

# HOMES FOR SALE PRICE LIST

28 Mar 2024



# WELCOME TO HOBSONVILLE POINT

**Congratulations. You've made the first step towards purchasing a brand new home in Hobsonville Point, Auckland's newest and fastest-growing suburb.**



# TYPES OF HOMES FOR SALE

Every new home at Hobsonville Point has been architect-designed to cater for modern life in Auckland; to maximise space, minimise demands on our time and bank balance (and the environment), and give us that connection with nature and our community that makes life so much richer.

A strong community is a diverse one, so we're building a range of homes to suit all ages and stages. The way we do this is by partnering with a master developer for each precinct. We and the developer then select building companies that will provide a variety of homes. Each building company works with different architects and designers to create different plans, using a range of materials. This creates a varied streetscape, but more importantly, provides choice for a broad cross-section of homebuyers.

## Apartments



Apartments offer residents a compact living arrangement that frees up time and money with their no-fuss, low maintenance requirements. They're generally sited close to shops and transport routes due to their higher-density form. Apartments are available as a single home amongst many in an apartment building or block, or as a walk up whereby two homes are allocated to a building: one below, and one above (accessible via a staircase).

## Terraces



Terraces are often referred to as townhouses. They take up less land than a traditional standalone home, compensated for by their height so you get more out of your budget (and better views). Terraces allow for separation of private and shared living spaces across multiple floors.

## Duplex



A duplex is one of two terraced houses that share an adjoining wall. They have all the advantages of a standalone terraced home for a fraction of the price. Like the standalone terrace, they also allow for separation of private and shared living spaces across multiple floors.

## Standalone



Standalone or detached homes are designed and built with young and larger families in mind. These homes are bigger than the higher-density homes available at Hobsonville Point, with a land area closer to that of a typical New Zealand suburban home, and generally include private outdoor backyards and living spaces.

## KiwiBuild

Homes in the more affordable price range are a priority within the Hobsonville Point development. These homes will be available to purchase off the plan for eligible KiwiBuild buyers only. To find out more about KiwiBuild's eligibility requirements and application process, head to [kiwibuild.govt.nz](https://kiwibuild.govt.nz)



# HOMESTAR RATING SYSTEM

Each new home built as part of Hobsonville Point 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](http://nzgbc.org.nz/homestar)

## HOBSONVILLE POINT MAP



# 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 chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.***

**Fletcher Living**  
this is living

Our homes have been designed by Construkt Architects and represent the latest evolution in Fletcher Living designs. These homes are perfectly positioned to make the most of the surrounding areas and all that Hobsonville Point has to offer. The Te Uru Precinct is next to the Hobsonville village, shops and with easy access to both the North-Western motorway(SH16) and Upper Harbour Highway.

**WILLIS  
BOND**

Catalina Bay Apartments is located in the heart of Catalina Bay, Hobsonville Point. Willis Bond & Co. have restored and re-purposed several of Catalina Bay's original Air Force buildings, creating a seaside community like no other. Designed by award-winning architects, Architectus, these residences of carefully considered proportions and generous spaces have been designed to maximise panoramic views of the Waitemata Harbour.

**WINTON**

The historic Marlborough Oval is the focal point of this 4.2-hectare neighbourhood. At the waterfront edge with views overlooking the Waitemata Harbour are the newly released Ovation apartments. Launch Bay is a five-minute walk from Catalina Bay's retail and restaurants via the coastal walkway or the streets. This stunning location couldn't be more spectacular.

# PRICE LIST

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

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## Te Uru Development

All figures are subject to change.

Please contact builder partner directly for further information.

Display suite:

7 Te Rito Road. Sat and Sun 10am - 4pm.

Te Uru Apartment B05, 4 Rauroa Lane. Sat and Sun 10am - 4pm.

### Apartments

Apartment <b>A</b>		Levels <b>1,2,3,4,5 and AG</b>						Help <b>L1 = Level 1</b>		
Address	Apt#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
6 Rauroa Lane	CG01	G	2	2	1	0	75	15	865,000	completed
4 Rauroa Lane	B14	L1	2	2	0	1	69	6	795,000 <b>SOLD</b>	Completed
4 Rauroa Lane	B15	L1	2	2	0	1	72	11	795,000 <b>UNDER CONTRACT</b>	Completed
4 Rauroa Lane	B23	L2	2	2	0	1	69	6	775,000	Completed
4 rauroa lane	B24	L2	2	2	0	1	69	6	775,000 <b>SOLD</b>	Completed
4 Rauroa Lane	B33	L3	2	2	0	1	69	6	820,000	Completed
4 Rauroa lane	B34	L3	2	2	0	1	69	6	820,000	Completed
4 Rauroa Lane	B35	L3	2	2	0	1	7	11	825,000 <b>SOLD</b>	Completed
Ko Roa Lane	TU6 walk-up		3	2	0	1	148	0	935,000 <b>UNDER CONTRACT</b>	Completed
6 Rauroa Lane	CG02	G	2	2	1	0	69	10	865,000	completed

