

H
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9 Manawa Avenue, Raumati Beach



Get to know us

H &G

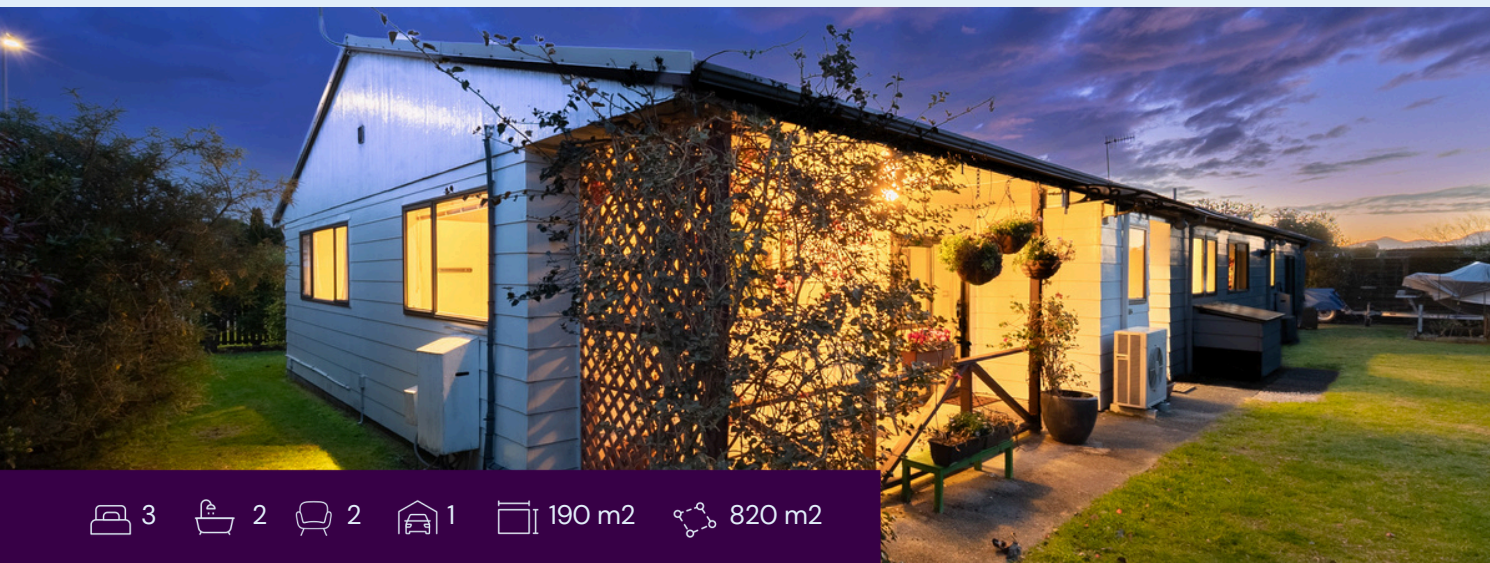
With over 25 years of combined experience in real estate, Hayden, Georgie, and Alison bring together a powerhouse of knowledge, professionalism, and personality that's unmatched on the Kāpiti Coast.

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.



9 Manawa Avenue, Raumati Beach

If you've been waiting for an opportunity to secure a home in Raumati Beach and add your own style along the way, 9 Manawa Avenue deserves your attention.

Offering three bedrooms, two bathrooms and two separate living areas, there's plenty of space to work with here. The layout provides flexibility for families, couples or buyers wanting that valuable second living zone - whether it becomes a relaxed family room, kids' space, work-from-home area or somewhere simply to retreat.

The home is comfortable as it stands, but there's no hiding the opportunity. It's ready for updating, giving the next owner the chance to modernise, refresh and create something that truly reflects their own taste. For buyers who can see beyond the surface, the foundations are here to make something special.

And then there's the location.

Set in sought-after Raumati Beach, you'll enjoy everything that makes this part of the Kāpiti Coast so popular - Coastlands, transport, schools, access to bike trails, and everyday amenities all within easy reach. It's a location people love to call home and one that continues to stand the test of time.

Whether you're looking for a family home, your next project, or simply an opportunity to get into Raumati Beach and make a property your own, 9 Manawa Avenue offers space, potential and a location worth getting excited about.

Three bedrooms. Two bathrooms. Two living areas. One exciting opportunity.

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



Property Information

ADDRESS		9 Manawa Avenue, Raumati Beach, 5032, New Zealand	
LEGAL		CHATELS	
Title #	WN14C/1393	x1 Automatic Garage Door Facility and x1 Garage Door Remote Control, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob/Cooktop, x2 Extractor Fans, Fixed Floor Coverings, x1 Garden Shed, x2 Heated Towel Rails, x2 Heat Pumps and x2 Remotes, Light Fittings, x1 Rangehood, x1 Rangehood Extractor Fan, x1 Refrigerator, x1 Security System, x1 Smoke Detector, 1x Waste Disposal	
Tenure	Freehold		
Zoning	High Density Residential		
Year built	1970's		
Rates	\$5,529.12		
House size	190 m2		
Land size	820 m2		
RV	\$760,000		
KEY ATTRIBUTES		WHAT'S AVAILABLE	
Living	2	Title	Yes
Bedrooms	3	LIM	Yes
Bathrooms	2	KCDC Building File	Yes
Garaging	1 + Carport	Building Report	No
Off-Street Parking	2	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

