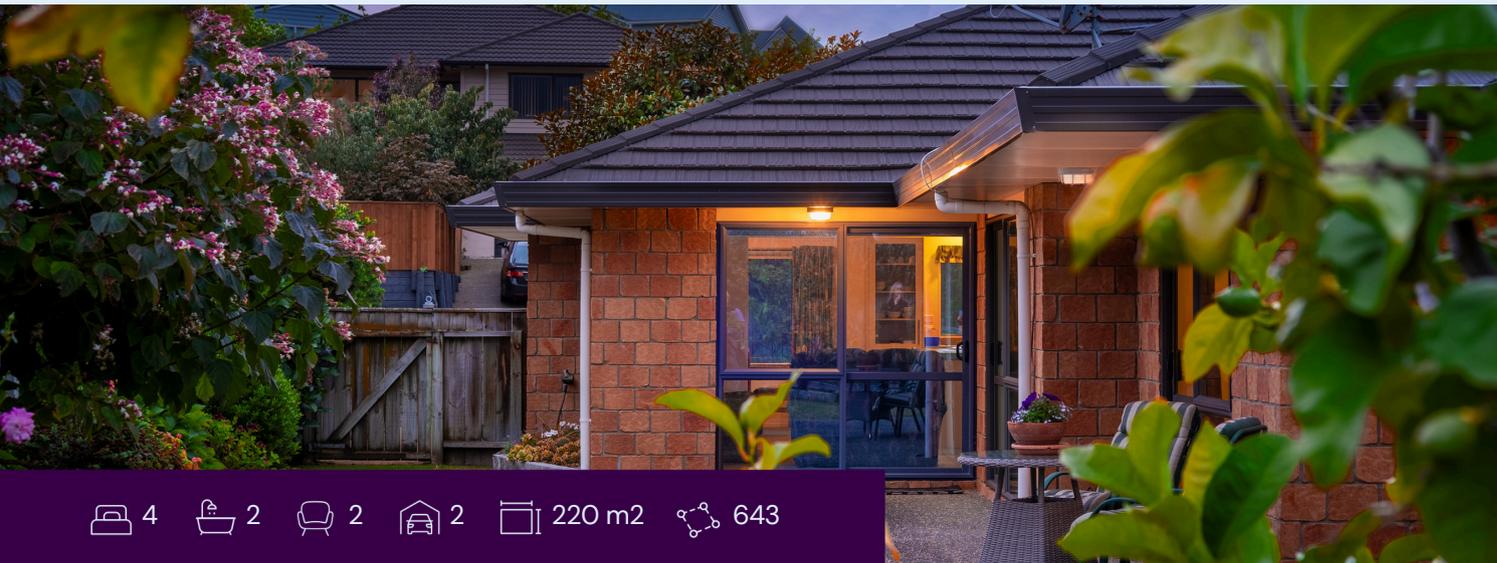
With over 25 years of combined experience in real estate, Hayden, Georgie, and Alison bring together a powerhouse of knowledge, professionalism, and personality that's unmatched on the Kāpiti Coast.

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.



40 Champion Road, WAIKANAЕ BEACH

If space, location and easy living are on your list, 40 Champion Road deserves your attention.

Set in a sought-after Waikanae Beach location, this brick and tile, single-level home offers comfort, practicality and thoughtfully established gardens.

Inside you'll find four generous bedrooms, with one currently configured as a home office. The main bedroom features a walk-in wardrobe, an ensuite, and doors opening out to the garden, while a spacious family bathroom services the rest of the home.

At the heart of the home is the light-filled open plan kitchen, dining and living area, designed for everyday living and effortless entertaining, with great flow to the backyard.

There's also the bonus of a separate lounge with a cosy gas heater, and is the perfect place to relax, with doors opening out to a private spot where you can sit back and enjoy a morning coffee in the sun.

Outside, the practical gardens, fruit trees and vegetable plots create a peaceful setting with plenty of room to potter, harvest or simply unwind.

Completing the package is internal access garaging, a separate laundry nook, and a handy storage room.

Spacious and set in a fantastic Waikanae Beach location, this is a home that truly makes everyday living easy.

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



Property Information

ADDRESS 40 Campion Road, Waikanae Beach, 5036, New Zealand

LEGAL

Title # 73628
Tenure Freehold
Zoning General Residential
Year built 2000-2009
Rates \$5,309.17
Land size 643 m2
House size 220 m2
RV \$820,000

CHATELS

Auto garage door opener & x2 remotes, Window treatments, Clothesline, Dishwasher, Electric stove, Gas hob, x3 Extractor fan, Fixed floor coverings, x2 Heated towel rail, Infinity hot water system, Light fittings, Range hood, Security system (as is, where is), x1 Smoke detector, Waste disposal, Electric panel heater (hallway), Cupboard & shelves (garage)

KEY ATTRIBUTES

Living 2
Bedrooms 4
Bathrooms 2
Garaging 2
Off-Street Parking 2

WHAT'S AVAILABLE

Title Yes
LIM Yes
KCDC Building File Yes
Building Report Yes
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

