

HOMES FOR SALE PRICE LIST

03 Dec 2025



Kāinga Ora
Homes and Communities



Mangere Development
Belong here

WELCOME TO MANGERE

Congratulations. You've made the first step towards buying your brand-new home in Mangere.

Mangere offers excellent lifestyle opportunities for people at all stages of life, from young professionals to families and retirees. It's a vibrant and diverse community, home to great schools, parks and playgrounds, recently improved cycle ways and walkways, a thriving arts scene, and Te Pane-o-Mataoho (Mangere Mountain), which is undergoing major restoration. All of this is located just 20 minutes from the Auckland city centre. It is also conveniently located close to several major employment hubs, two universities, Middlemore Hospital, and Auckland Airport.

Our goal has been to increase the supply and choice of housing available (including KiwiBuild) in these areas so that the Mangere community can continue to grow and thrive. At the same time, existing amenities and infrastructure like parks, streets, stormwater, and wastewater systems will be brought up to date and made safer and more durable. As the suburb grows and changes over the coming years, we will work with the community to protect the things that make Mangere unique. As the locals will tell you, if you love Mangere, Mangere will love you right back.

**PUT
YOURSELF
IN THE
CENTRE**



**Māngere
Development**

TYPES OF HOMES FOR SALE

A strong community is a diverse one, so we are building a range of homes to suit all ages and stages.

The way we do this is by partnering with different 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 are 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 in Roskill, with a land area closer to that of a typical New Zealand suburban home, and generally include private outdoor backyards and living spaces.

HOMESTAR RATING SYSTEM

Each new home built as part of the Mangere Development 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

MANGERE'S NEIGHBOURHOODS

The Mangere Development is made up of nine project neighbourhoods. With 10,000+ new homes coming over the next 15 years, all of the neighbourhoods will benefit from a greater choice of housing and upgraded streets and local amenities. The first two neighbourhoods to get underway are Mangere West and Aorere.



MEET THE BUILDER PARTNERS

When you buy a new home as part of the Mangere 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.



Housing Foundation is a Charitable Housing Trust that has been helping Kiwis achieve their dream of home ownership since 2007. Their goal is to provide high-quality, affordable homes for Kiwi households. Their vision includes empowering communities and building for the future, through innovative housing solutions.

PRICE LIST

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



Housing Foundation

Contact: Housing Foundation

Phone: 0800 446 874

Email: info@housingfoundation.co.nz

Website: <https://www.nzhf.org/homes-to-buy/mangere-west>

**Housing Foundation - MW-A44**

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

Terrace <i>T</i>			Levels <i>1 and 2</i>							
Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Mangere West	70 Molesworth Place	7	T2	3	2	2	114	209	- SOLD	Completed
Mangere West	68 Molesworth Place	8	T2	2	1	1	85	77	- SOLD	Completed
Mangere West	76 Molesworth Place	4	T2	2	1	1	80	67	- SOLD	Completed
Mangere West	74 Molesworth Place	5	T2	2	1	1	80	67	- SOLD	Completed
Mangere West	72 Molesworth Place	6	T2	3	1.5	1	131	155	- SOLD	Completed
Mangere West	66 Molesworth Place	9	T2	2	1	1	80	78	- SOLD	Completed
Mangere West	64 Molesworth Place	10	T2	3	2.5	2	110	187	- SOLD	Completed

Housing Foundation - MW-A69

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

Terrace T	Levels 1 and 2
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Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Mangere West	24 Watchfield Close	1	T2	2	1	1	79	159	\$680,000	Show Home
Mangere West	30 Watchfield Close	4	T2	4	2	2	134	172	- SOLD	Completed
Mangere West	44 Watchfield Close	11	T2	2	1	1	85	75	- SOLD	Completed
Mangere West	46 Watchfield Close	12	T2	2	1	1	85	75	- SOLD	Completed
Mangere West	50 Watchfield Close	14	T2	3	1.5	2	108	188	- SOLD	Completed
Mangere West	52 Watchfield Close	15	T2	3	1.5	2	81	75	- SOLD	Completed
Mangere West	54 Watchfield Close	16	T2	2	1	1	85	75	- SOLD	Completed
Mangere West	56 Watchfield Close	17	T2	2	1	1	85	75	- SOLD	Completed
Mangere West	58 Watchfield Close	18	T2	2	1	1	85	76	- SOLD	Completed