

**H
&G**

10 Charlotte Way, Raumati South



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.



10 Charlotte Way, Raumati South

Positioned for privacy and stunning Kāpiti Island sunsets, 10 Charlotte Way offers the perfect balance of connection and separation, making everyday living both functional and easy. Thoughtfully designed across two levels, this is a home that adapts beautifully to families, guests, teenagers, or those simply wanting space to spread out.

Upstairs is the true heart of the home, with large open plan living, dining, and kitchen spaces designed to capture the outlook and natural light. An office nook adds practicality for working from home, while the main bedroom enjoys its own retreat style feel complete with walk in wardrobe and ensuite. A separate guest toilet and laundry add further convenience to the upper level.

Multiple outdoor areas give you options depending on the time of day or occasion. Whether it's unwinding with a drink while watching the sunset, enjoying practical outdoor living surrounded by greenery, or stepping outside to grab a lemon for the G&T, this home embraces the lifestyle that Raumati South is loved for.

Downstairs, three further double bedrooms, a family bathroom with separate guest toilet, and additional storage provide flexibility for growing families or visiting guests. The indoor-outdoor flow continues here too, leading out to the entertaining area where the current owners have created a year-round setup with both a spa pool and plunge pool.

With brand new carpet throughout and the benefit of double glazing, this is a home that is ready to be enjoyed from day one.

Complete with double internal access garaging and off-street parking for two vehicles, the home delivers practicality alongside lifestyle. Zoned for both Raumati South School and Kapiti College, within walking distance to each, and a fabulous playground at the end of the street, this is a location and layout that truly offers the best of all worlds.

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



Property Information

ADDRESS 10 Charlotte Way, Raumati South, 5032, New Zealand

LEGAL

Title # 249960
Tenure Freehold
Zoning General Residential
Year built 2000s
Rates \$6,006.97
Land size 627 m2
House size 240 m2
RV \$1,030,000

CHATELS

Automatic Garage Door Facility, x1 Garage Door Remote Controls, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Cooktop, x3 Extractor Fans, Fixed Floor Coverings, x2 Heat Pumps, x2 Remotes, Light Fittings, Rangehood, Security System (as is where is), x1 Smoke Detector, TV Bracket

KEY ATTRIBUTES

Living 1
Bedrooms 4
Bathrooms 2.5
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

