

HOMES FOR SALE PRICE LIST

06 May 2024



Kāinga Ora
Homes and Communities

Lakeside

- TE KAUWHATA -

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.

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.



HOMESTAR RATING SYSTEM

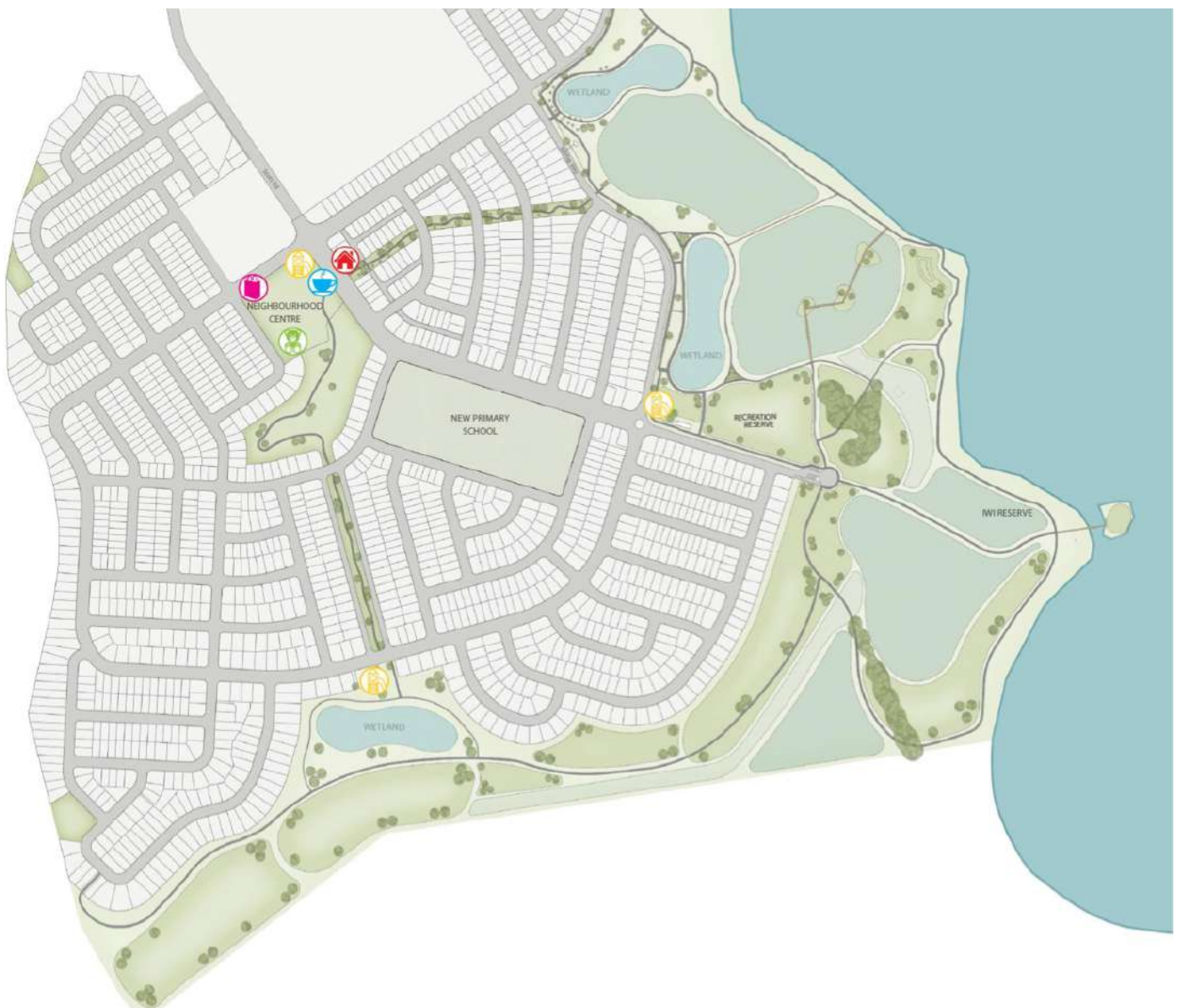
Each new home built as part of Lakeside must achieve a six Homestar rating or above. Homestar is an independent and industry-recognised standard of a building that is overseen and administered by the New Zealand Green Building Council. The rating system promotes the high-quality design and build of new residential homes ensuring they are warmer, drier, healthier and cheaper to run than a standard home built to the New Zealand building code.

