

# HOMES FOR SALE PRICE LIST

20 Nov 2024



# WELCOME TO ORANGA

**Congratulations. You've made the first step towards buying your brand new home in Oranga.**

Oranga is a lovely little suburb many Aucklanders have never heard of. It is a peaceful, friendly neighbourhood where everything you need is nearby and easy to access. Locals go shopping in nearby Onehunga and Ellerslie villages (both just 2kms away) or at Royal Oak or Sylvia Park, and exercise, picnic or let off steam with the kids in Cornwall Park, which is a five-minute drive or 20-minute walk away.

Our goal has been to increase the supply and choice of housing available (including KiwiBuild) in these areas so that the Oranga community can continue to grow and thrive. At the same time, existing amenities and infrastructure like streets, stormwater, and wastewater systems will be brought up to date and made safer and more durable. As the suburb grows and changes over the coming years, we will work with the community to protect the things that make Oranga unique. It's a great central neighbourhood and it's only going to get better.

**YOU'RE ON  
THE RISE**



**Oranga Development**  
YOU'RE ON THE RISE

# TYPES OF HOMES FOR SALE

**A strong community is a diverse one, so we're building a range of homes to suit all ages and stages.**

The way we do this is by partnering with different building companies that will provide a variety of homes. Each building company works with different architects and designers to create different plans, using a range of materials. This creates a varied streetscape, but more importantly, provides choice for a broad cross section of homebuyers.

## Apartments



Apartments offer residents a compact living arrangement that frees up time and money with their no fuss, low maintenance requirements. They're generally sited close to shops and transport routes due to their higher density form. Apartments are available as a single home amongst many in an apartment building or block, or as a walk up whereby two homes are allocated to a building: one below, and one above (accessible via a staircase).

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## Terraces



Terraces are often referred to as townhouses. They take up less land than a traditional standalone home, compensated for by their height so you get more out of your budget (and better views). Terraces allow for separation of private and shared living spaces across multiple floors.

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## Duplex



A duplex is one of two terraced houses that share an adjoining wall. They have all the advantages of a standalone terraced home for a fraction of the price. Like the standalone terrace, they also allow for separation of private and shared living spaces across multiple floors.

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## Standalone



Standalone or detached homes are designed and built with young and larger families in mind. These homes are bigger than the higher density homes available in Roskill, with a land area closer to that of a typical New Zealand suburban home, and generally include private outdoor backyards and living spaces.



# **MEET THE BUILDER PARTNERS**

***When you buy a new home as part of the Oranga Development you will be buying a home built by one of our builder partners. Each builder partner has chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.***

## **Fletcher Living**

Fletcher Living has a long history and strong commitment to providing quality new homes for Kiwis. We understand that life is meant to be enjoyed, and in our brand-new homes, you will be able to do that the moment you walk through the door. We carefully choose locations that offer great access to key amenities and services and develop neighbourhoods with a strong sense of community.

# PRICE LIST

For more information about the listed homes for sale, please contact the relevant builder partner.



**Contact:** Chanel Zhang

**Phone:** 021 517 288

**Email:** [czhang@frl.co.nz](mailto:czhang@frl.co.nz)

**Website:** <https://www.fletcherliving.co.nz/locations/auckland/oranga/>

**Rockfield Apartments - OR33**

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

Fletcher Living’s Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm

**Apartment A**

Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
155 Rockfield Road	G01		1	1	1	75	41	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	G04		1	1		46	20	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	G06		1	1		48	38	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	G07		1	1	1	49	19	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G01		2	1	1	56	22	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G02		2	1	1	60	26	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G03		2	1	1	61	26	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G04		2	1	1	60	48	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G05		1	1		45	37	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G06		1	1		46	35	- <b>SOLD</b>	Refer to Build Partner



Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
155 Rockfield Road	101		2	1	1	64	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	104		1	1		46	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	106		2	1	1	63	7	- <b>UNDER CONTRACT</b>	Refer to Build Partner
155 Rockfield Road	107		2	1	1	68	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	101		2	1	1	56	7	\$645,000	Refer to Build Partner
157 Rockfield Road	102		2	1	1	60	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	103		2	1	1	61	6.9	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	104		2	1	1	61	7	\$645,000	Refer to Build Partner
157 Rockfield Road	105		1	1		45	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	106		2	1	1	60	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	201		2	1	1	64	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	204		1	1		46	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	206		2	1	1	63	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	207		2	1	1	68	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	201		2	1	1	56	7	\$645,000	Refer to Build Partner
157 Rockfield Road	202		2	1		60	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	203		2	1	1	61	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	204		2	1	1	61	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	205		1	1		45	7	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	206		2	1	1	60	7	- <b>SOLD</b>	Refer to Build Partner

Fletcher Living's Showhome location Apartment: G07/157 Rockfield Road, Penrose.

