



10 Marion St
SILVERSTREAM



Modern Comfortable Convenient

Welcome to 10 Marion Street, Silverstream — a high-quality turnkey building development offering a range of two- and three-bedroom homes. Units range from 66 to 120 sqm, and comprise of contemporary open-plan living downstairs and bedrooms upstairs, and each with their own landscaped private backyard. You will enjoy living in this popular well-established suburb with its village-like feel and close proximity to amenities and transport options.

Silverstream is a very popular Hutt Valley suburb that offers easy access to a host of great amenities, including Silverstream Village, Fig Tree Cafe, Royal Wellington Golf Club, and Trentham Memorial Park. Close to sought-after schools Silverstream Primary School, St Patrick's College, and St Brendan's Primary School. 10 Marion St is just 400 meters away from Heretaunga train station and a 4-minute drive to the motorway.

About Upper Hutt.



A City of Fresh Air & Great Outdoors

Hike or bike in the hills, fish in the river and stroll some of the 50 parks and reserves. Set alongside Te Awa Kairangi—the Hutt River—Upper Hutt is surrounded by bush-clad hills with easy access to quiet native forest and riverside walks, fishing, hunting, tramping and mountain biking. Pedal along one of New Zealand's 22 'Great Rides' alongside the Hutt River, exploring an old rail trail and tunnels (the trains now go through the hill you'll ride over) before descending in to lakeside farms.



Brewtown — Mecca of Food & Fun

Brewtown is a multi-faceted gem in the heart of Upper Hutt, offering a family-friendly environment to enjoy some of New Zealand's best craft beer and great food.

Brewtown offers entertainment-galore: go-karting, ice skating, ten-pin bowling, trampoline park, paintball, escape rooms, and axe throwing. Enjoy the company of friends and family one of eight food venues combined with a large undercover greenspace and extensive outdoor dining areas. Regular events and a large weekly Farmer's Market make this a valuable asset to Upper Hutt.

Everything at Your Fingertips

Packed with boutique contemporary stores, trendy op-shops, many major nationwide retailers, and a huge variety of takeaways, cafes, restaurants, personal services — Upper Hutt has everything you need at your fingertips. Locals enjoy all this with no traffic and free public parking in a flat, accessible and walkable environment immediately adjacent to a railway and bus hub.



Perfect for Families

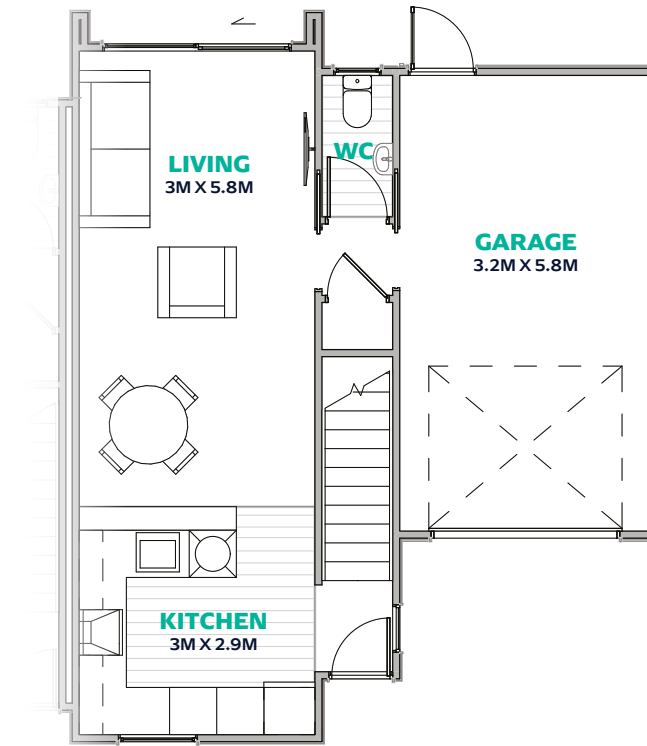
Upper Hutt is an outstanding city to raise a family. With playgrounds galore, including 2022 Playground of the Year winner Maidstone Max, and Harcourt Park which hosts the Wellington Region's only free public paddling pool in addition to frisbee golf course and miniature bike road.