To find out more about the Homestar rating system, head to nzgbc.org.nz/homestar

LAKE SIDE'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 Roskill 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 is a family-owned business building residential homes for homeowners throughout the Waikato region. They aspire to develop homes that do not compromise on quality and deliver within budget and short timeframes. Based in Hamilton, the company was formed in 2017 by our two shareholders who have a passion for bringing building concepts to life through building high-quality custom-designed affordable homes, providing exceptional customer service and delivering a home to be proud of in a short period of time and within the agreed budgets.



Callavate is Te Kauwhata's local family-owned building company. They are passionate about providing quality turnkey house and land options for their local community, and look forward to welcoming new residents into the town they have called home for many years. Callavate works exclusively with a core team of trusted local professionals and are dedicated to understanding your needs. Their hands-on management ensures an exceptional product, and their priority is retaining close personal contact with the end-purchaser whilst keeping build costs competitive and sustainable.



Mike Greer Homes has been building award-winning homes for over 25 years and have made it their life's work to create homes that are designed and built with purpose and passion. At Mike Greer Homes, they believe more is more. That's why they make every effort to exceed

customer expectations and to create homes that stand the test of time in terms of both design and construction.



Finesse creates spaces and places that people love to live in. They approach every step in the process with that result in mind: enhancing life and enabling communities to thrive. Finesse's success has been built over many years of experience designing homes that maximise affordability and quality. Finesse focuses on the finest details and has a trusted reputation for delivering top-quality homes. This is how they create places that feel like home, for everyone.



The experienced team at Golden Homes fully embraces the vision that 'better homes build healthier communities. With over 30 years of experience, and with 10 years specializing in Steel Frame construction, Golden Homes have remained focused on innovation, offering New Zealand homebuyers quality homes built to the highest specifications. Golden Homes uses ZOG steel framing and every home comes with a 50 year durability statement on the framing issued by New Zealand Steel. Golden Homes will offer a mix of modern family homes at Lakeside to suit all budgets.



Complete Residential is a locally owned and operated company headed by brother and sister team Greg and Jo Ninkie. They're all about delivering high quality affordable homes for New Zealanders. Their homes are carefully thought-out and designed to provide you with a comfortable, practical and functional place to live. You'll see them on site and hands-on - they'll personally be right by your side through every step of the process. Their 3 and 4 bedroom Lakeside homes are carefully thought out and designed to provide you with a comfortable, practical and functional place to live.



Cambridge Homes North Waikato build stylish, designer homes. Their team has an unwavering focus on quality and customer service, and work with their clients at every step of the way to deliver a beautiful home within budget. Cambridge Homes partner with desirable brands to deliver quality fittings and fixtures. All new homes come with a 10 year Master Builder Guarantee. Cambridge Homes North Waikato is

locally-owned and-operated from Te Kauwhata by wife and husband team Jacqui and Jared Baigent. They're proud to employ local staff to help build your home and support the Lakeside community.



Hawkins Homes

Building better futures

Hawkins Homes (Group) began operations in Pokeno 6 years ago focusing on affordable homes below \$600,000. Our goal is to deliver you more 'house' for your money than any other builder on the market – it's something we've been doing for Aucklanders since 2018. We believe quality affordable housing shouldn't be out of reach and offer home buyers a Fixed Price Contract With No Hidden Costs. Harnessing years of experience with a focus on delivering more value quality homes, we have created both cost and build efficiencies, resulting in flexible and truly affordable homes. Hawkins Homes takes care of your house build from start to finish, providing end-to-end project management so you can enjoy the design and build process. Not stopping at handover, we provide you with a comprehensive after sales service.

PRICE LIST

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



Booming Builders

Contact: Flora Wang

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Email:

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Booming Builders

Contact: Kirsten Anderson

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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	898,000	Completed
63 Whites Way	289	Standalone	4	2	1	1	146	385	880,000	Refer to Build Partner
7 Albur Way	20	Standalone	3	1		1	82.5	325	\$630,000 SOLD	Completed
15 Crake Street	26	Standalone	3	1		1	82.5	304	\$650,000 SOLD	Completed
17 Crake Street	27	Standalone	3	1		1	81.9	312	\$650,000 SOLD	Completed
9 Pourewa Street	75	Standalone	3	2	1	1	125	377	\$730,000 SOLD	Complete
11 Pourewa Street	76	Standalone	4	2	1	1	145	387	\$800,000 SOLD	Completed
38 Pourewa Street	92	Standalone	3	2.5	1	1	141.4	262	\$830,000 SOLD	Complete
36 Pourewa Street	93	Standalone	3	2	1	1	100.1	262	\$650,000 SOLD	Complete
34 Pourewa Street	94	Standalone	3	1		1	82.5	262	\$650,000 SOLD	Completed

