

HOMES FOR SALE PRICE LIST

22 Aug 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.

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.



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.

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

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)
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
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>			
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	November 2026
9 Whites Way	248		4	2	1	1	178	420	\$890,000	November 2026
65 Whites Way	290		4	2	1	1	162	451	\$829,000	December 2026
20 Te Mamae Street	542		3	2	2	1	122	387	\$729,000	November 2026

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
29 Ngaro Street	640		3	2	1	1	113	229	- UNDER CONTRACT	Refer to Build Partner
60 Raranga Road	767		3	2	2	1	122	385	\$729,000	Completed

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	1	1	120	420	from \$795,000	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 <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	Completed

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)
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	Completed
9 Ngaro Street	630	Standalone	3	1.5	1	1	90	229	\$619,000	Completed
359 Rimu Street	496	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	Completed

DEN Property

Contact: Rebecca Piccard

Phone: 021 0297 5648

Email: Rebecca@denproperty.nz

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

DEN
the art of construction

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	\$717,000	Refer to Build Partner
19 Pourewa Street	80	Standalone	3	2	1	1	104	387	\$659,000	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
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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	\$690,000	Completed
14 Bittern Road	165	SA	3	1.5	1	1	98	264	\$610,000	Completed
10 Bittern Road	167	SA	3	1.5	1	1	98	263	\$610,000	Completed
8 Bittern Road	168	SA	3	1.5	1	1	98	264	\$610,000	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	\$690,000	Completed
4 Pa Ariki Road	243	SA	3	1.5	1	1	98	540	\$690,000	Completed
3 Whites Way	245	SA	3	1.5	1	1	102	510	- 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	Price by negotiation	November 2025
5 Kumukumu Way	7	Standalone	3	2	1	1	104	275	Price by negotiation	December 2025
3 Kumukumu Way	8	Standalone	3	2	1	1	109	275	Price by negotiation	January 2026
9 Pa Ariki Road	215	Standalone	3	2	1	1	113	423	Price by negotiation	February 2026
11 Pa Ariki Road	216	Standalone	3	2	1	1	113	423	Price by negotiation	March 2026
13 Pa Ariki Road	217	Standalone	3	2	1	1	113	423	Price by negotiation	April 2026
15 Pa Ariki Road	218	Standalone	3	2	1	1	113	423	Price by negotiation	March 2026
17 Pa Ariki Road	219	Standalone	3	2	1	1	113	423	Price by negotiation	Completed

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)
5 Bittern Road	146	Standalone	3	1.5	1	1	132	429	\$750,000	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)
7 Noverma Street	592	Duplex	3	2	1	1	104	240	- UNDER CONTRACT	Completed
9 Noverma Street	593	Duplex	3	2	1	1	104	240	- UNDER CONTRACT	Completed
15 Noverma Street	596	Standalone	3	2	1	1	104	240	\$650,000	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	Price by Negotiation	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)
18 Whatahuhu Street	371	SA	4	2	1	1	158	401	\$765,000	Refer to Build Partner
16 Kotuku Way	750	SA	3	2	1	1	120	357	\$675,000	February 2026
18 Kotuku Way	749	SA	3	2	1	1	137	385	\$695,000	Completed
20 Kotuku Way	748	SA	3	2	1	1	137	385	\$699,000	Completed

Contact: Mark Willson

Phone: 027 334 0376

Email: mwillson@mikegreerhomes.co.nzWebsite: www.mikegreerhomes.co.nz/homes-for-sale/profile/4397

Contact: Adam Hollard

Phone: 027 873 9655

Email: ahollard@mikegreerhomes.co.nz

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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)
21 Pourewa Street	81	Standalone	4	1	1	1	123	387	\$755,000	Completed
23 Pourewa Street	82	Standalone	3	2	1	1	122	432	\$755,000	Completed
5 Pourewa Street	130	Standalone	3	2	1	1	121	333	- UNDER CONTRACT	Completed
13 Panewaka Street	178	Standalone	4	1	1	1	121	333	\$739,000	Completed
15 Panewaka Street	179	Standalone	4	1	1	1	124	432	\$727,000	Completed
17 Panewaka Street	180	Standalone	4	1	1	1	124	432	\$744,000	Completed
19 Panewaka Street	181	Standalone	4	1	1	1	124	432	\$744,000	Completed
21 Panewaka Street	182	Standalone	4	1	1	1	124	430	\$727,000	Completed

Contact: Chris Courteaud
Phone: 021 139 0328
Email: c.courteaud@barfoot.co.nz
Website: www.barfoot.co.nz

Contact: Pearl Van Blerck
Phone: 021 023 60118
Email: 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