Families in Upper Hutt also have access to some of the region's top schools, including Hutt International Boys School and St Patrick's College Silverstream.

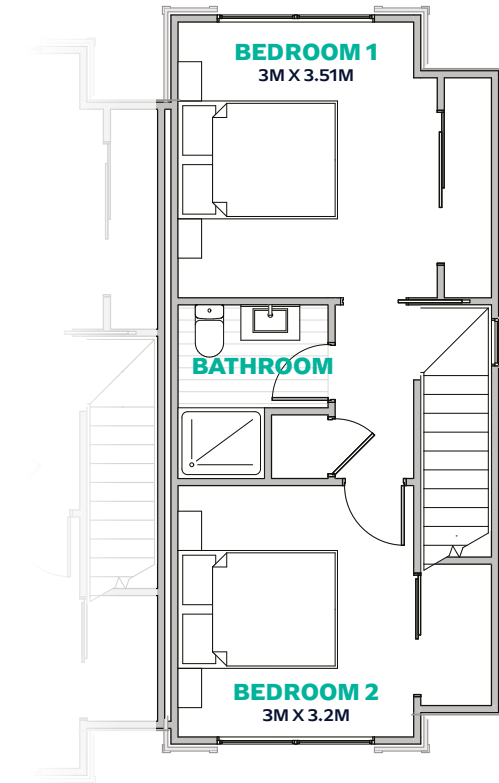


Lot 1

🚗 2 | 🍷 1.5 | 🛋️ 1 | 🏠 1 | 🏠 93 sqm | 🌳 148 sqm



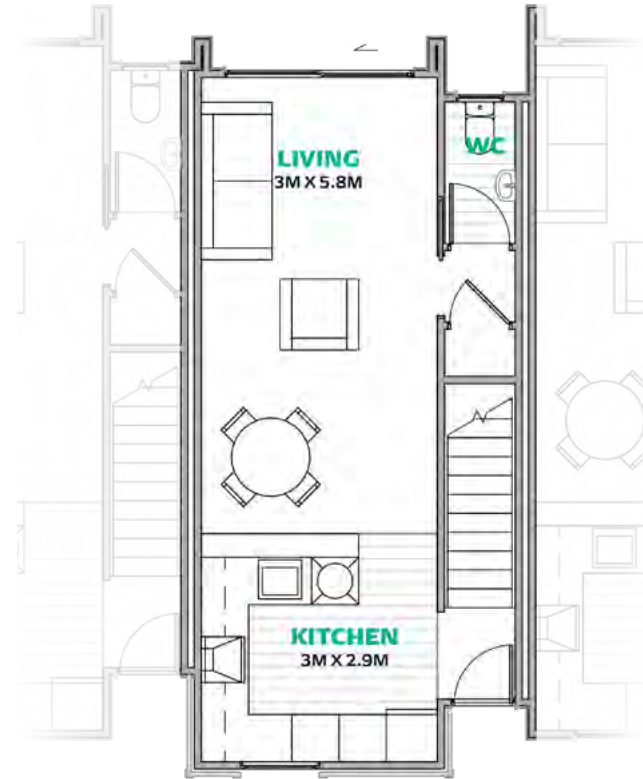
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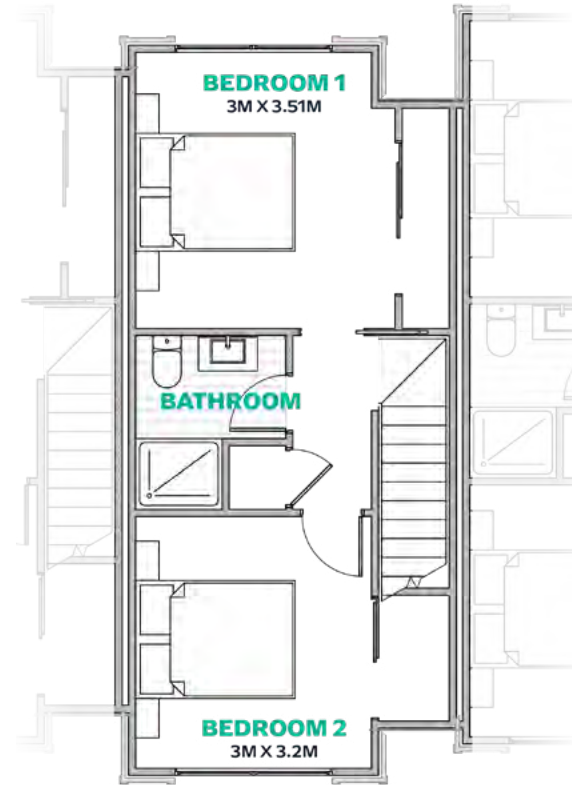
LEVEL ONE

