

**H  
&G**

**49 Donovan Road, Paraparaumu 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.



## 49 Donovan Road PARAPARAUMU BEACH

Set on a flat, fully fenced section, 49 Donovan Road offers the kind of lifestyle that is becoming harder to find.

Whether you need room for the kids or grandkids to run around, space to entertain family and friends, or practical storage for the boat, campervan, trailer, or extra vehicles.

This property delivers it all! Multiple outdoor living spaces create options for every season, while the generous section gives you the chance to create your dream veggie gardens, enjoy the sunshine, and make the most of easy outdoor living.

Inside, the home is warm, functional, and designed for everyday ease. Featuring four bedrooms, two bathrooms, and excellent storage throughout, there is room here for growing families, downsizers wanting space, or first home buyers needing flexibility.

The sunroom adds another layer of versatility, the perfect work-

from-home office, hobby room, kids' playroom, or simply an additional living area to spread out and enjoy.

The open plan kitchen, dining, and living area is the true hub of the home, creating a welcoming central space where everyone comes together. This area extends nicely to the outside spaces, providing the perfect extension for living and entertaining.

Location is another major drawcard. Zoned for Paraparaumu College and Kena Kena School, and within easy walking distance to the beach, local shops, cafes, and everyday amenities, convenience is right at your doorstep.

Life is easy, options are endless, and opportunities like this are always in demand at 49 Donovan Road.

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



# Property Information

**ADDRESS** 749 Donovan Road, Paraparaumu Beach, 5032, New Zealand

## LEGAL

**Title #** WNE3/419  
**Tenure** Freehold  
**Zoning** General Residential  
**Year built** 1970–1979  
**Rates** \$6,043.26  
**Land size** 1004 m2  
**House size** 160 m2  
**RV** \$850,000

## CHATELS

Auto garage door opener & x1 remote, Window treatments, Clothesline, Dishwasher, Electric stove, Electric hob (ceramic), x2 Extractor fans, Fixed floor coverings, Light fittings, x2 Heated towel rails, Range hood, x4 Smoke detectors, Heat pump & x1 remote, HRV system, x2 Compost bins

## KEY ATTRIBUTES

**Living** 1 + sunroom  
**Bedrooms** 4  
**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