Booming Builders

Contact: Flora Wang

Phone: 021 0819 7351

Email: flora.wang@boomingbuilders.co.nz

Contact: Kirsten Anderson

Phone: 022 087 7354

Email: kirsten.anderson@bayleys.co.nz

Website: www.boomingbuilders.co.nz



Booming Builders

Booming Builders - Stage 2

All figures are subject to change. Please contact the 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)
4 Albur Way	2	Standalone	3	2	1	1	108	362	\$685,000 SOLD	April 2024
8 Albur Way	4	Standalone	3	2	1	1	134	402	\$750,000	October 2024
9 Penona Way	22	Standalone	3	2	1	1	108	285	\$650,000 SOLD	April 2024
7 Penona Way	23	Standalone	3	2		1	108	285	\$650,000 SOLD	April 2024
5 Penona Way	24	Standalone	3	2	1	1	108	285	\$650,000 UNDER CONTRACT	April 2024
3 Penona Way	25	Standalone	3	2	1	1	106	285	\$650,000 UNDER CONTRACT	October 2024
32 Panewaka Street	195	Standalone	3	2	1	1	108	272	\$650,000 SOLD	April 2024
7 Whites Way	247	Standalone	4	2	1	1	145	420	\$870,000	Refer Build Partner
9 Whites Way	248	Standalone	4	2	1	1	145	420	Price by negotiation	Refer Build Partner
65 Whites Way	290	Standalone	4	2	1	1	145	451	Price by negotiation	Refer Build Partner
31 Te Mamae Street	378	Standalone	3	2	1	1	105	271	\$650,000	August 2024
29 Te Mamae Street	379	Standalone	3	2	1	1	106	307	\$689,000 SOLD	August 2024

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
31 Raranga Road	715	Standalone	4	2	1	1	145	514	\$830,000 SOLD	June 2024
33 Raranga Road	716	Standalone	4	2	1	1	151	514	\$860,000	September 2024

Contact: Sheena Young**Phone:** 0274 978 860**Email:** sheena@callavate.co.nz**Website:** www.callavate.co.nz**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)
17 Whites Way	252	Standalone	3	2	1	1	168	420	\$985,000	Refer to Build Partner
32 Pourewa Street	95	Standalone	3	1	1	1	102	262	\$650,000 SOLD	Refer to Build Partner
30 Pourewa Street	96	Standalone	3	1	-	1	101	262	\$650,000 SOLD	Refer to Build Partner
28 Pourewa Street	97	Standalone	3	1	1	1	101	262	\$650,000 SOLD	Refer to Build Partner
11 Whites Way	249	Standalone	2	1	1	1	100	420	\$730,000 SOLD	Refer to Build Partner

Cambridge Homes



Contact: Rebecca Picard

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Cambridge Homes - 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)
144 Rimu Street	52	Standalone	3	1.5	1	1	104	512	\$785,000	Refer to Build Partner
19 Pourewa Street	80	Standalone	3	1.5	1	1	104	387	\$786,000	Refer to Build Partner
14 Bittern Road	164	Standalone	3	1.5	1	1	98	264	\$650,000	Refer to Build Partner
12 Bittern Road	166	Standalone	3	1.5	1	1	98	264	\$650,000	Refer to Build partner
10 Bittern Road	167	Standalone	3	1.5	1	1	98	263	\$650,000	Refer to Build Partner
8 Bittern Road	168	Standalone	3	1.5	1	1	98	264	\$650,000	Refer to Build Partner
36 Panewaka Street	193	Standalone	3	1.5		1	98	293	\$650,000	Refer to Build Partner
2 Panewaka Street	209	Standalone	3	1.5	1	1	103	432	\$745,00	Refer to Build Partner
69 Whites Way	291	Standalone	3	1.5	1	1	104	458	\$782,000	Refer to Build Partner
148 Rimu Street	359	Standalone	3	1.5	1	1	98	463	\$780000	Refer to Build Partner
16 Bittern Road	164	Standalone	3	1.5	1	1	101	264	\$650,000 SOLD	Refer to Build Partner

