

# HOMES FOR SALE PRICE LIST

16 Apr 2025



# WELCOME TO YOUR NEW HOMETOWN

**Congratulations. You've made the first step towards buying your brand new home in Lakeside. With an easy-going, small town vibe and a warm and welcoming community, you'll feel like you belong here from day one.**

Lakeside has 75 hectares of dedicated reserve land and 6km of walking and cycling trails, so there's ample room to roam, and serene views of Lake Waikare to keep you in touch with nature. And it's brilliantly located, just a short stroll to Te Kauwhata's charming main street. Better roads have also brought Lakeside within easy reach of Auckland and Hamilton.

There are around 1,650 homes coming here over the next eight years, in a variety of shapes and sizes, so you're sure to find a place to suit your lifestyle and your budget. Read on to see what's currently available.



# SOMETHING FOR EVERYONE

**At Lakeside we're putting a lot of effort into providing you with quality and choice.**

Quality homes are warm, comfortable and healthy to live in. They also cost less to maintain and run. Providing a variety of housing styles and plans makes it easy to find the right home for your age and stage of life, in the price bracket you can afford.

## **More affordable homes**

At least twenty percent of the homes at Lakeside will be Colab Series homes which we make available to eligible buyers at a predetermined price cap. To date that cap has been \$650,000. You can find out more about Colab Series homes, and whether you're eligible at [lakeside.nz/colab-series](https://lakeside.nz/colab-series).

## **Easier on the planet and your pocket**

The new homes being built at Lakeside will meet high sustainability measures that go beyond what is required by the Building Code. These measures include:

- insulation and double glazing above the Building Code – makes homes warm and less expensive to heat
- houses are designed to take advantage of the sun to create living spaces that are warm and light wherever possible
- energy efficient lights • water efficient showers, toilets and taps.



# LAKESIDE'S MASTERPLAN

Lakeside is designed to give kiwis a neighbourhood they can call their own at a price they can afford.

Lakeside residents will enjoy brand-new, quality homes with their own backyards, where they can put down roots and be part of a great community. Lakeside's location combines the best of town and country living, with brand-new homes in a picturesque setting, close to an established, friendly rural town and within commuting distance of work in important employment hubs in Manukau, Mt Wellington, Auckland airport, Hamilton and the new Ohinewai Sleepyhead Industrial park that's under construction now.



# MEET THE BUILDER PARTNERS

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



**Booming Builders**

Booming Builders is a family-owned company in Hamilton, specializing in high-quality custom-designed, affordable homes across Waikato. Founded in 2017, they prioritise exceptional customer service, quick delivery, and staying within budget.

**CALLAVATE**  
elevating new beginnings

Callavate is a family-owned building company in Te Kauwhata, offering quality turnkey house and land options. They work with trusted local professionals, focusing on personalised service, competitive costs, and delivering exceptional homes for the community.

**Complete**  
RESIDENTIAL

Complete Residential, led by siblings Greg and Jo Ninkie, delivers high-quality, affordable homes. They offer practical, thoughtfully designed 3- and 4-bedroom homes at Lakeside, with hands-on involvement every step of the way.

**DEN**  
The art of construction

DEN Property specialises in commercial construction, home developments, and building maintenance, offering expert services from concept to maintenance. They focus on high-quality spec homes, with a 10-year master build guarantee and a commitment to trust and excellence.



**Hawkins Homes**  
Building better futures

Hawkins Homes, operating in Pokeno since 2018, specialises in affordable homes under \$600,000. They offer fixed-price contracts, end-to-end project management, and a comprehensive after-sales service, delivering more value and quality for your money.

**GOLDEN HOMES**

With 33 years of experience, Golden Homes builds innovative, high-quality homes using ZOG steel framing, exceeding earthquake standards and promoting healthier living. Their homes come with a 50-year durability guarantee, offering options for all investment levels.

