

**H
&G**

10 Edgewater Street, Waikanae



Get to know us

H & G

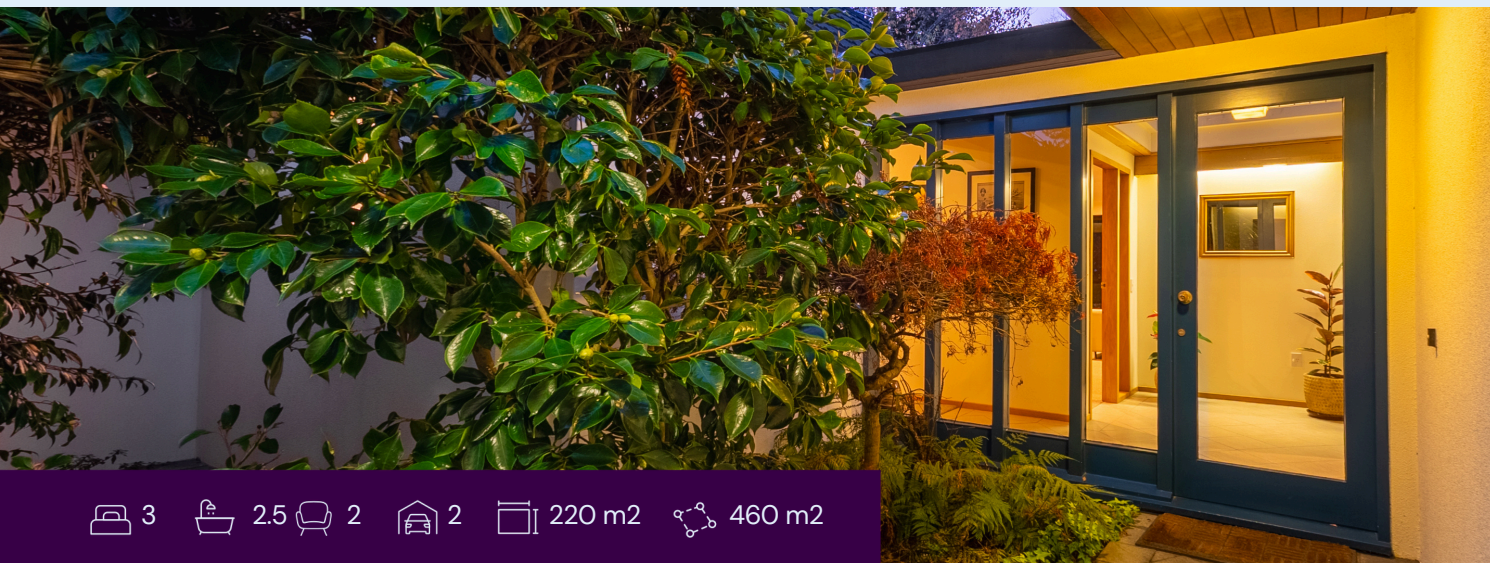
With over 25 years of combined experience in real estate, Hayden, Georgie, and Alison bring together a powerhouse of knowledge, professionalism, and personality that's unmatched on the Kāpiti Coast.

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.



3 2.5 2 2 220 m² 460 m²

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Eisenhofer's signature is unmistakable. Light-filled interiors, soaring ceilings, and thoughtfully crafted spaces create a home connected to both its surroundings and the people who live within it. Designed well ahead of its time, the home balances architectural intrigue with everyday functionality, revealing new details and perspectives around every corner.

The lower level is designed for everyday living and entertaining alike. The practical kitchen connects effortlessly to a casual dining area, perfect for morning coffee and relaxed breakfasts.

formal dining room and elegant sitting room form the heart of the home, where architectural detail and glorious natural light combine to create an atmosphere that is both welcoming and memorable.

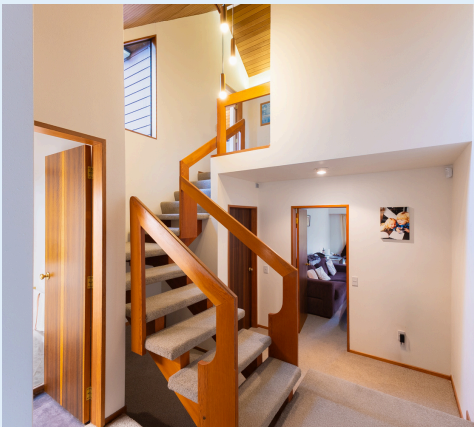
Adding further versatility are the separate den and conservatory, offering additional spaces to relax, entertain, work from home, or simply enjoy the garden outlook.

A guest powder room, separate laundry, and double internal-access garage complete this level.

The journey upstairs is an experience in itself, with a staircase that feels more like a sculptural centrepiece than a simple connection between floors. Here, the generous main suite enjoys a walk-in wardrobe, picturesque ensuite, and its own private balcony – the perfect place to start the day or unwind as the sun sets. Two further double bedrooms and the main bathroom complete the upper level.

From the moment you arrive, the combination of established gardens, architectural character, and peaceful surroundings creates a lasting impression. All of this is positioned within easy reach of Waikanae Village, local shops, cafes, transport links, and everything the Kāpiti Coast has to offer.

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



Property Information

ADDRESS 10 Edgewater Street, Waikanae, 5036, New Zealand

LEGAL

Title # WN25C/386
Tenure Freehold
Zoning General Residential
Year built 1980s
Rates \$5,761.83
Land size 460 m2
House size 220 m2
RV \$930,000

CHATELS

x2 Automatic Garage Door Facility, x2 Garage Door Remote Controls (One Remote for each Door), Window Treatments, Clothesline, Dishwasher, Electric Oven, Wall Oven & Microwave Combo, Electric Hob, x1 Extractor Fan (Ensuite), Fixed Floor Coverings, x1 Garden Shed, x2 Heated Towel Rails, x2 Heat Pumps & x2 Remotes, Light Fittings, x1 Rangehood, x1 Security System (Monitored), x1 Smoke Detector, Underfloor Heating System (as is, where is), x1 Washing Machine, x1 Dryer

KEY ATTRIBUTES

Living 2
Bedrooms 3
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

