

H
&G

3 Leanne Way, 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.



3 Leanne Way, Waikanae Beach

Tucked down a quiet Waikanae Beach cul-de-sac, 3 Leanne Way has space where you want it, options where you need them and the beach nearby.

The kitchen has been renovated and sits alongside the open-plan living and dining, with a heat pump keeping things comfortable year-round. Doors open straight out to the front garden, giving you an easy indoor-outdoor setup and another whole space to use when the sun is out.

There are three bedrooms plus an office or potential fourth bedroom. The main bedroom is tucked away at the end of the home with its own ensuite, walk-in wardrobe and a slider straight outside. It is nicely separated and with a bit of privacy from the rest of the house. The main bathroom is large, and features a bath and shower to suit the whole family.

And there's plenty happening outside. Both the front and back lawn area is fully fenced for kids to play and pets to roam, there is room for the trampoline and still plenty of lawn left over. Two garden sheds take care of the tools and toys, while a separate cabin has previously been used as an additional office. There is potential to continue this as a work from home space, a hobby room, a teenage hangout...you've got options.

Double internal-access garaging is another big tick, plus there's additional space for the boat, trailer or camper.

The location is a big part of the appeal. Tucked away in a quiet cul-de-sac, 3 Leanne Way offers a peaceful spot away from the busier roads, while still keeping you close to Waikanae Beach, walk-ways, shops and the eateries the area is so well-known for!

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



Property Information

ADDRESS		3 Leanne Way, Waikanae Beach, 5036, New Zealand	
LEGAL		CHATTELS	
Title #	103320	x1 Automatic Garage Door Facility and x2 Garage Door Remote Controls, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob/Cooktop, x2 Extractor Fans, Fixed Floor Coverings, x2 Garden Sheds, x1 Heated Towel Rail, x1 Heat Pump and x1 Remote, Light Fittings, x1 Rangehood, x6 Smoke Detectors, x1 Waste Disposal, x4 Electric Blinds in Lounge with x1 Charger, Eufy Camera System, x1 Relocatable Cabin (as is where is)	
Tenure	Freehold		
Zoning	General Residential		
Year built	2000's		
Rates	\$5,811.00		
House size	180 m2		
Land size	703 m2		
RV	\$810,000		
KEY ATTRIBUTES		WHAT'S AVAILABLE	
Living	1	Title	Yes
Bedrooms	3+	LIM	Yes
Bathrooms	2	KCDC Building File	Yes
Garaging	2	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