Address	Apt#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
6 Rauroa lane	CG03	G	2	2	1	0	71	12	895,000	Completed
6 Rauroa Lane	CG04	G	2	1	1	0	66	6	795,000	Completed
6 Rauroa Lane	C101	L1	2	2	1	0	75	6	865,000	completed
6 Rauroa Lane	C102	L1	2	2	1	0	69	6	825,000	completed
6 Rauroa lane	C103	L1	2	2	1	0	71	10	845,000	completed
6 Rauroa Lane	C104	L1	2	1	1	0	66	6	845,000	completed
6 Rauroa Lane	C202	L2	2	2	1	0	69	6	845,000	Completed
6 Rauroa Lane	C203	L2	2	2	1	0	71	10	845,000	Completed
6 Rauroa Lane	C204	L2	2	1			66	6	799,000	completed
6 Rauroa Lane	C301	L3	2	2	1	0	75	6	845,000	Completed
6 Rauroa Lane	C302	L3	2	2	1	0	69	6	865,000	Completed
6 Rauroa Lane	C303	L3	2	2	1	0	71	10	900,000 SOLD	completed
6 Rauroa Lane	C304	L3	2	1	1	0	66	6	809,000	completed
2 Rauroa Lane	AG03	G	2	2	1	0	72	15	\$825,000	Completed
2 Rauroa Lane	AG05	G	2	2	1	0	69	13	\$810,000	Completed
2 Raorua Lane	A101		2	1	0	0	56	7	\$639,000	Completed
2 Raorua Lane	A102		2	1	0	0	56	7	\$639,000	Completed
2 Rauroa Lane	A104	L1	2	1	0	0	56	7	639,000 UNDER CONTRACT	completed
2 Raorua Lane	A107		2	1	0	0	56	7	\$639,000	Completed
2 Raorua Lane	A201		2	1	0	0	56	7	\$639,000 UNDER CONTRACT	Completed
2 Raorua Lane	A207		2	1	0	0	56	7	\$639,000 UNDER CONTRACT	Completed
4 Rauroa Lane	BG03	G	2	2	1	0	69	13	795,000	Completed
4 Rauroa Lane	BG07	G	2	1	0	0	56	11	\$650,000	Completed
4 Rauroa Lane	B101	L1	2	1	0	0	56	7	\$639,000	Completed



Address	Apt#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
4 Rauroa Lane	B102	L1	2	1	0	0	63	7	650,000 UNDER CONTRACT	Completed
4 Rauroa Lane	B107		2	1	0	0	56	7	\$639,000	Completed
4 Rauroa Lane	B201		2	1	0	0	63	7	\$639,000 UNDER CONTRACT	Completed
4 Rauroa Lane	B202	L2	2	1	0	0	63	7	639,000 SOLD	Completed
4 Rauroa Lane	B307	L3	2	1	0	0	56	7	639,000 UNDER CONTRACT	Completed
6 Rauroa Lane	C101	L1	2	2	1	0	75	6	\$890,000	Completed
6 Rauroa Lane	C304	L3	2	1	1	0	66	6	\$890,000	Completed
6 Rauroa Lane	C102	L1	2	2		0	69	6	\$880,000	Completed
6 Rauroa Lane	C103	L1	2	2	1	0	71	10	\$890,000	Completed
6 Rauroa Lane	C104		2	1	1	0	66	6	\$875,000	Completed
6 Rauroa Lane	C202	L2	2	2	1	0	69	6	\$890,000	Completed
6 Rauroa Lane	C203		2	2	1	0	71	10	\$900,000	Completed
6 Rauroa Lane	C204	L2	2	1	1	0	66	6	\$890,000	Completed
6 Rauroa Lane	C301		2	2	1	0	75	6	\$920,000	Completed
6 Rauroa Lane	C302	L3	2	2	1	0	69	6	\$910,000	Completed
6 Rauroa Lane	C303		2	2	1		71	10	\$920,000 UNDER CONTRACT	Completed
Te Uru Apartments TU8	A03	G	2	2	0	1	72	15	\$825,000	Completed
Te Uru Apartments TU8	A104	L1	2	2	0	1	72	11	\$775,000 SOLD	Completed
TU4	A15		2	2	1	0	69	7	759,000 UNDER CONTRACT	Completed
TU4	A25	L2	2	2	0	1	69	7	775,000	Completed
TU4	A35	L3	2	2	0	1	69	7	825,000	Completed
TU4	B15		2	2	0	1	72	11	830,000 UNDER CONTRACT	Completed