Lot 2

🏠 2 | 🌳 1.5 | 🚿 1 | 🏠 73.5 sqm | 🌳 66 sqm



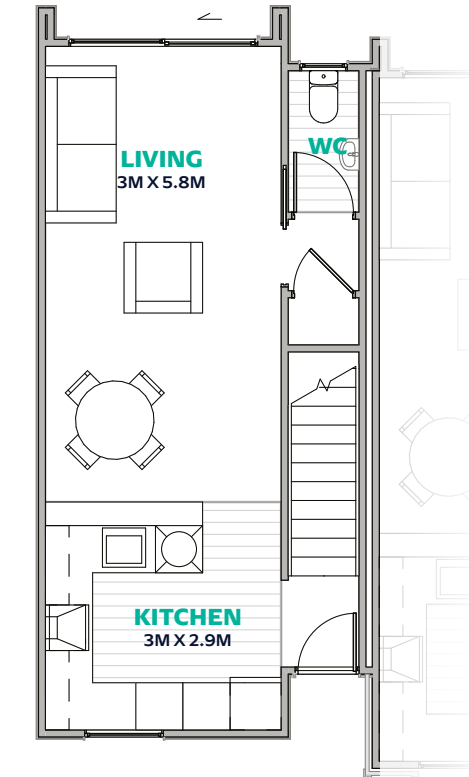
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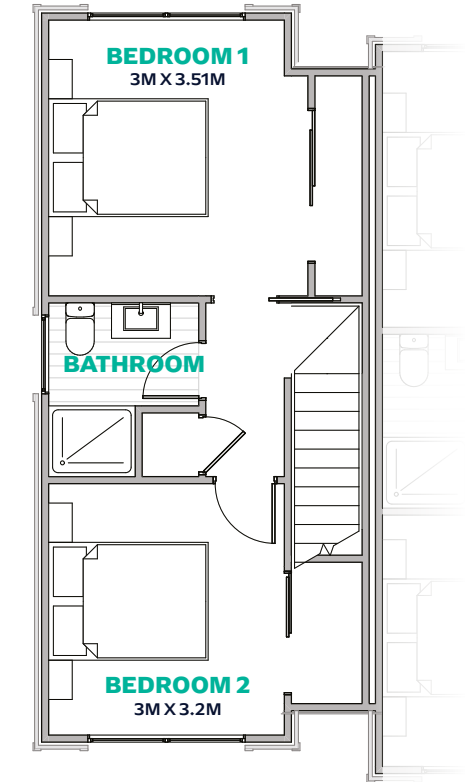
LEVEL ONE

Lot 3

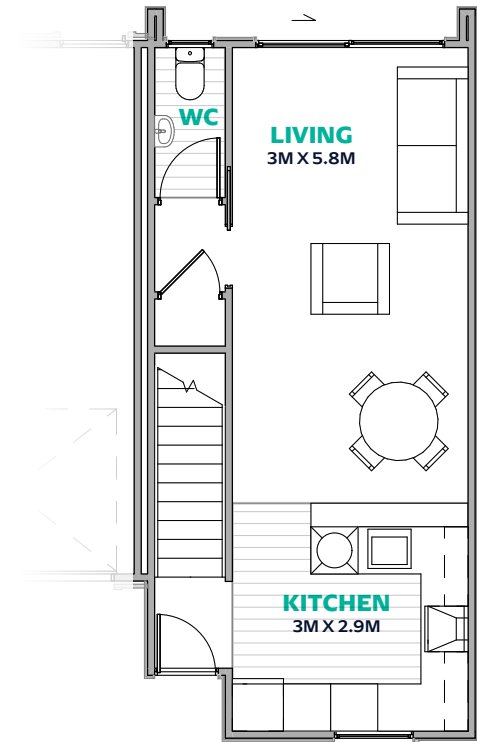
🏠 2 | 🌳 1.5 | 🚿 1 | 🏠 73.5 sqm | 🌳 83 sqm



