

**22 Pinewood Grove**  
**PARAPARAUMU BEACH**

**SOK**



**SOLD ON KĀPITI**



# SUNNY, SPACIOUS & SOUGHT-AFTER!

22 PINWOOD GROVE, PARAPARAUMU BEACH

 3  2  2  2  220 m<sup>2</sup>  894 m<sup>2</sup>

Large sections in tightly held streets like this are becoming harder to find.

Positioned at the end of a quiet cul-de-sac, 22 Pinewood Grove offers all-day sun, room to grow and a layout that suits growing families, downsizers wanting extra space, or anyone who simply enjoys having room around them. Homes in this street rarely become available, making this an opportunity that's not often seen.

Inside, the well-laid-out kitchen connects easily with the separate dining room, while a light-filled conservatory makes the most of the sun throughout the day. Two living areas provide flexibility for families, and central heating keeps the home warm and comfortable year-round.

The main bedroom includes a walk-in wardrobe and ensuite, while the two remaining bedrooms are both generous in size and feature double wardrobes. There's excellent storage throughout the home, along with a double garage with internal access. An oversized laundry completes the package!

Outside is where this property really stands out. The backyard is spacious, with the added bonus of drive-on access - ideal for extra vehicles, a boat, a trailer, or simply making the most of the section.

Whether you're looking for more space for the family, room for the toys, or a home you can enjoy from day one, this property offers plenty of flexibility.

With schools, shops and public transport all close by, this is a home that combines space, comfort and a location people tend to hold onto.



# PROPERTY INFORMATION

## Legal

|                    |                    |
|--------------------|--------------------|
| Legal Description: | Lot 69 DP 64552    |
| Council Rates:     | \$6,049.24         |
| Rateable Value:    | \$800,000          |
| Floor Area:        | 220 m <sup>2</sup> |
| Land Area:         | 894 m <sup>2</sup> |

## Property Freehold

|             |                 |
|-------------|-----------------|
| Built In:   | 1989            |
| Bedrooms:   | 3               |
| Bathrooms:  | 2               |
| Lounges:    | 2               |
| Cladding:   | Brick           |
| Roofing:    | Tile (Concrete) |
| Hot Water:  | Gas (Infinity)  |
| Energy:     | Mercury         |
| Insulation: | Walls, Ceiling  |
| Internet:   | Fibre           |

## Reports & Information

|                  |     |
|------------------|-----|
| Title Available: | Yes |
|------------------|-----|

## Neighbourhood

School Zoning:  
Paraparaumu College, Paraparaumu Beach School,  
Kena Kena School, Our Lady of Kapiti School

## Chattels

Auto Garage Door Opener (x1) and Remotes (x2),  
Window Treatments, Clothesline, Dishwasher,  
Electric Oven, Gas Cooktop, Extractor Fan (x2  
Bathroom), Fixed Floor Coverings, Garden Shed (x1),  
Heated Towel Rails (x2), Heat Pumps (x1) and  
Remotes (x1), Infinity Water Heating System, Light  
Fittings, Range Hood, Security System, Smoke  
Detectors (x4), Waste Disposal, Security Cameras  
and Ring Doorbell, Bird Bath, Pot Plants (assorted),  
Wine Fridge, Gas Water Radiator System, Under  
Sink Hot Water Cylinder, Solar Lights (x3 Front  
Driveway), Garden Ornaments