Address	Apt#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
TU 4 Rauroa lane	B23	L2	2	2	0	1	69	6	799,000	Completed
TU	B33	L3	2	2	0	1	69	6	840,000	Completed
TU	B34	L3	2	2	0	1	69	6	840,000	Completed
Te Rito Road TU4	A15		2	1	0	1	79	8	\$759,000	Completed

## Townhouses and Apartments

### Apartment **A**

Help **T2 = 2 Levels**

Address	Apt#	Type	Beds	Study	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
19 Hema Road	10		3	0	1.5	1	0	109	0	919,000 <b>SOLD</b>	Completed
3/2 Te Rito	Lot3		2	0	1	0	1	78	0	769,000	Completed
4 Ko Iti Lane Duplex	40		2	0	1	1	1	90	156	899,000 <b>UNDER CONTRACT</b>	Completed
16 Hema road	26	T2	4	0	2.5	1	0	178		1,235,000	Completed
18 Hema road	27	T2	4	0	2.5	1	0	102		1,235,000	Completed
20 Hema road	28	T2	4	0	2.5	1	0	177		1,275,000	Completed
22 Hema Road Duplex	25		4	0	2.5	1	0	186	0	1,249,000 <b>SOLD</b>	Completed
24 Hema road Duplex	30		4	0	2.5	1	0	186	0	1,239,000 <b>SOLD</b>	Completed
2/2 Ko Nui Lane Walkup	H6		3		1.5	1		148		899,000	Completed
3/2 Ko Nui Lane	H7		3	0	1.5	1	0	148	0	899,000 <b>SOLD</b>	Completed
5 Te Rito	37	T2	3	o	1.5	1	0	102	104	899,000	Completed
7 Te Rito road	36		3	0	1.5	1	0	102	104	899,000 <b>SOLD</b>	Completed
9 Te Rito road	35		3		1.5	1		101	104	899,000completed <b>SOLD</b>	completed

Address	Apt#	Type	Beds	Study	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
25 Te Rito road Duplex	1		4	0	2.5	1	0	197	311	1,299,000 <b>UNDER CONTRACT</b>	Completed
2/1 Ko Roa Walkup	G6		3	0	2	0	1	148	0	915,000	Completed
4/1 Ko Roa Lane   Walkup	G8		3	0	1.5	1	0	148	0	935,000	completed
18 Clark road Standalone	4		5		3	1		223	289	1,489,000	Completed
20 Clark road Standalone	3		5	0	3	1	0	223	285	1,489,000	Completed

Willis Bond



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Catalina Bay

All figures are subject to change.  
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Apartments

Apartment <b>A</b>		Levels <b>1,2,3,4,5 and AG</b>						Help <b>L1 = Level 1</b>		
Address	Apt#	Type	Beds	Study	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
Boundary Road	Catalina Bay Apartments City facing		2	0	1	1	65	35	\$1,436,850	2024
Boundary Road	Catalina Bay Apartments		2	0	1	1	65	8	From \$1,395,000	2024
Boundary Road	Catalina Bay Apartments North facing		2	0	2	1	92	13	From \$2,321,620	2024
Boundary Road	Catalina Bay Apartments		3	0	2	2	147	8	From \$3,703,000	2024
Boundary Road	Catalina bay apartment		1	1	1	1	70	7	\$1,127,850	2024
Boundary Road	Catalina bay Apartment		1	1	1	1	109	10	\$1,848,850	2024
Boundary Road	Catalina bay Apartment		1	1	1	1	113	12	\$1,848,850	2024

Townhouses

Terrace <b>T</b>	Levels <b>2</b>	Help <b>T2 = 2 Levels</b>
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Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Boundary Road	1, 2, (5-8)	T2	2	2	1	119	8	From \$1,895,000	2024



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Launch Bay

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

Jimmy's Point Apartments

Apartment <b>A</b>		Levels <b>1,2,3,4 and AG</b>					Help <b>L1 = Level 1</b>			
Address	Apt#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
4/27b Marlborough Crescent	Jimmy's Point		4	3	2	2	76	12.7	From 1,400,000+	completed
7/27b Hudson bay Extension	7/27b		4	3	2	2	0000000	20.9	From \$1,40,000+	completed
Ovation Apartments 45 Hudson road	303		3	2	2	2	140	8.7	\$1,500,000	Completed
Ovation apartments 45 Hudson bay road	103		3	2	2	2	130	8	\$1,300,000	Completed