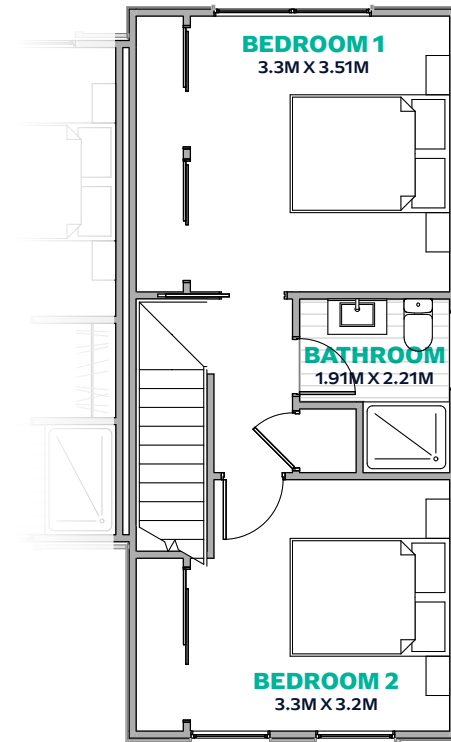
GROUND FLOOR



LEVEL ONE



GROUND FLOOR



LEVEL ONE

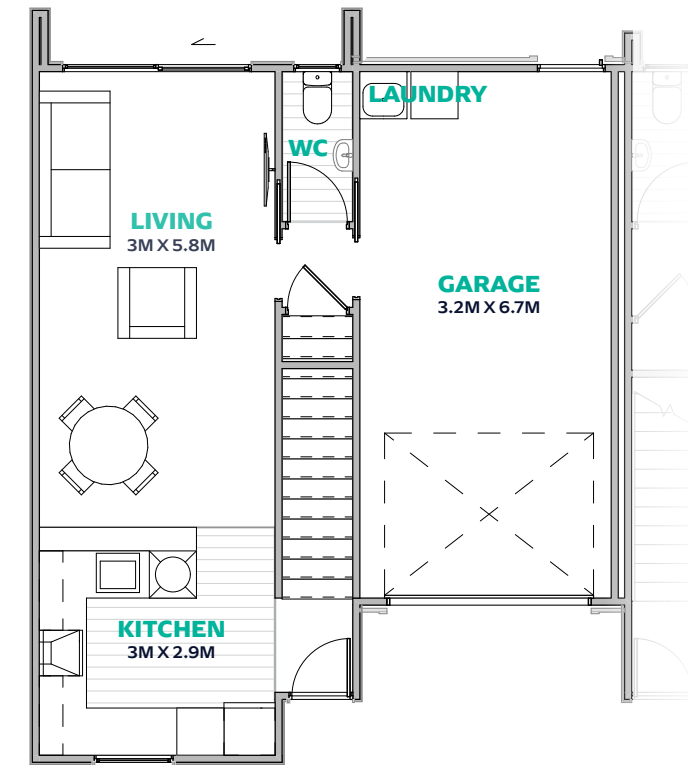


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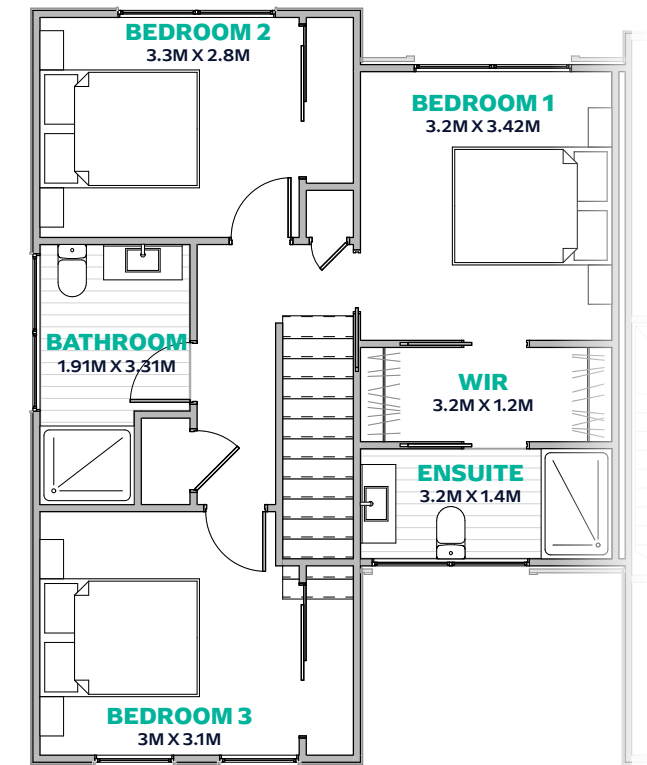
🛏️ 2 | 🌿 1.5 | 🚿 1 | 🏠 75 sqm | 🌳 83 sqm