## Not Included Chattels

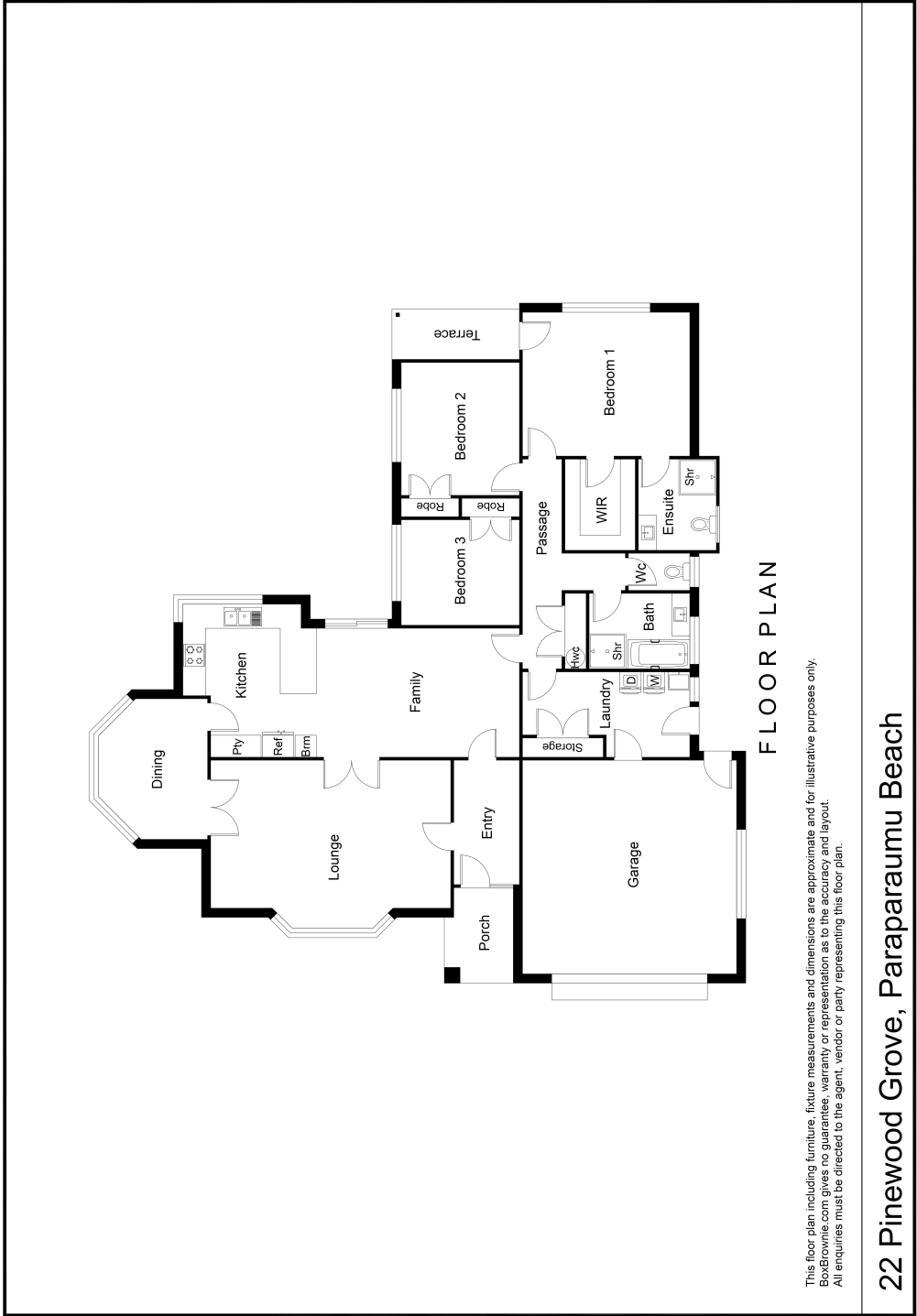
Fridge

A wide-angle photograph of a modern, single-story house with a dark tiled roof and large glass windows. The house is set back from a large, well-maintained green lawn. To the left of the house, there is a wooden fence and a small, rounded green bush. The sky is bright blue with scattered white clouds. In the bottom left corner, the text 'SOK' is overlaid in a large, light blue font.

SOK



# FLOOR PLAN



# NOTES





## SOLD ON KĀPITI

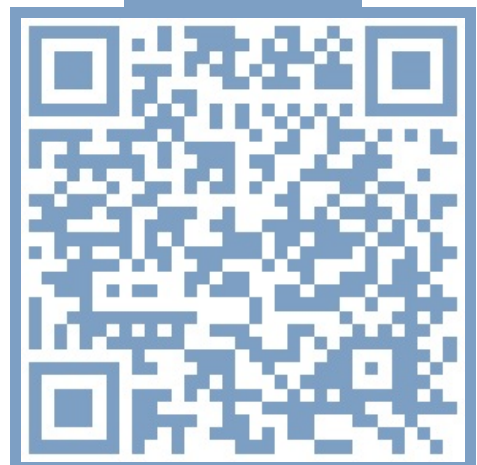
A local Real Estate Team serving the good people on the Kāpiti Coast. Our number one goal is to provide the best possible customer experience for our awesome clients.

Having viewed this property you will receive an automatic email containing the properties file, please be aware this may go to your junk.

If you have further interest in this property, please reach out to one of our team so we can assist you with the next steps.

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SCAN ME



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