**mikegreerhomes**

Mike Greer Homes has built award-winning homes for over 25 years, focusing on purpose-driven design and construction. They exceed customer expectations, creating homes that stand the test of time in both design and quality.

# PRICE LIST

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



## Booming Builders

Contact: Flora Wang

Phone: 021 0819 7351

Email: [flora.wang@boomingbuilders.co.nz](mailto:flora.wang@boomingbuilders.co.nz)

Website: [www.boomingbuilders.co.nz](http://www.boomingbuilders.co.nz)



Booming Builders

Contact: Kirsten Anderson

Phone: 022 087 7354

Email: [kirsten@fusionrealestate.co.nz](mailto:kirsten@fusionrealestate.co.nz)

## Booming Builders - Stage 1

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	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
6 Waipapa Way	122	Standalone	4	2	1	1	147	393	Price by negotiation	Completed
7 Waipapa Way	133	Standalone	3	2	1	1	105	275	- UNDER CONTRACT	Completed
3 Waipapa Way	135	Standalone	3	2	1	1	105	278	- UNDER CONTRACT	Completed
63 Whites Way	289	Standalone	4	2	1	1	146	385	\$799,000	Refer to Build Partner

## Booming Builders - Stage 2

All figures are subject to change. Please contact builder partner (BP) directly for further information.

### Standalone SA

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
7 Whites Way	247		4	2	1	1	145	420	\$820,000	2025
9 Whites Way	248		4	2	1	1	178	420	\$890,000	2025
65 Whites Way	290		4	2	1	1	162	451	\$860,000	2025

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
15 Te Mamae Street	542		3	2	2	1	122	387	\$729,000	Refer to Build Partner
28 Ngaro Street	658		3	2	2	1	132	391	\$719,000	February 2025
29 Ngaro Street	640		3	2	1	1	113	229	- SOLD	Refer to Build Partner
1 Raranga Road	700		4	2	1	1	0	542	- UNDER CONTRACT	2025
58 Raranga Road	768		3	2	2	1	122	385	- UNDER CONTRACT	Completed
60 Raranga Road	767		3	2	2	1	122	385	- UNDER CONTRACT	Completed
56 Raranga Road	769		3	2	2	1	122	385	\$729,000	Completed



Contact: Sheena Young

Phone: 0274 978 860

Email: [sheena@callavate.co.nz](mailto:sheena@callavate.co.nz)

Website: [www.callavate.co.nz](http://www.callavate.co.nz)

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### Stage 1

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>							Levels <i>T,SA and DPLX</i>			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
25 Raranga Road	712	Standalone	3	2	1	1	120	420	from \$795,000	Refer to Build Partner

## Complete Residential

Contact: Greg Ninkie

Phone: 021 078 078

Email: [greg@crl.build](mailto:greg@crl.build)

Website: [www.crl.build](http://www.crl.build)

Contact: Ruby Manak

Phone: 021 782 962

Email: [ruby.manak@raywhite.com](mailto:ruby.manak@raywhite.com)



## Complete Residential - Stage 1

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>							Levels <i>T,SA and DPLX</i>			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
17 Harvest Road	310	Standalone	4	2	2	1	168	488	Price by negotiation	April 2025

## Complete Residential - Stage 2

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>							Levels <i>T,SA and DPLX</i>			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
62 Raranga Road	766	Standalone	3	2	2	1	141	385	- UNDER CONTRACT	Refer to Build Partner
7 Ngaro Street	629	Standalone	2	2	1	1	90	229	\$609,000	Completed
5 Ngaro Street	628	Standalone	3	1.5	1	1	90	229	\$619,000	April 2025
9 Ngaro Street	630	Standalone	3	1.5	1	1	90	229	\$619,000	Completed
19 Ngaro Street	635	Standalone	2	2	1	1	229	90	- UNDER CONTRACT	Please Refer to Build Partner
29 Noverma Street	603	Standalone	3	2	1	1	95	240	- UNDER CONTRACT	Completed

