

HOMES FOR SALE PRICE LIST

25 Feb 2026



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.



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.



Ascension Homes is led by an experienced Licensed Building Practitioner with more than four decades in the residential construction industry. With a background spanning council building inspection, supervisory roles across leading building firms, and the delivery of multiple award-winning Master Build homes, Ascension Homes brings proven expertise and a strong commitment to quality. Now focused on delivering affordable homes in Te Kauwhata, dedicated to building homes where people can truly love where they live.



Fortis Homes delivers completed homes crafted with care, quality, and a commitment to making your journey simple, seamless, and inspiring. Contact us today to secure your new home with confidence.



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, 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 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, 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.



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.



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.



Established in 2000 and backed by over 40 years of experience, Summit Homes is a proudly Kiwi-owned company run by Tony and Melissa Clark. Building across Waikato to Auckland, they offer quality homes with extensive interior options and cost-effective pricing, delivering great value to homeowners.

PRICE LIST

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



Ascension Homes



Contact: Allan Austen

Phone: 0274 969 111

Email: allan@hawkholdings.co.nz

Website: <https://ascensionhomes.co.nz/>

Ascension Homes

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)
28 Raranga Rd	777		4	2.5	2	1	175.5	516	Price by negotiation	Refer to Build Partner
30 Raranga Rd	776		4	2.5	2	1	175.5	510	Price by negotiation	Refer to Build Partner
32 Raranga Rd	775		4	2.5	2	1	175.5	509	Price by negotiation	Refer to Build Partner
46 Raranga Rd	774		4	2.5	2	1	175.5	509	Price by negotiation	Refer to Build Partner
48 Raranga Rd	773		4	2.5	2	1	175.5	509	Price by negotiation	Refer to Build Partner

Booming Builders

Contact: Flora Wang

Phone: 021 0819 7351

Email: flora.wang@boomingbuilders.co.nz

Website: www.boomingbuilders.co.nz



Booming Builders

Contact: Kirsten Anderson

Phone: 022 087 7354

Email: 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 <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)
7 Whites Way	247	Standalone	4	2	1	1	146	420	\$820,000	November 2026
9 Whites Way	248	Standalone	4	2	1	1	178	420	- UNDER CONTRACT	November 2026
65 Whites Way	290	Standalone	4	2	2	1	162	451	\$860,000	December 2026
40 Panewaka Street	191	Standalone	3	2	1	1	121	440	\$685,000	Refer to BP
6 Waipapa Way	122	Standalone	4	2	1	1	146	393	Price by negotiation	Completed
63 Whites Way	289	Standalone	4	2	1	1	146	385	\$799,000	December 2026

Booming Builders - 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>			
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Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
14 Korari Street	679	Standalone	3	2	1	1	128	399	669,000	Refer to BP
112 Scott Road	578	Standalone	3	2	1.5	1	142	385	\$749,000	Refer to BP
25 Ngaro Street	638	Standalone	3	2	1	1	113	229	- UNDER CONTRACT	December 2025
27 Ngaro Street	639	Standalone	3	2	1	1	113	229	- UNDER CONTRACT	November 2025

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 <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	2	2	159	385	From \$850,000	Refer to Build Partner

Complete Residential

Contact: Greg Ninkie

Phone: 021 078 078

Email: greg@crl.build

Website: www.crl.build

Contact: Ruby Manak

Phone: 021 782 962

Email: 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 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 Harvest Road	310	Standalone	4	2	2	1	175	488	\$829,000	Completed

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			
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
357 Rimu Street	497	Standalone	3	2	1	1	107	292	- UNDER CONTRACT	Refer to Build Partner
5 Ngaro Street	628	Standalone	3	1.5	1	1	90	229	\$625,000	Completed
9 Ngaro Street	630	Standalone	3	1.5	1	1	90	229	- SOLD	Completed
9 Raranga Road	704	Standalone	3	2	2	2	153	385	- SOLD	Refer to Build Partner
12 Turau Street	728	Standalone	3	2	1	1	111	342	- SOLD	Refer to Build Partner
68 Raranga Road	763	Standalone	3	2.5	2	2	150	385	\$769,000	Refer to Build Partner

DEN Property

Contact: Rebecca Piccard

Phone: 021 0297 5648

Email: Rebecca@denproperty.nz

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



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	2	1	1	104	512	\$689,000	Refer to Build Partner
19 Pourewa Street	80	Standalone	3	2	1	1	104	387	\$674,200	Refer to Build Partner

DEN Property

Contact: Kirsten Anderson

Phone: 022 087 7354

Email: kirsten@fusionrealestate.co.nz

Website: fusionrealestate.co.nz

Contact: Mike Woods

Phone: 021 675 011

Email: mike@fusionrealestate.co.nz

DEN

the art of construction

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)
14 Bittern Road	165	SA	3	1	1	1	98	264	- UNDER CONTRACT	Completed
36 Panewaka Street	193	SA	3	1.5	1	1	98	293	\$610,000	Completed
2 Panewaka Street	209	SA	3	1.5	1	1	103	432	\$690,000	Completed
35 Pa Ariki Road	228	SA	3	1.5	1	1	98	507	- UNDER CONTRACT	Completed
4 Pa Ariki Road	243	SA	3	1.5	1	1	98	540	- UNDER CONTRACT	Completed
8 Bittern Road	168	SA	3	1.5	1	1	98	264	- UNDER CONTRACT	Completed
10 Bittern Road	167	SA	3	1.5	1	1	98	263	- UNDER CONTRACT	Completed