Lot 5

3 | 2.5 | 1 | 1 | 120 sqm | 135 sqm

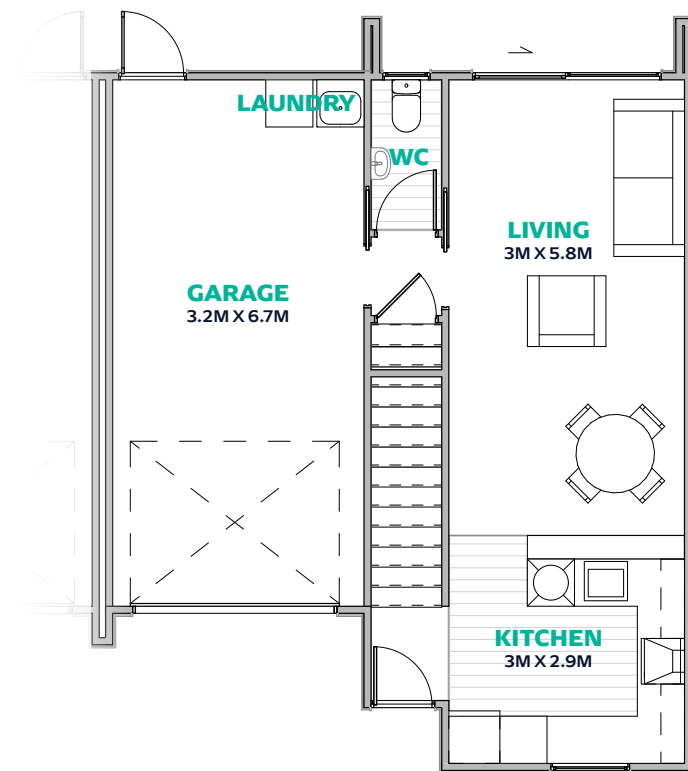


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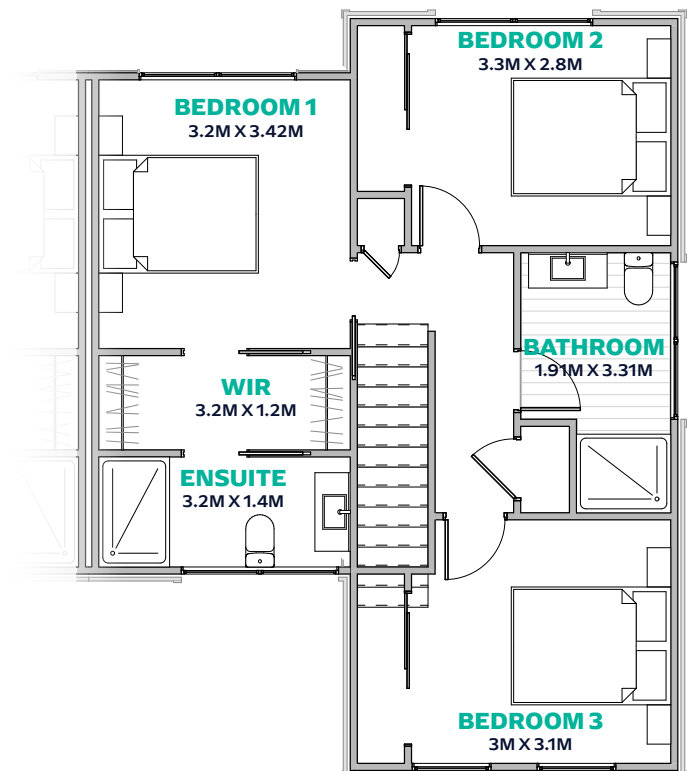