Complete Residential

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Complete Residential - Stage 1

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

Terrace, Standalone and Duplex **TSA DPLX**

Levels **TSA and DPLX**

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
19 Harvest Road	309	Standalone	4	3	2	1	180	496	Enquiries over \$909,000	Refer to Build Partner
17 Harvest Road	310	Standalone	4	2	2	1	168	488	Enquiries over \$889,000	Refer to Build Partner
3 Harvest Road	331	Standalone	5	3	2	1	203	510	\$935,000 UNDER CONTRACT	Complete
2 Kumukumu Way	10	Standalone	3	2	1	1	120	302	\$750,000 SOLD	Complete
4 Pararua Lane	15	Standalone	4	2	1	1	121	303	\$739,000 SOLD	Complete
6 Pararua Lane	16	Standalone	4	2	1	1	121	303	\$799,000 SOLD	Complete
8 Pararua Lane	17	Standalone	4	2	1	1	121	303	\$749,000 SOLD	Complete
10 Pararua Lane	18	Standalone	4	2	1	1	121	303	\$749,000 SOLD	Complete
10 Waipapa Way	124	Standalone	3	2	1	1	104	275	\$650,000 SOLD	Complete
7 Puhi Lane	125	Standalone	3	2	1	1	104	275	\$650,000 SOLD	Complete
5 Puhi Lane	126	Standalone	3	2	1	1	104	276	\$650,000 SOLD	Complete
3 Puhi Lane	127	Standalone	3	2	1	1	104	275	\$650,000 SOLD	Complete

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
4 Puhi Lane	131	Standalone	3	2	1	1	100	275	\$650,000 SOLD	Complete
6 Puhi Lane	132	Standalone	3	2	1	1	100	275	\$650,000 SOLD	Complete
20 Panewaka Street	201	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
18 Panewaka Street	202	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
16 Panewaka Street	203	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
14 Panewaka Street	204	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
12 Panewaka Street	205	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
10 Panewaka Street	206	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
8 Panewaka Street	207	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
6 Panewaka Street	208	Standalone	3	2	1	1	104	259	\$650,000 SOLD	Complete
14 Pa Ariki Road	237	Standalone	3	2	1	1	108	385	689,000.00 SOLD	Complete
12 Pa Ariki Road	238	Standalone	3	2	1	1	108	385	689,000.00 SOLD	Complete
10 Pa Ariki Road	239	Standalone	3	2	1	1	108	385	689,000.00 SOLD	Complete
8 Pa Ariki Road	240	Standalone	3	2	1	1	108	385	689,000.00 SOLD	Complete
6 Pa Ariki Road	241	Standalone	3	2	1	1	108	385	689,000.00 SOLD	Complete
80 Whites Way	308	Standalone	4	3	2	1	180	489	Enquiries over \$909,000 SOLD	Refer to Build Partner
5 Harvest Road	332	Standalone	5	3	2	1	214	551	Enquiries over \$949,000 SOLD	Complete

Complete Residential - Stage 2

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**

Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Lakeside	34 Panewaka Street	194	Standalone	3	2	1	1	103	282	\$650,000	Refer Build Partner
Lakeside	13 Te Mamae Street	541	Standalone	3	2	1	1	100	288	- UNDER CONTRACT	October
Lakeside	341 Rimu Street	505	Standalone	3	2	1	1	140	369	\$749,000	Refer Build Partner
Lakeside	19 Noverma Street	598	Standalone	3	2	1	1	95	240	\$629,000	July
Lakeside	21 Noverma Street	599	Standalone	3	2	1	1	95	240	\$629,000 UNDER CONTRACT	July
Lakeside	23 Noverma Street	600	Standalone	3	2	1	1	95	240	\$629,000 UNDER CONTRACT	July
Lakeside	25 Noverma Street	601	Standalone	3	2	1	1	95	240	\$629,000	July
Lakeside	27 Noverma Street	602	Standalone	3	2	1	1	95	240	\$629,000	Refer to Build Partner
Lakeside	29 Noverma Street	603	Standalone	3	2	1	1	95	240	\$629,000	Refer to Build Partner
Lakeside	31 Noverma Street	604	Standalone	3	2	1	1	95	240	\$629,000	Refer to Build Partner
Lakeside	33 Noverma Street	605	Standalone	3	2	1	1	95	240	\$629,000	Refer to Build Partner
Lakeside	8 Ngaro Street	647	Standalone	3	2	1	1	107.8	275	\$650,000	Refer Build Partner
Lakeside	10 Ngaro Street	648	Standalone	3	2	1		108.5	275	\$650,000	Refer Build Partner
Lakeside	12 Ngaro Street	649	Standalone	3	2	1	1	107.8	275	\$650,000	Refer Build Partner
Lakeside	14 Ngaro Street	650	Standalone	3	2	1	1	107.8	275	\$650,000	Refer Build Partner
Lakeside	16 Ngaro Street	651	Standalone	3	2	1	1	107.8	275	\$650,000	Refer Build Partner

Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Lakeside	18 Ngaro Street	652	Standalone	3	2	1	1	107.8	275	\$650,000	Refer Build Partner
Lakeside	20 Ngaro Street	653	Standalone	3	2	1	1	108.5	275	\$650,000	August
Lakeside	22 Ngaro Street	654	Standalone	3	2	1	1	107.8	275	\$650,000 SOLD	August
Lakeside	16 Raranga Road	657	Standalone	2	2	1	1	104	275	\$700,000 SOLD	August

Contact: Mike Woods

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Website: www.finesse.build

Finesse - Stage 1

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

Terrace, Standalone and Duplex *TSA DPLX*

Levels *SA and DPLX*

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
9 Kumukumu Way	5	Standalone	3	2	1	1	113	287	\$695,000	Aug 2024
7 Kumukumu Way	6	Standalone	3	2	1	1	113	275	\$695,000	Aug 2024
5 Kumukumu Way	7	Standalone	3	2	1	1	113	275	\$695,000	Aug 2024
3 Kumukumu Way	8	Standalone	3	2	1	1	113	275	\$695,000	Aug 2024
1 Albur Way	35	Duplex	3	2	1	1	107	289	\$650,000 UNDER CONTRACT	Refer Build Partner
47 Bittern Road	56	Standalone	3	2	1	1	131.9	447	\$875,000	Refer to Build Partner
4 Waipapa Way	121	Standalone	3	2	1	1	113	408	\$719,000	June 2024
7 Waipapa Way	133	Standalone	3	2	1	1	113	275	\$685,000 UNDER CONTRACT	July 2024
5 Waipapa Way	134	Standalone	3	2	1	1	113	275	\$685,000 UNDER CONTRACT	July 2024
3 Waipapa Way	135	Standalone	3	2	1	1	113	278	\$685,000 UNDER CONTRACT	July 2024
26 Bittern Road	159	Standalone	3	2	1	1	107	252	\$650,000	Complete November 2023
2 Bittern Road	170	Standalone	3	2	1	1	113	437	\$719,000	June 2024

