

H
&G

44/17 Redwood Close, Paraparaumu



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.



44/17 Redwood Close, Paraparaumu

If you're looking to simplify without compromising on space, comfort or independence, welcome to 44/17 Redwood Close, Paraparaumu –Brookvale Village. Designed exclusively for the over-50s, this home offers all the benefits of low-maintenance living while allowing you to retain ownership of your home.

Step inside and you'll immediately appreciate the sense of space. The open-plan kitchen, dining and living area creates a warm and welcoming hub, with plenty of natural light throughout the day. The well-appointed kitchen offers generous storage and great bench space. A heat pump ensures year-round comfort, while sliding doors open to your own private outdoor area. This is the perfect spot for a morning coffee or to unwind with a good book.

Two comfortable bedrooms both feature built-in wardrobes, while the spacious bathroom has been designed with practicality in mind.

An internal access garage provides secure parking, additional storage in the ceiling space, and convenient access into the home.

Brookvale Village is well known for its community and sought-after location, just minutes from Coastlands Shopping Centre, cafés, medical facilities, public transport and everything Paraparaumu has to offer.

Whether you're looking to downsize, lock up and leave, or simply enjoy a more relaxed way of life, this home offers the perfect balance of independence, security and convenience. Move in, unpack and enjoy everything Brookvale Village has to offer.

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



Property Information

ADDRESS		44/17 Redwood Close, Paraparaumu, 5032, New Zealand	
LEGAL		CHATELS	
Title #	WN55A/233	x1 Automatic Garage Door Facility & x1 Remote, Window Treatments, Dishwasher, Electric Stove, x1 Extractor Fan (Bathroom), Fixed Floor Coverings, x1 Heated Towel Rail, x1 Heat Pump & x1 Remote, Light Fittings, x1 Night Store Heater (as is, where is), x1 Electric heater (living room), x1 Extractor Fan (Kitchen), x1 Extractor Fan (Laundry)	
Tenure	Unit Title		
Zoning	High Density Residential		
Year built	1990's		
Rates	\$4,992.99		
House size	110 m2		
Land size	n/a		
RV	\$570,000		
KEY ATTRIBUTES		WHAT'S AVAILABLE	
Living	1	Title	Yes
Bedrooms	2	LIM	Yes
Bathrooms	1	KCDC Building File	Yes
Garaging	1	Building Report	No
Off-Street Parking	1	Rental Appraisal	Yes

**QUESTIONS TO ASK
THE AGENT WHEN
THEY CALL**

**Need to sell before
you buy?**

**NO-OBLIGATION
APPRAISAL**

We get it, timing is everything! If you're considering your next move but need to know where your current home sits in the market, H&G can help. We're happy to offer a no-obligation appraisal to give you clarity and help you plan with confidence.

CONTACT US

hgre.nz
0800 552 233
hello@hgre.nz



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

