

HOMES FOR SALE PRICE LIST

28 Jun 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.



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

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Website: www.boomingbuilders.co.nz



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 <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	\$605,000	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)
27 Pa Ariki Street	224		3	2	1	1	109	420	- UNDER CONTRACT	Completed
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	\$829,000	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	- UNDER CONTRACT	February 2025
29 Ngaro Street	640		3	2	1	1	113	229	\$650,000	Refer to Build Partner
60 Raranga Road	767		3	2	2	1	122	385	\$729,000	Completed

Contact: Sheena Young
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Stage 1

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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)
25 Raranga Road	712	Standalone	3	2	1	1	120	420	from \$795,000	Refer to Build Partner

Complete Residential

Contact: Greg Ninkie

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Contact: Ruby Manak

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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	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)
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
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
5 Te Whaiti Road	479	Standalone	3	2	1	1	107	282	\$650,000	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
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

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DEN
the art of construction

DEN Property - Stage 1

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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)
144 Rimu Street	52	Standalone	3	1.5	1	1	104	512	\$717,000	Refer to Build Partner
19 Pourewa Street	80	Standalone	3	1.5	1	1	104	387	\$689,000	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

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Contact: Brijesh Patel
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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

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Golden Homes - Stage 1

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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)
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
13 Noverma Street	595	Standalone	3	2	1	1	104	240	- SOLD	Refer to Build Partner
15 Noverma Street	596	Standalone	3	2	1	1	104	240	\$650,000	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
17 Noverma Street	597	Standalone	3	2	1	1	104	240	- UNDER CONTRACT	Completed

Golden Homes



Contact: Ruby Manak
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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

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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)
17 Tarua Street	694	SA	3	2	1	1	136	385	- UNDER CONTRACT	Refer to Build Partner
361 Rimu Street	495	SA	3	1	1	1	120	292	- 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
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

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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)
21 Pourewa Street	81	Standalone	4	1	1	1	123	387	\$755,000	July 2024
23 Pourewa Street	82	Standalone	3	2	1	1	122	432	\$755,000	July 2024
5 Pourewa Street	130	Standalone	3	2	1	1	121	333	- UNDER CONTRACT	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	\$739,000	October 2024
17 Panewaka Street	180	Standalone	4	1	1	1	124	432	\$744,000	October 2024
19 Panewaka Street	181	Standalone	4	1	1	1	124	432	\$744,000	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

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Mike Greer

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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)
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