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
4 Bittern Road	171	Standalone	3	2	1	1	113	447	\$719,000	June 2024
3 Panewaka Street	172	Standalone	3	2	1	1	113	443	\$719,000	June 2024
1 Panewaka Street	173	Standalone	3	2	1	1	113	435	\$719,000	June 2024
5 Panewaka Street	174	Standalone	4	2	1	1	000	433	\$835,000	Sept 2024
7 Panewaka Street	175	Standalone	4	2	1	1	000	432	\$835,000	Sept 2024
9 Panewaka Street	176	Standalone	4	2	1	1	000	432	\$835,000	Sept 2024
11 Panewaka Street	177	Standalone	4	2	1	1	000	432	\$835,000	Sept 2024
23 Panewaka Street	183	Standalone	3	2	1	1	131.9	456	\$875,000	Refer to Build Partner
25 Panewaka Street	184	Standalone	3	2	1	1	131.9	521	\$875,000	Refer to Build Partner
27 Panewaka Street	185	Standalone	3	2	1	1	131.9	520	\$875,000	Refer to Build Partner
29 Panewaka Street	186	Standalone	3	2	1	1	131.9	521	\$875,000	Refer to Build Partner
31 Panewaka Street	187	Standalone	3	2	1	1	131.9	521	\$875,000	Refer to Build Partner
33 Panewaka Street	188	Standalone	4	2.5	1	1	162	521	\$990,000	Refer to Build Partner
42 Panewaka Street	190	Standalone	4	3	1	1	131.9	439	\$925,000	Refer to Build Partner
40 Panewaka street	191	Standalone	3	2	1	1	131.9	439	\$925,000	Refer to Build Partner
38 Panewaka Street	192	Standalone	3	2	1	1	131.9	440	\$925,000	Refer to Build Partner
17 Pa Ariki Road	219	Standalone	3	2	1	1	113	423	\$735,000	June 2024
19 Pa Ariki Road	220	Standalone	3	2	1	1	113	423	\$735,000	June 2024
21 Pa Ariki Road	221	Standalone	3	2	1	1	131.9	423	\$875,000	Refer to Build Partner
23 Pa Ariki Road	222	Standalone	3	2	1	1	131.9	422	\$875,000	Refer to Build Partner
25 Pa Ariki Road	223	Standalone	3	2	1	1	131.9	422	\$875,000	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
27 Pa Ariki Road	224	Standalone	3	2	1	1	131.9	423	\$875,000	Refer to Build Partner
29 Pa Ariki Road	225	Standalone	3	2	1	1	131.9	423	\$875,000	Refer to Build Partner
31 Pa Ariki Road	226	Standalone	3	2	1	1	131.9	423	\$875,000	Refer to Build Partner
33 Pa Ariki Road	227	Standalone	3	2	1	1	131.9	423	\$875,000	Refer to Build Partner
2 Pa Ariki Road	242	Standalone	3	2	1	1	131.9	431	\$875,000	Refer to Build Partner
110 Rimu Street	324	Standalone	4	2.5	1	1	162	425	Price by negotiation	Refer to Build Partner
108 Rimu Street	325	Standalone	4	2.5	1	1	156	424	Price by negotiation	Refer to Build Partner
106 Rimu Street	326	Standalone	4	2.5	1	1	156	424	Price by negotiation	Refer to Build Partner
104 Rimu Street	327	Standalone	4	2.5	1	1	162	424	Price by negotiation	Refer to Build Partner
3 Albur Way	34	Duplex	3	2	1	1	107	227	\$650,000 UNDER CONTRACT	Refer to Build Partner
20 Pourewa Street	101	Standalone	3	2	1	1	107	262	- SOLD	Refer to Build Partner
18 Pourewa Street	102	Standalone	3	2	1	1	107	262	- SOLD	Refer to Build Partner
16 Pourewa Street	103	Standalone	3	2	1	1	107	262	- SOLD	Refer to Build Partner
13 Bittern Road	104	Standalone	3	2	1	1	107	429	- SOLD	Refer to Build Partner
15 Bittern Road	105	Standalone	3	2	1	1	105	428	\$650,000 SOLD	Refer to Build Partner
17 Bittern Road	106	Standalone	3	2	1	1	107	428	\$650,000 SOLD	Refer to Build Partner
19 Bittern Road	107	Standalone	3	2	1	1	107	429	\$650,000 SOLD	Refer to Build Partner
21 Bittern Road	108	Standalone	3	2	1	1	105	428	- SOLD	Refer to Build Partner
23 Bittern Road	109	Standalone	3	2	1	1	107	428	\$650,000 SOLD	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
25 Bittern Road	110	Standalone	3	2	1	1	107	427	\$650,000 SOLD	Refer to Build Partner
27 Bittern Road	111	Standalone	3	2	1	1	105	429	\$650,000 SOLD	Refer to Build Partner
29 Bittern Road	112	Standalone	3	2	1	1	107	429	\$650,000 SOLD	Refer to Build Partner
31 Bittern Road	113	Standalone	3	2	1	1	107	436	\$650,000 SOLD	Refer to Build Partner
11 Bittern Road	149	Standalone	3	2	1	1	107	429	\$650,000 SOLD	Refer to Build Partner
44 Bittern Road	150	Standalone	3	2	1	1	107	360	\$650,000 SOLD	Refer to Build Partner
34 Bittern Road	155	Standalone	3	2	1	1	107	274	\$650,000 SOLD	Refer to Build Partner
32 Bittern Road	156	Standalone	3	2	1	1	107	273	\$650,000 SOLD	Refer to Build Partner
30 Bittern Road	157	Standalone	3	2	1	1	107	265	\$650,000 SOLD	Refer to Build Partner
28 Bittern Road	158	Standalone	3	2	1	1	107	259	\$650,000 SOLD	Refer to Build Partner
24 Bittern Road	160	Standalone	3	2	1	1	107	264	\$650,000 SOLD	Refer to Build Partner
22 Bittern Road	161	Duplex	3	2	1	1	107	264	\$650,000 SOLD	Refer to Build Partner
20 Bittern Road	162	Standalone	3	2	1	1	107	264	\$650,000 SOLD	Refer to Build Partner
18 Bittern Road	163	Standalone	3	2	1	1	107	264	\$650,000 SOLD	Refer to Build Partner
35 Panewaka Street	189	Standalone	4	2.5	1	1	156	676	\$1,090,000 SOLD	Refer to Build Partner
22 Rahui Street	333	Standalone	3	2	1	1	106	279	\$650,000 SOLD	Refer to Build Partner
67 Whites Way	358	Standalone	3	2	1	1	105	440	\$650,000 SOLD	Refer to Build Partner

