

H
&G

7 Central Park, Paraparaumu 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.



7 Central Park, Paraparaumu Beach

There's a lot to like about 7 Central Park. Tucked away in a quiet Paraparaumu Beach cul-de-sac, this rendered brick home is sharp, immaculate and seriously easy to live in. This is a home where the hard work has been done, so you can simply move in and enjoy.

Inside, the open-plan kitchen, dining and living is light, bright and generous in size. The kitchen delivers plenty of bench space, loads of storage and room to get stuck in, while the living area flows easily out to a private, colourful courtyard. Morning coffee, dinner outside or a few friends over on a summer evening.

Three spacious double bedrooms give everyone room to spread out, with the main featuring a walk-in robe, ensuite and its own direct access to the courtyard. A family bathroom with a separate toilet keeps things practical, while excellent storage throughout means there's a place for everything.

Comfort has been well covered too, with double glazing, a heat pump, additional ceiling insulation and a DVS system.

The double internal-access garage adds even more practicality, with a door through to the rear where a private spa pool creates a pretty great spot to switch off at the end of the day.

There's room for the campervan out the front, gorgeous street appeal and a location that really rounds it all off. The beach is close by, schools and shops are within easy reach, and everything you need for everyday life is right on your doorstep. This home is central, convenient and a pretty great place to call home.

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



Property Information

ADDRESS		7 Central Park, Paraparaumu Beach, 5032, New Zealand	
LEGAL		CHATTELS	
Title #	35420	x1 Automatic Garage Door Facility & x1 Garage Door Remote Control, Window Treatments, Clothesline, Dishwasher, Electric Oven, Electric Hob/Cooktop, x2 Extractor Fans, Fixed Floor Coverings, x2 Garden Sheds, x2 Heated Towel Rails, x1 Heat Pump and x1 Remote, Light Fittings, Rangehood, x1 Smoke Detector, x1 TV Bracket, x1 Ventilation System, x1 Waste Disposal, Underfloor Heating in Bathrooms, x1 Spa Pool (as it where is)	
Tenure	Freehold		
Zoning	General Residential		
Year built	2000's		
Rates	\$5,731.56		
House size	170 m2		
Land size	416 m2		
RV	\$800,000		
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

