

HOMES FOR SALE PRICE LIST

15 Apr 2026



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-A50

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

Terrace T			Levels 2						
Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
1/8-16 Molesworth Place	1	T2	3	1.5	2	105	137	\$770,000	Refer to Build Partner
2/8-16 Molesworth Place	2	T2	3	1.5	2	105	95	\$750,000	Refer to Build Partner
3/8-16 Molesworth Place	3	T2	3	1.5	2	105	95	\$750,000	Refer to Build Partner
4/8-16 Molesworth Place	4	T2	3	1.5	2	105	95	\$750,000	Refer to Build Partner
5/8-16 Molesworth Place	5	T2	4	1.5	2	143	138	- SOLD	Refer to Build Partner
6/8-16 Molesworth Place	6	T2	3	1.5	2	105	112	\$750,000	Refer to Build Partner
7/8-16 Molesworth Place	7	T2	2	1	1	80	74	\$670,000	Refer to Build Partner
8/8-16 Molesworth Place	8	T2	2	1	1	80	74	\$670,000	Refer to Build Partner
9/8-16 Molesworth Place	9	T2	2	1	1	80	74	\$670,000	Refer to Build Partner
10/8-16 Molesworth Place	10	T2	2	1	1	80	74	\$670,000	Refer to Build Partner
11/8-16 Molesworth Place	11	T2	2	1	1	80	72	\$670,000	Refer to Build Partner
12/8-16 Molesworth Place	12	T2	3	1.5	2	105	162	- SOLD	Refer to Build Partner
13/8-16 Molesworth Place	13	T2	3	1.5	2	105	113	\$750,000	Refer to Build Partner
14/8-16 Molesworth Place	14	T2	2	1	1	80	70	- SOLD	Refer to Build Partner
15/8-16 Molesworth Place	15	T2	3	1.5	2	105	118	- SOLD	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
16/8-16 Molesworth Place	16	T2	3	1.5	2	105	128	\$750,000	Refer to Build Partner
17/8-16 Molesworth Place	17	T2	3	1.5	2	105	86	- SOLD	Refer to Build Partner
18/8-16 Molesworth Place	18	T2	3	1.5	2	105	86	\$750,000	Refer to Build Partner
19/8-16 Molesworth Place	19	T2	3	1.5	2	105	86	- SOLD	Refer to Build Partner
20/8-16 Molesworth Place	20	T2	3	1.5	2	105	86	- SOLD	Refer to Build Partner
21/8-16 Molesworth Place	21	T2	3	1.5	2	105	149	- SOLD	Refer to Build Partner
22/8-16 Molesworth Place	22	T2	4	2.5	2	127	181	\$860,000	Refer to Build Partner
23/8-16 Molesworth Place	23	T2	3	1.5	2	105	91	\$750,000	Refer to Build Partner
24/8-16 Molesworth Place	24	T2	3	1.5	2	105	110	\$750,000	Refer to Build Partner
25/8-16 Molesworth Place	25	T2	3	1.5	2	105	118	- SOLD	Refer to Build Partner
26/8-16 Molesworth Place	26	T2	4	1.5	2	143	202	\$860,000	Refer to Build Partner

Housing Foundation - MW-A60

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

Terrace and Standalone T SA

Levels 2 and SA

Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
1/8-17 Welby Place	1	SA	3	1.5	1	121	143	- SOLD	Refer to Build Partner
2/8-17 Welby Place	2	T2	3	2	1	115	159	- SOLD	Refer to Build Partner
3/8-17 Welby Place	3	T2	2	1	1	86	83	- SOLD	Refer to Build Partner
4/8-17 Welby Place	4	T2	2	1	1	86	83	- SOLD	Refer to Build Partner
5/8-17 Welby Place	5	T2	3	1.5	1	121	145	- SOLD	Refer to Build Partner
6/8-17 Welby Place	6	SA	2	1	1	86	137	- SOLD	Refer to Build Partner

Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
7/8-17 Welby Place	7	T2	3	1.5	1	121	117	- SOLD	Refer to Build Partner
8/8-17 Welby Place	8	T2	2	1	1	86	79	\$685,000	Refer to Build Partner
9/8-17 Welby Place	9	T2	2	1	1	86	85	\$685,000	Refer to Build Partner
10/8-17 Welby Place	10	T2	2	1	1	86	91	\$685,000	Refer to Build Partner
11/8-17 Welby Place	11	T2	4	1.5	1	142	171	- SOLD	Refer to Build Partner
12/8-17 Welby Place	12	T2	4	1.5	1	142	189	- SOLD	Refer to Build Partner
13/8-17 Welby Place	13	T2	3	1.5	1	121	107	- SOLD	Refer to Build Partner
14/8-17 Welby Place	14	T2	3	1.5	1	121	115	\$760,000	Refer to Build Partner
15/8-17 Welby Place	15	T2	3	1.5	1	121	115	\$760,000	Refer to Build Partner
16/8-17 Welby Place	16	T2	3	1.5	1	121	108	- SOLD	Refer to Build Partner
17/8-17 Welby Place	17	T2	3	1.5	1	121	155	- SOLD	Refer to Build Partner
18/8-17 Welby Place	18	SA	2	1	1	86	137	\$700,000	Refer to Build Partner
19/8-17 Welby Place	19	T2	4	2.5	1	134	200	- SOLD	Refer to Build Partner

Housing Foundation - MW-A69

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

Terrace T

Levels 2

Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
24 Watchfield Close	1	T2	2	1	1	79	159	\$680,000	Show Home
50 Watchfield Close	14	T2	3	1.5	2	108	188	- SOLD	Completed