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
10 Tarua Street	729	Standalone	3	2	1	1	115	330	Refer to Build Partner	Refer to Build Partner
21 Whatahuhu Street	376	Standalone	3	2	1	1	100	257	\$650,000	Completed
21 Whites Way	420	Standalone	3	2	1	1	145	420	- UNDER CONTRACT	Refer to Build Partner
5 Te Whaiti Road	479	Standalone	3	2	1	1	107	282	\$650,000	Refer to Build Partner
355 Rimu Street	498	Standalone	3	2	1	1	107	292	\$650,000	Refer to Build Partner
9 Kotuku Way	737	Standalone	3	2	1	1	111	330	Refer to Build Partner	Refer to Build Partner

## DEN Property

Contact: Jacqui Baigent

Phone: 021 373 342

Email: [myhouse@denproperty.nz](mailto:myhouse@denproperty.nz)

Website: <https://denproperty.nz/>

DEN

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## DEN Property - Stage 1

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>							Levels <i>T,SA and DPLX</i>			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
144 Rimu Street	52	Standalone	3	1.5	1	1	104	512	\$740,000	Refer to Build Partner
19 Pourewa Street	80	Standalone	3	1.5	1	1	104	387	\$719,000	Refer to Build Partner
69 Whites Way	291	Standalone	3	1.5	1	1	104	458	- UNDER CONTRACT	Completed
148 Rimu Street	359	Standalone	3	1.5	1	1	98	463	- UNDER CONTRACT	Completed

## DEN Property

Contact: Lovepreet Singh Gill

Phone: 021 0236 9872

Email: [l.gill2@barfoot.co.nz](mailto:l.gill2@barfoot.co.nz)

Website: [www.barfoot.co.nz](http://www.barfoot.co.nz)

Contact: Brijesh Patel

Phone: 021 529 003

Email: [b.patel@barfoot.co.nz](mailto:b.patel@barfoot.co.nz)

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## DEN Property

All figures are subject to change. Please contact Barfoot & Thompson directly for further information.

Standalone SA							Levels SA			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
152 Rimu Street	49	SA	3	1.5	1	1	102	513	Price by negotiation	Completed
14 Bittern Road	165	SA	3	1.5	1	1	98	264	Price by negotiation	Completed
12 Bittern Road	166	SA	3	1.5	1	1	98	264	\$629,000	Completed
10 Bittern Road	167	SA	3	1.5	1	1	98	263	Price by negotiation	Completed
8 Bittern Road	168	SA	3	1.5	1	1	98	264	\$629,000	Completed
36 Panewaka Street	193	SA	3	1.5	1	1	98	293	Price by negotiation	Completed
2 Panewaka Street	209	SA	3	1.5	1	1	103	432	\$739,000	Completed
35 Pa Ariki Road	228	SA	3	1.5	1	1	98	507	Price by negotiation	Completed
4 Pa Ariki Road	243	SA	3	1.5	1	1	98	540	Price by negotiation	Completed
3 Whites Way	245	SA	3	1.5	1	1	102	510	Price by negotiation	Completed

## Golden Homes

Contact: Nicole Jenkins

Phone: 021 889 182

Email: [nicole.jenkins@goldenhomes.co.nz](mailto:nicole.jenkins@goldenhomes.co.nz)

Website: [www.goldenhomes.co.nz](http://www.goldenhomes.co.nz)



### Golden Homes - Stage 1

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>							Levels <i>T,SA and DPLX</i>			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
2 Pourewa Street	142	Standalone	3	2	1	1	106	437	\$739,500	Refer to Build Partner
4 Pourewa Street	143	Standalone	4	2	1	1	153	447	Price by negotiation	Refer to Build Partner
3 Bittern Road	144	Standalone	4	2	1	1	153	443	Price by negotiation	Refer to Build Partner
5 Bittern Road	146	Standalone	3	1.5	1	1	132	429	\$750,000	Refer to Build Partner
124 Rimu Street	298	Standalone	3	2	1	1	137	495	\$836,000	Refer to Build Partner