Contact: Andrew Harrison

Phone: 021 504 223

Email: sales@fortishomes.co.nz

Website: <https://www.fortishomes.co.nz/>

Fortis Homes - Stage 1

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

Terrace, Standalone and Duplex <i>T SA DPLX</i>								Levels <i>SA</i>		
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
7 Kumukumu Way	6	Standalone	3	2	1	1	109	275	- SOLD	November 2025
5 Kumukumu Way	7	Standalone	3	2	1	1	104	275	* SOLD	December 2025
3 Kumukumu Way	8	Standalone	3	2	1	1	109	275	\$665,000	January 2026
9 Pa Ariki Road	215	Standalone	3	2	1	1	113	423	\$705,000	February 2026
11 Pa Ariki Road	216	Standalone	3	2	1	1	113	423	* SOLD	March 2026
13 Pa Ariki Road	217	Standalone	3	2	1	1	113	423	\$710,000	April 2026
15 Pa Ariki Road	218	Standalone	3	2	1	1	113	423	\$710,000	March 2026

Golden Homes

Contact: Nicole Jenkins

Phone: 021 889 182

Email: nicole.jenkins@goldenhomes.co.nz

Website: 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)
130 Rimu Street	287	Standalone	4	3	1	1	182	530	\$1,049,000	Refer to Build Partner
124 Rimu Street	298	Standalone	4	2.5	2	1	151.3	495	\$840,500	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)
126 Scott Road	585	Standalone	3	2	1	1	104	383	\$749,000	Refer to Build Partner
28 Te Whaiti Road	510	Standalone	3	2.5	2	1	139	440	\$834,000	Refer to Build Partner

Golden Homes

Contact: Ruby Manak

Phone: 021 782 962

Email: ruby.manak@raywhite.com

Website: www.raywhite.co.nz



Golden Homes

All figures are subject to change. Please contact Ruby Manak 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
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	- UNDER CONTRACT	Completed

Hawkins Homes

Contact: Scott Hawkins

Phone: 021 520 442

Email: 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)
110 Rimu Street	324	SA	3	2	1.5	1	151	425	- UNDER CONTRACT	Refer to Build Partner
9 Turau Street	690	SA	3	2	1	1	136	385	\$715,000	Completed
18 Whatahuhu Street	371	SA	3	2	2	1	150	401	\$715,000	Refer to Build Partner
128 Scott Road	586	SA	3	2	1.5	1	141	385	- UNDER CONTRACT	Refer to Build Partner
18 Turau Street	723	SA	4	2	1	1	158	452	\$815,000	Refer to Build Partner
18 Kotuku Way	749	SA	3	2.5	1	1	137	385	- SOLD	Completed
16 Kotuku Way	750	SA	3	2	1	1	120	357	- SOLD	February 2026

Contact: Mark Willson

Phone: 027 334 0376

Email: mwillson@mikegreerhomes.co.nz

Website: www.mikegreerhomes.co.nz/homes-for-sale/profile/4397

Contact: Adam Hollard

Phone: 027 873 9655

Email: ahollard@mikegreerhomes.co.nz

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	Study	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
21 Pourewa Street	81	Standalone	3	1	1	1	1	123	387	- SOLD	Completed
17 Panewaka Street	180	Standalone	4		1	1	1	124	432	- UNDER CONTRACT	Completed
21 Panewaka Street	182	Standalone	4		1	1	1	124	430	- UNDER CONTRACT	Completed

Contact: Mark Willson

Phone: 027 334 0376

Email: mwillson@mikegreerhomes.co.nz

Website: www.mikegreerhomes.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	- SOLD	Completed
22 Pourewa Street	100	SA	3	1	1	1	98	263	\$610,000	Completed
6 Bittern Road	169	SA	3	1	1	1	98	273	\$610,000	Completed
30 Panewaka Street	196	SA	3	1	1	1	98	265	\$610,000	Completed
28 Panewaka Street	197	SA	3	1	1	1	98	261	\$610,000	Completed
4 Panewaka Street	210	SA	3	1.5	1	1	102	446	\$679,000	Completed
3 Pa Ariki Road	211	SA	3	1.5	1	1	102	443	\$679,000	Completed
1 Pa Ariki Road	212	SA	3	2.5	1	1	125	429	\$709,000	Completed
5 Pa Ariki Road	213	SA	3	1.5	1	1	121	422	\$709,000	Completed
7 Pa Ariki Road	214	SA	4	2.5	1	1	131	423	\$779,000	Completed

Summit Homes



Contact: Tony Clark

Phone: 027 496 8652

Email: Tony@summithomes.co.nz

Website: <https://summithomes.co.nz/house-land-packages-in-te-kauwhata/>

Summit 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)
23 Turau Street	697	SA	3	1	1	1	106	331	\$687,000	Refer to Build Partner
7 Turau Street	689	SA	3	1.5	1	1	133	330	\$669,679	Refer to Build Partner
25 Turau Street	698	SA	3	2	1	1	112	342	\$730,000	Refer to Build Partner
3 Turau Street	687	SA	4	2.5	2	1	166	415	- UNDER CONTRACT	Refer to Build Partner