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**Rockfield Apartments (OR-033)**

Fletcher Living’s Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm

All figures are subject to change.

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Apartment <b>A</b>		Levels <b>1,2 and AG</b>							
Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
155 Rockfield Road	G02	G	2	2	1	75	45	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	G03	G	2	2	1	68	32	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	G05	G	2	2	1	80	73	- <b>SOLD</b>	Refer to Build Partner
157 Rockfield Road	G07	G	2	1	1	74	22	\$725,000	Refer to Build Partner
155 Rockfield Road	102	L1	2	2	1	75	7	\$730,000	Refer to Build Partner
155 Rockfield Road	103	L1	2	2	1	68	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	105	L1	2	2	1	80	7	\$730,000	Refer to Build Partner
157 Rockfield Road	107	L1	2	2	1	86	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	202	L2	2	2	1	75	7	- <b>SOLD</b>	Refer to Build Partner
155 Rockfield Road	203	L2	2	2	1	68	7	\$730,000	Refer to Build Partner
155 Rockfield Road	205	L2	2	2	1	80	7	\$730,000	Refer to Build Partner
157 Rockfield Road	207	L2	2	2	1	86	7	\$730,000	Refer to Build Partner

Fletcher Living's Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm

## **Fletcher Living - Roosevelt Avenue and Namata Rd (OR007)**

Fletcher Living's Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex **T SA DPLX**

Levels **T,SA and DPLX**

Address	Lot#	Type	Beds	Study	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
2D Roosevelt Ave	7	Duplex	4		3.5	1 (Internal access garage)	169	203	- <b>SOLD</b>	Refer to Build Partner
2C Roosevelt Ave	8	Duplex	4		3.5	1 (Internal access garage)	169	170	- <b>SOLD</b>	Refer to Build Partner
2B Roosevelt Ave	9	Duplex	4		3.5	1 (Internal access garage)	170	170	- <b>SOLD</b>	Refer to Build Partner
2A Roosevelt Ave	10	Duplex	4		3.5	1 (Internal access garage)	170	174	- <b>SOLD</b>	Refer to Build Partner
9 Namata Road	11	Standalone	4		3	1 (Internal access garage)	179	270	- <b>SOLD</b>	Refer to Build Partner
13 Namata Road	1	Standalone	4		3	1 (Internal access garage)	179	279	- <b>SOLD</b>	Refer to Build Partner
11A Namata Road	2	Standalone	3		2.5	2	119	188	- <b>SOLD</b>	Refer to Build Partner
11B Namata Road	3	Duplex	2	1	1.5	1	107	137	- <b>SOLD</b>	Refer to Build Partner
11C Namata Road	4	Duplex	2	1	1.5	1	107	135	- <b>SOLD</b>	Refer to Build Partner
11D Namata Road	5	Standalone	2		1.5	1	93	147	- <b>SOLD</b>	Refer to Build Partner
11E Namata Road	6	Standalone	3		2.5	1	119	175	- <b>SOLD</b>	Refer to Build Partner

Fletcher Living's Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm

## Fletcher Living - Nissan Ave (OR058)

Fletcher Living's Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex **TSA DPLX**

Levels **T,SA and DPLX**

Address	Lot#	Type	Beds	Study	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
6/1 Nissan Place	1	Standalone	2		1.5	1	93	104	- <b>SOLD</b>	Refer to Build Partner
5/1 Nissan Place	2	Standalone	2		1.5	1	93	165	- <b>SOLD</b>	Refer to Build Partner
22 State Avenue	3	Standalone	5		3.5	2	258	432	- <b>SOLD</b>	Refer to Build Partner
8/1 Nissan Place	4	Duplex	2	1	1.5	1	107	170	- <b>SOLD</b>	Refer to Build Partner
7/1 Nissan Place	5	Duplex	2	1	1.5	1	107	125	- <b>SOLD</b>	Refer to Build Partner
4/1 Nissan Place	6	Terrace	2	1	1.5	1	106	123	- <b>SOLD</b>	Refer to Build Partner
3/1 Nissan Place	7	Terrace	2	1	1.5	1	101	104	- <b>SOLD</b>	Refer to Build Partner
2/1 Nissan Place	8	Terrace	2	1	1.5	1	104	100	- <b>SOLD</b>	Refer to Build Partner
1/1 Nissan Place	9	Terrace	4		2.5	2	152	243	- <b>SOLD</b>	Refer to Build Partner

Fletcher Living's Showhome location Apartment: G07/157 Rockfield Road, Penrose.

Open: Saturday - Tuesday 10am-4pm and Wednesday 12pm - 4pm