### Golden Homes - Stage 2

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>							Levels <i>SA and DPLX</i>			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
7 Noverma Street	592	Duplex	3	2	1	1	104	240	\$645,000	Completed
9 Noverma Street	593	Duplex	3	2	1	1	104	240	\$645,000	Completed

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
13 Noverma Street	595	Standalone	3	2	1	1	104	240	\$650,000	Refer to Build Partner
15 Noverma Street	596	Standalone	3	2	1	1	104	240	\$650,000	Refer to Build Partner
17 Noverma Street	597	Standalone	3	2	1	1	104	240	\$650,000	Completed

## Golden Homes

Contact: Ruby Manak

Phone: 021 782 962

Email: [ruby.manak@raywhite.com](mailto:ruby.manak@raywhite.com)

Website: [www.raywhite.co.nz](http://www.raywhite.co.nz)



## Golden Homes

All figures are subject to change. Please contact Caitlyn directly for further information.

Standalone SA							Levels SA			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
28 Pa Ariki Road	230	SA	3	2	1	1	137	379	Price by Negotiation	Completed
6 Crake Street	73	SA	3	2	1	1	140	626	<b>SOLD</b>	Completed
4 Kumukumu Way	19	SA	3	2	1	1	137	377	Price by Negotiation	Completed
7 Pourewa Street	74	SA	3	2	1	1	140	527	Price by Negotiation	Completed
1 Puhi Lane	128	SA	3	2	1	1	137	485	Price by Negotiation	Completed



## Hawkins Homes

Contact: Scott Hawkins

Phone: 021 520 442

Email: [scott@hawkinshomes.co.nz](mailto:scott@hawkinshomes.co.nz)

Website: <https://www.hawkinshomes.co.nz/house-land?suburbs=te-kauwhata>



## Hawkins Homes - Stage 2

All figures are subject to change. Please contact builder partner (BP) directly for further information

Standalone SA							Levels SA			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
17 Tarua Street	694	SA	3	2	1	1	136	385	\$699,000	Refer to Build Partner
47 Raranga Road	2001	SA	4	3	1	1	213	520	- UNDER CONTRACT	Refer to Build Partner
49 Raranga Road	2002	SA	4	2	1	1	157	520	- UNDER CONTRACT	Refer to Build Partner
51 Raranga Road	2003	SA	4	2	1	1	186	520	- UNDER CONTRACT	Refer to Build Partner
53 Raranga Road	2004	SA	4	2	1	1	171	520	- UNDER CONTRACT	Refer to Build Partner
361 Rimu Street	495	SA	3	1	1	1	120	292	- UNDER CONTRACT	Refer to Build Partner
13 Te Whaiti Road	499	SA	3	2	1	1	120	339	- UNDER CONTRACT	Refer to Build Partner
24 Karori Street	684	SA	3	2	1	1	141	399	- UNDER CONTRACT	Refer to Build Partner
11 Kotuku Way	738	SA	3	2		1	135	385	- UNDER CONTRACT	January 2025

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
13 Kotuku Way	739	SA	3	2	1	1	137	385	- UNDER CONTRACT	January 2025
15 Kotuku Way	740	SA	3	2	1	1	137	385	- UNDER CONTRACT	January 2025
16 Kotuku Way	750	SA	3	2	1	1	120	357	\$675,000	Refer to Build Partner
18 Kotuku Way	749	SA	3	2	1	1	137	385	\$695,000	Refer to Build Partner
20 Kotuku Way	748	SA	3	2	1	1	137	385	- UNDER CONTRACT	December 2024
21 Tarua Street	696	SA	3	2	1	1	141	385	- UNDER CONTRACT	February 2025
16 Te Mamae Street	544		3	2	1	1	109	225	- UNDER CONTRACT	Refer to Build Partner
28 Te Whaiti Road	511	SA	4	2.5	1	1	150	437	- UNDER CONTRACT	Refer to Build Partner
41 Te Whaiti Road	816	SA	3	2	1	1	137	385	- UNDER CONTRACT	Refer to Build Partner
43 Te Whaiti Road	817	SA	4	2	1	1	150	377	- UNDER CONTRACT	Refer to Build Partner
10 Whatahuhu Street	367	SA	3	2	1	1	136	385	- UNDER CONTRACT	January 2025
16 Whatahuhu Street	370	SA	3	2	1	1	140	371	- UNDER CONTRACT	December

