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&G

83 Queens Drive, Waikanae Beach



# Get to know us

# H & G

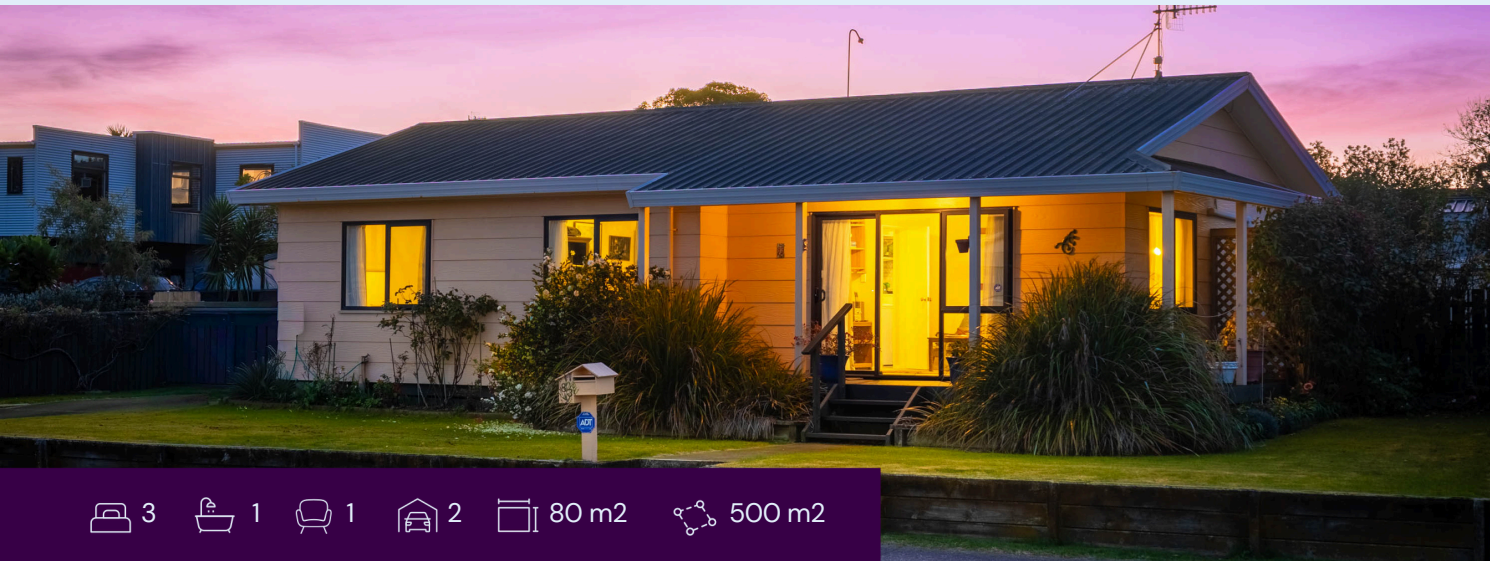
With over 25 years of combined experience in real estate, Hayden, Georgie, and Alison bring together a powerhouse of knowledge, professionalism, and personality that's unmatched on the Kāpiti Coast.

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.



## 83 Queens Road, Waikanae Beach

There's something about homes like this that just make everyday living feel easy. Positioned for all day sun in one of Waikanae Beach's most loved locations, this warm and inviting three-bedroom home offers comfort, practicality, and a lifestyle that buyers are always searching for. Whether it's morning coffees on the front deck as the sun rises, afternoons spent gardening, or evenings unwinding on the rear deck soaking up the last of the sun, this home has a relaxed feel from the moment you arrive.

Inside, the practical U-shaped layout connects the living, dining, and kitchen spaces beautifully, creating a natural hub for family life, entertaining, or quiet nights at home. The home is well insulated and double glazed for year-round comfort, while the separate laundry adds extra practicality to everyday living.

Outside, there's plenty of room to enjoy the outdoors, along with a separate double garage and great off-street parking. Positioned not far from the beach, Waikanae Beach shops, cafés, and transport links, this is a property that combines lifestyle and convenience in all the right ways. Cute, comfortable, and in an awesome spot, this is the kind of home buyers love coming across.

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



# Property Information

**ADDRESS** 83 Queens Drive, Waikanae Beach, 5036, New Zealand

## LEGAL

**Title #** 34A/457  
**Tenure** Freehold  
**Zoning** General Residential  
**Year built** 1990s  
**Rates** \$4,849.65  
**Land size** 80 m2  
**House size** 500 m2  
**RV** \$640,000

## CHATELS

Automatic Garage Door Facility, x1 Garage Door Remote Control, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Stove, x1 Extractor Fan, Fixed Floor Coverings, x1 Garden Shed, x1 Heat Pump & x1 Remote, Light Fittings, Rangehood, Refrigerator, Security System (Monitored with ADT), x1 Smoke Detector, x2 TV Brackets, Washing Machine, Dryer, Refrigerator in Garage, x2 Compost Bins, Rimu Corner Shelf (Living Room)

## KEY ATTRIBUTES

**Living** 1  
**Bedrooms** 3  
**Bathrooms** 1  
**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