Golden Homes

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Golden Homes - Stage 1

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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)
8 Crake Street	72	Standalone	4	2	1	1	154	515	\$879,000 SOLD	Show Home
14 Pourewa Street	137	Standalone	3	1	1	1	108	262	\$650,000 SOLD	October 2023
10 Pourewa Street	139	Standalone	3	1	1	1	108	262	\$650,000 SOLD	October 2023
12 Pourewa Street	138	Standalone	3	1	1	1	108	262	\$650,000 SOLD	October 2023
8 Pourewa Street	140	Standalone	3	1	1	1	104	262	\$650,000 SOLD	October 2023
6 Pourewa Street	141	Standalone	3	1	1	1	108	262	\$650,000 SOLD	October 2023
2 Pourewa Street	142	Standalone	4	2	1	1	154	437	Price by Negotiation	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
40 Bittern Road	152	Standalone	3	1	1	1	102	280	\$650,000 SOLD	August 2023

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
38 Bittern Road	153	Standalone	3	2	1	1	115	274	\$650,000 SOLD	August 2023
36 Bittern Road	154	Standalone	3	1	1	1	115	274	\$650,000 SOLD	August 2023
20 Pa Ariki	232	Standalone	3	2	1	1	136	385	\$730,000 UNDER CONTRACT	Refer to Build Partner
22 Pa Ariki	233	Standalone	3	2	1	1	136	385	\$790,000	June 2024
24 Pa Ariki	234	Standalone	3	2	1	1	136	385	\$740,000 SOLD	Refer to Build Partner
18 Pa Ariki	235	Standalone	3	2	1	1	136	385	\$780,000 SOLD	Refer to Build Partner
16 Pa Ariki	236	Standalone	3	2	1	1	136	385	\$730,000 SOLD	Refer to Build Partner
124 Rimu	298	Standalone	3	2	1	1	137	495	Price by Negotiation	Refer to Build Partner

Golden Homes - Stage 2

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

Terrace, Standalone and Duplex T SA DPLX							Levels SA and DPLX			
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	\$649,000	Refer to Build Partner
9 Noverma Street	593	Duplex	3	2	1	1	104	240	\$649,000	Refer to Build Partner
13 Noverma Street	595	Duplex	3	2	1	1	104	240	\$649,000	Refer to Build Partner
15 Noverma Street	596	Duplex	3	2	1	1	104	240	\$649,000	Refer to Build Partner
3 Noverma Street	590	Standalone	3	2	1	1	104	240	\$650,000 UNDER CONTRACT	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
17 Noverma Street	597	Standalone	3	2	1	1	104	240	\$650,000 UNDER CONTRACT	Refer to Build Partner
5 Noverma street	591	Standalone	3	2	1	1	104	240	\$650,000 SOLD	Refer to Build Partner
11 Noverma Street	594	Standalone	3	2	1	1	104	240	\$650,000 SOLD	Refer to Build Partner

Hawkins Homes

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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)
8 Whatahuhu Street	366	SA	4	2	1	1	158	399	\$789,000 SOLD	September 2024
19 Korari Street	669	SA	3	1	1	1	120	289	\$650,000 UNDER CONTRACT	September 2024
21 Korari Street	670	SA	3	1	1	1	120	289	\$650,000 UNDER CONTRACT	September 2024
18 Raranga Road	671	SA	3	1	1	1	120	291	\$650,000	Refer to Build Partner
5 Raranga Road	702	SA	4	2	1	1	158	513	\$794,446 SOLD	September 2024
7 Raranga Road	703	SA	4	2	1	1	158	513	\$789,999 SOLD	September 2024
19 Raranga Road	709	SA	4	2	1	1	158	513	\$789,999 UNDER CONTRACT	Refer to Build Partner
21 Raranga Road	710	SA	4	2	1	1	158	513	\$782,166 SOLD	September 2024
23 Raranga Road	711	SA	4	2	1	1	158	385	\$773,666 SOLD	September 2024
35 Raranga Road	717	SA	3	2	1	1	137	511	- UNDER CONTRACT	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
43 Raranga Road	721	SA	3	2	1	1	158	526	\$788,708 SOLD	Refer to Build Partner
11 Kotuku Way	738	SA	3	2		1	135	385	\$695,000 UNDER CONTRACT	Refer to Build Partner
13 Kotuku Way	739	SA	3	2	1	1	137	385	\$695,000 UNDER CONTRACT	Refer to Build Partner
15 Kotuku Way	740	SA	3	2	1	1	137	385	\$695,000 UNDER CONTRACT	Refer to Build Partner
22 Kotuku Way	747	SA	3	2	1	1	135	385	\$735,000 SOLD	Refer to Build Partner