LEVEL ONE





GROUND FLOOR

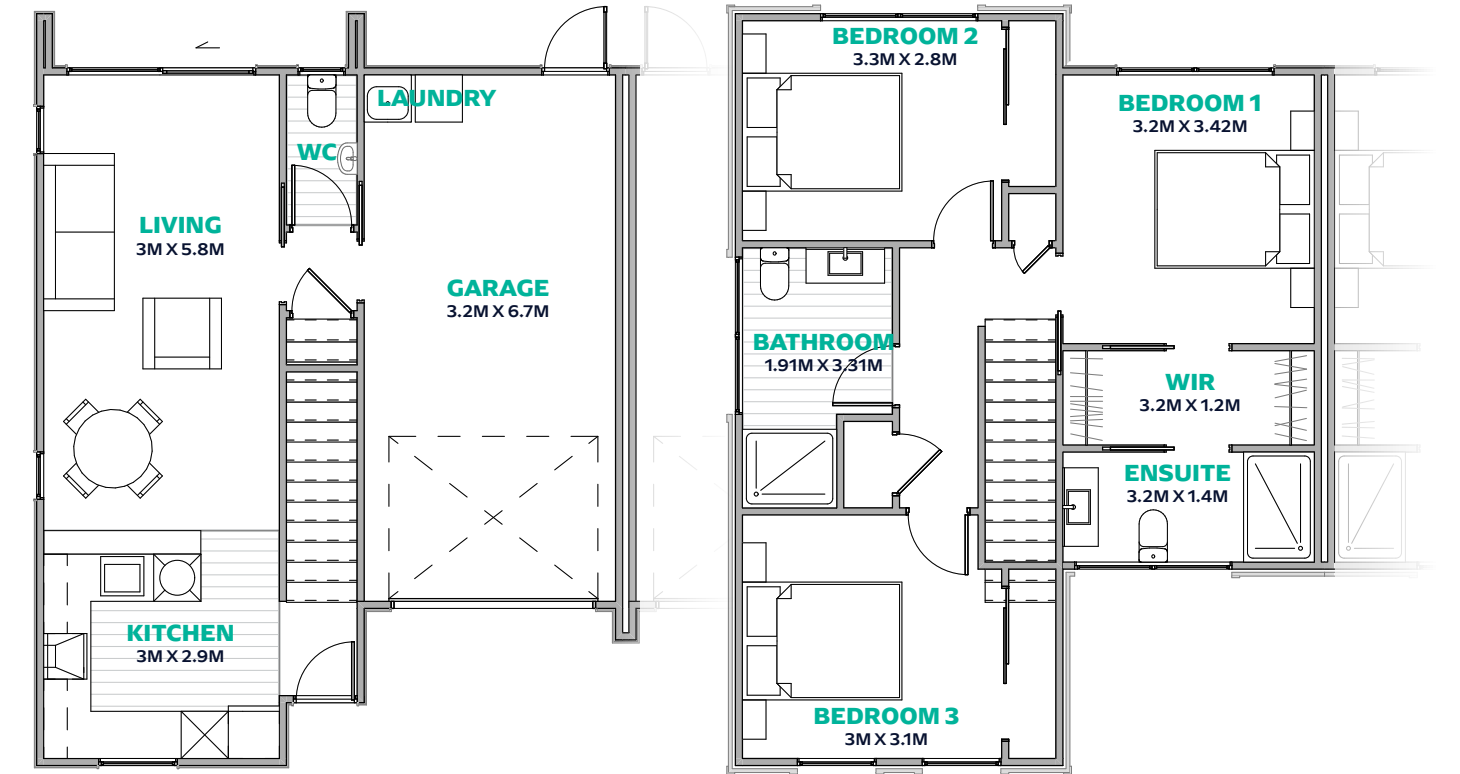


LEVEL ONE



Lot 7

3 | 2.5 | 1 | 1 | 120 sqm | 179 sqm



GROUND FLOOR

LEVEL ONE