Contact: Mark Willson

Contact: Adam Hollard

Phone: 027 334 0376

Phone: 027 873 9655

Email: [mwillson@mikegreerhomes.co.nz](mailto:mwillson@mikegreerhomes.co.nz)

Email: [ahollard@mikegreerhomes.co.nz](mailto:ahollard@mikegreerhomes.co.nz)

Website: [www.mikegreerhomes.co.nz/homes-for-sale/profile/4397](http://www.mikegreerhomes.co.nz/homes-for-sale/profile/4397)

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex <i>T SA DPLX</i>						Levels <i>T,SA and DPLX</i>				
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
21 Pourewa Street	81	Standalone	4	1	1	1	123	387	\$765,000	July 2024
23 Pourewa Street	82	Standalone	3	2	1	1	122	432	\$767,000	July 2024
5 Pourewa Street	130	Standalone	3	2	1	1	121	333	\$729,000	September 2024
13 Panewaka Street	178	Standalone	4	1	1	1	121	333	\$739,000	October 2024
15 Panewaka Street	179	Standalone	4	1	1	1	124	432	\$771,000	October 2024
17 Panewaka Street	180	Standalone	4	1	1	1	124	432	\$775,000	October 2024
19 Panewaka Street	181	Standalone	4	1	1	1	124	432	\$775,000	October 2024
21 Panewaka Street	182	Standalone	4	1	1	1	124	430	\$739,000	September 2024
3 Paurarua Lane	12	Standalone	3	1		1	76.3	230	- UNDER CONTRACT	Refer to Build Partner
2 Puhi Lane	129	Standalone	3	2	1	1	118	316	- UNDER CONTRACT	April 2024
174 Rimu Street	38	Standalone	3	1	1	1	111	340	- UNDER CONTRACT	Refer to Build Partner

Contact: Chris Courteaud

Phone: 021 139 0328

Email: [c.courteaud@barfoot.co.nz](mailto:c.courteaud@barfoot.co.nz)

Website: [www.barfoot.co.nz](http://www.barfoot.co.nz)

Contact: Pearl Van Blerck

Phone: 021 023 60118

Email: [p.vanblerck@barfoot.co.nz](mailto:p.vanblerck@barfoot.co.nz)

**Mike Greer**

All figures are subject to change. Please contact Barfoot & Thompson directly for further information.

Standalone SA						Levels SA				
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
24 Pourewa Street	99	SA	3	1	1	1	98	262	\$649,000	Completed
6 Bittern Road	169	SA	3	1	1	1	98	273	\$629,000	Completed
30 Panewaka Street	196	SA	3	1	1	1	98	265	\$649,000	Completed
28 Panewaka Street	197	SA	3	1	1	1	98	261	\$629,000	Completed
4 Panewaka Street	210	SA	3	1.5	1	1	102	446	\$799,000	Completed
3 Pa Ariki Road	211	SA	3	1.5	1	1	102	443	\$799,000	Completed
1 Pa Ariki Road	212	SA	3	2	1	1	125	429	\$829,000	Completed
5 Pa Ariki Road	213	SA	3	1.5	1	1	121	422	\$824,000	Completed
7 Pa Ariki Road	214	SA	4	2	1	1	131	423	\$849,000	Completed