FOR SALE

CROW REALTY Ltd

KAUKAPAKAPA
7B CAROL LEON AVENUE
(Formerly 607 KAIPARA COAST HWY)

CHECK ONLINE FOR THE PRICE



Two Homes in One: Modern 5-Bed Lifestyle Build on 2.8ha With Big Views, Privacy & Income Potential

Take the 360° virtual tour!

5+ | 2 | 3 | 3 | 2 | 6+ | 2.8 ha approx

Licensed REAA 2008



Proudly Marketed by
DAVE CROW
021 333 188 / 09 945 2252
dave@crowrealty.co.nz



Proudly Marketed by
RIK DAVIES
021 581 016
rik@crowrealty.co.nz

T 09 392 21 21 Office
W www.crowrealty.co.nz
E admin@crowrealty.co.nz
F facebook.com/CRLNZ











YOUR LIFESTYLE, YOUR WAY.

Positioned on a gentle rise with sweeping rural outlooks across wetlands and down the valley, this modern lifestyle holding delivers something most properties promise but rarely achieve: genuine flexibility.

The Dwelling(s)

- ✓ Built late 2022 (CCC Aug-2023)
- ✓ High-stud ceilings and extensive glazing for light, space and outlook
- ✓ Fully double-glazed for warmth in winter and comfort in summer
- ✓ Five double bedrooms in total
- ✓ Three bathrooms (including an ensuite to the master bedroom)
- ✓ Three toilets (two standalone)
- ✓ Two full kitchens
- ✓ Two defined living areas
- ✓ Wraparound entertainers' deck on three sides, with sliders opening directly from both lounges and multiple bedrooms
- ✓ Two laundries
- ✓ Dedicated study / media / storage / gym / extra room — configure it to suit
- ✓ All bedrooms include inbuilt double wardrobe systems; the primary suite steps up again with a generous walk-in wardrobe
- ✓ Two heat pumps, two continuous gas hot water heaters and an oversized, filtered water system servicing dual 30,000L tanks mean comfort and reliability are already built in
- ✓ On-site septic system

From day one this home was designed around options, not limitations.

The main home offers four double bedrooms plus the study / flex room. The attached, fully consented minor dwelling includes its own double bedroom, bathroom, kitchen and living. You can keep it all as one large five-bedroom, three-bathroom family home — or enjoy true multigenerational living where everyone has privacy and independence.

If you're looking at income, that second dwelling presents a real opportunity: long-term rental, short-stay/Airbnb style accommodation, or a dedicated base for extended family who still want their own kitchen and lounge. (Buyers are encouraged to do their own due diligence around rental returns.)

Under-House Utility Zone

Beneath the home sits 85m² (more or less) of covered, highly usable space. This includes the second laundry, secure storage, and a practical workshop / hobby / gear area, with internal and/or convenient external access. There's also covered parking.

If you're a contractor, hobbyist, collector, or you simply have a lot of "stuff", you'll know how valuable that is. If you've got kids with bikes or motorbikes, you'll know it's priceless.

Outdoor Living

Life here flows outward. The wide deck wraps three sides of the home, catching sun all day and giving you multiple outdoor zones for BBQs, big Christmas lunches, quiet glass-of-wine sunsets, or watching the weather roll across the valley.











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The immediate surrounds are established and low-maintenance — you get greenery and structure without a weekend lost to mowing lawns. You're elevated, you're open to the view, and you're not looking into anyone else's windows. There are no neighbours in sight of the main house.

The Land

2.8 hectares (more or less) of largely usable lifestyle ground sits below the house. Some paddocks are already fenced, and the balance is ready for you to shape.

There's scope here: pony / grazing, home orchard, more gardens, kids' adventure space, even a future arena or stables if that's your dream. The contour and access work with you, not against you. It's a blank canvas, but it's not raw bush — you're not starting from scratch.

If you've been hunting for somewhere the adults can unwind and the kids can actually live a country childhood, this is it.

Work-From-Home / Live-Together / Bring The Family

Whether your picture is:

- ✓ parents own space with grandparents next door but still with their own kitchen;
- ✓ you in the main home and an income stream helping pay the mortgage;
- ✓ a base for adult kids who aren't quite ready to leave;
- ✓ or running your business from home without sacrificing living space

this layout supports it.

Realistically, you'll struggle to outgrow this property.

Location

Despite the rural feel, convenience is very real here. You're only a couple of minutes' drive from Kaukapakapa village for essentials. Silverdale is around 20 minutes away for supermarkets, retail and motorway links, and the Auckland CBD is roughly 45 minutes depending on traffic.

That puts you close enough for commuting, school runs, sport and supplies — but far enough that when you're home, you're home.

Why It's On The Market

This is not a distressed property. It's not unfinished. It's not a project someone gave up on. The current owners' plans have changed unexpectedly, creating a rare opening for the next household to step straight into a near-new, future-proofed lifestyle setup without the build wait, cost blowouts, or compromise.

Homes that can flex like this don't last.

Come see how easily this property can be shaped around your life.

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Legal:	Lot 9 DP 508650
House[(1)]:	384m^2 INCLUDING Basement and Decks
Land[(1)]:	2.84 hectares / 7.02 acres
Rates (25/26):	$4,080.55
CV (May 24):	$1,510,000
Reg. Val. (09-24):	$1,650,000

Travel[(1)]: (courtesy googlemaps off peak)		
	Kaukapakapa	3 kms / 4 mins
	Helensville	9 kms / 9 mins
	Silverdale/M-Way	18 kms / 19 mins
	Albany	29 kms / 29 mins

Notes: [(1)] more or less / approximately

Website: https://www.trademe.co.nz/5186936193

Virtual Tour: www.crowrealty.co.nz/360-Views/R1195/360-607-KCH.htm

Advice: settled.govt.nz - provides independent information and guidance for buyers and sellers

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