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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)
170 Rimu Street	40	Standalone	4	1	1	1	124	409	\$749,000	July 2024
21 Pourewa Street	81	Standalone	4	1	1	1	123	387	\$765,000	July 2024
23 Pourewa Stree	82	Standalone	3	2	1	1	122	432	\$767,000	July 2024
24 Pourewa Street	99	Standalone	3	1	1	1	98	262	\$649,000	May 2024
22 Pourewa Street	100	Standalone	3	1	1	1	98	263	\$649,000	May 2024
8 Walpapa Way	123	Standalone	3	1	1	1	102	330	\$679,000 SOLD	Complete
5 Pourewa Street	130	Standalone	3	2	1	1	121	333	\$785,000	Refer to build partner
6 Bittern Road	169	Standalone	3	1	1	1	98	273	\$649,000	April 2024
13 Panewaka Street	178	Standalone	4	1	1	1	121	333	\$759,500	September 2024
15 Panewaka Street	179	Standalone	4	1	1	1	124	432	\$771,000	August 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	\$759,500	September 2024
30 Panewaka Street	196	Standalone	3	1	1	1	98	265	\$649,000	Complete

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
28 Panewaka Street	197	Standalone	3	1	1	1	98	261	\$649,000	Complete
4 Panewaka Street	210	Standalone	3	1.5	1	1	102	446	\$799,000	April 2024
3 Pa Ariki Road	211	Standalone	3	1.5	1	1	102	443	\$799,000	April 2024
1 Pa Ariki Road	212	Standalone	3	2	1	1	125	429	\$829,000	April 2024
5 Pa Ariki Road	213	Standalone	3	1.5	1	1	121	422	\$824,000	May 2024
7 Pa Ariki Road	214	Standalone	4	2	1	1	131	423	\$849,000	May 2024
3 Paurarua Lane	12	Standalone	3	1		1	76.3	230	\$595,000 UNDER CONTRACT	Refer to Build Partner
174 Rimu Street	38	Standalone	3	1	1	1	111	340	\$725,000 UNDER CONTRACT	Refer to build partner
2 Puhi Lane	129	Standalone	3	2	1	1	118	316	\$737,000 UNDER CONTRACT	April 2024
5 Paurarua Lane	11	Standalone	3	1		1	76.3	230	\$595,000 SOLD	Refer to Build Partner
4 Penona Way	30	Standalone	3	1		1	76.3	230	\$595,000 SOLD	Refer to Build Partner
6 Penona Way	31	Standalone	3	1		1	76.3	250	\$599,000 SOLD	Refer to Build Partner
8 Penona Way	32	Standalone	3	1		1	76.3	250	\$599,000 SOLD	Refer to Build Partner
10 Penona Way	33	Standalone	3	1		1	76.3	250	\$599,000 SOLD	Refer to Build Partner
176 Rimu Street	37	Standalone	3	1	1	1	107	339	\$735,000 SOLD	Refer to build partner
172 Rimu Street	39	Standalone	4	1	1	1	124	408	\$789,000 SOLD	Refer to Build Partner

Golden Homes - Stage 1

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Golden Homes - Stage 1

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Standalone SA							Levels SA			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
26 Pourewa Street	98	SA	3	1	1	1	109	263	- SOLD	Completed
42 Bittern Road	151	SA	3	2	1	1	116	280	- SOLD	Completed
26 Panewaka Street	198	SA	3	1	1	1	107	259	- SOLD	Completed
24 Panewaka Street	199	SA	3	1	1	1	107	259	- SOLD	Completed
22 Panewaka Street	200	SA	3	1	1	1	107	259	- SOLD	Completed