



Stunning Family Home With 2 Dwellings for Sale in Wellington New Zealand



Agent Info

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Listing details

Property for:	Sale
Price:	USD 826,589.41

Location

ZIP code:	5032
Posted:	Jun 02, 2026

Description:
Stunning Family Home With 2 Dwellings for Sale in Wellington New Zealand

Esales Property ID: es5555076

206 matai Road, Raumati Beach
Wellington
Wellington
5032
New Zealand

Stunning Dual-Dwelling Coastal Estate | Raumati Beach, Wellington

Welcome to 206 Matai Road, Raumati Beach—a grand, three-story property offering an exceptional lifestyle on the sought-after Kāpiti Coast of Wellington. Situated privately at the end of a long drive back from the road, this expansive 5-bedroom, 3-bathroom family home balances absolute privacy with unparalleled coastal convenience. Boasting vast interior spaces, sweeping views, and an independent secondary dwelling, this property offers incredible versatility for multi-generational families, investors, or developers looking to maximize land potential.



The Main Family Residence

Spanning three levels of beautifully designed architectural space, the main home is defined by its massive footprint and light-filled rooms.

* **The Living Zones:** The first floor forms the conversational heart of the estate, anchored by a vast open-plan living and dining area seamlessly transitioning into a separate, cozy family lounge. High ceilings and large window profiles draw in natural light, making it perfect for year-round entertaining.

* **Palatial Accommodations:** Every bedroom throughout the upper levels is exceptionally oversized, providing teenagers or guests with their own private retreats.

* **The Master Sanctuary:** The entire third floor is dedicated to a majestic master suite. From this elevated vantage point, you can wake up to stunning, uninterrupted panoramic views stretching across the Tasman Sea directly to the historic silhouette of Kāpiti Island.

Premium Independent Flat & Garaging

The ground floor features a substantial, deep triple-car internal-access garage with extensive workshop capabilities. The sweeping driveway parking extends past the main garage to service a fully self-contained one-bedroom flat. Complete with its own secure external access, an independent bathroom, a fully equipped kitchenette, and a comfortable living area, this secondary dwelling serves as an outstanding passive income stream, a luxury home office, or private accommodation for extended family.

Subdividable Grounds in a Prime Coastal Enclave

The home is nestled on an expansive, secure park-like section offering deep lawns for children and pets to play safely. For buyers with an eye for future capital growth, the substantial land area presents an excellent, viable opportunity for subdivision or further architectural development (subject to local council approval).

The location delivers an premium coastal lifestyle, sitting within short walking distance of pristine sandy beaches, expansive recreational parks, and the boutique retail and dining options of the Raumati Beach Shopping Centre. Educational priorities are effortlessly covered, with top-tier zoning for both Raumati Beach School and Kāpiti College.

Seamless International Connectivity

Commuting and travel are highly efficient. The property is a brief drive to the local commuter rail network for direct access into central Wellington. For air travel, Kapiti Coast Airport (PPQ) is located just 5 minutes away in Paraparaumu for convenient regional transfers, while Wellington International Airport (WLG) is an accessible drive down the newly updated expressway, connecting you seamlessly to global flight networks.

ABOUT THE AREA

Wellington, the vibrant capital city of New Zealand, is spectacularly positioned at the southern tip of the



North Island along the shores of a glittering, deep-water harbor. Universally known as 'Windy Wellington' due to its location on the Cook Strait—a natural geographic funnel for strong westerly winds—the city boasts a dramatic backdrop of steep, emerald-green hillsides dotted with colorful colonial villas. It serves as the political heart of the nation, housing the distinctive executive wing of the New Zealand Parliament, affectionately known as the Beehive, alongside a thriving public sector and diplomatic corps.

Despite its status as a capital, Wellington is celebrated for its compact, highly walkable urban layout and a fiercely creative, independent spirit. The city has earned a global reputation as a culinary and cultural powerhouse, allegedly boasting more cafes, bars, and restaurants per capita than New York City. The bustling central waterfront and Cuba Street district are alive with boutique craft breweries, world-class specialty coffee roasters, and a dynamic arts scene. This compact urban core is anchored by Te Papa Tongarewa, New Zealand's innovative and interactive national museum, which showcases the country's rich Māori and Pacific heritage.

Beyond its urban sophistication, Wellington is deeply integrated with the natural world and acts as a major hub for global pop culture. It is the birthplace of the country's premier filmmaking empire, centered in the suburb of Miramar, where the Academy Award-winning Wētā Workshop and associated studios revolutionized modern cinematic visual effects. Surrounding this creative hub are rugged coastlines, pristine marine reserves, and Zealandia—an eco-sanctuary located just minutes from the central business district that has successfully reintroduced rare, native bird species like the hihi and kākā back into the city's suburban backyards.

International and domestic transit into the capital is remarkably efficient, thanks to Wellington International Airport (WLG). Located in the suburb of Rongotai, the airport is situated just 8 kilometers (about 5 miles) southeast of the city center, making it one of the most accessible capital city airports in the world, with a typical drive time of only 15 to 20 minutes. While its famously short, water-locked runway presents an exciting landing experience during high winds, the airport provides a critical gateway, offering extensive daily domestic connections across both islands and direct international flights to major hubs in eastern Australia and the Pacific Islands.

MAiN FEATURES:

- * 325m² of living space between all dwellings
- * 1746m² plot
- * 5 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of New Zealand
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in New Zealand fast online



Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	325 sq m
Lot Size:	1746 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.541.373

