

HOMES FOR SALE PRICE LIST

28 May 2026

TYPES OF HOMES FOR SALE

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 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'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.

HOMESTAR RATING SYSTEM

Each new home built as part of the Northcote 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

MEET THE BUILDER PARTNERS

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



Universal Homes is proud to play a key role in the redevelopment of Northcote, in partnership with Kāinga Ora. Their long history with over six decades at the forefront of residential design and build development in New Zealand showcases our strong experience, reliable reputation and commitment to continuous innovation, design excellence, and future-focused building solutions. They are extremely proud of their heritage creating dozens of communities and building tens of thousands of high-quality homes since our establishment back in 1959. They believe in connecting you to a community where you can thrive, with a home to make your very own!

PRICE LIST

For more information about the below-listed homes for sale, please contact the relevant builder partner or visit their display suite. Details below.



Contact: Ling Su

Phone: 021 599 627

Email: lings@universal.co.nz

Website: <https://universalhomes.co.nz/homes-for-sale/>

Blocks A & B - Mahana Apartments

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

Please contact our New Home Consultant Ling Su to make an appointment to view these, and other properties in this Mahana Apartment release.

Apartment A			Help Apt						
Address	Apt#	Type	Beds	Bath	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
G02/9 Mahana Road, Northcote	1		1	1	0	50.2	8.3	\$550,000	Completed
102/9 Mahana Road, Northcote	2		2	1	1	61.3	8.5	\$699,000	Completed
202/9 Mahana Road, Northcote	3		2	1	1	61.3	8.5	\$729,000	Completed
G01/9 Mahana Road, Northcote	4		1	1	0	50.2	8.3	\$499,000	Completed
101/9 Mahana Road, Northcote	5		1	1	0	52.2	8.6	\$539,000	Completed
201/9 Mahana Road, Northcote	6		1	1	0	52.2	8.6	\$549,000	Completed

Universal Homes - N28



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Blocks A & C - Tiakana Apartments

All figures are subject to change. Please contact builder partner (BP) directly for further information.
Showhome located on the Ground Floor – 3/3 Tiakina Road - Open Sunday, 12pm - 2pm or by appointment.

Last two apartments remaining in this release!

Apartment A

Address	Apt#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
G02/3 Tiakina Road	PU08		2	1	1	1	69	6	\$669,000	Completed
G01/63 Tonar Street	PU16		2	1		1	66	8	\$669,000	Completed

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49 - 61 Cadness Street

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Showhome located at 51 Cadness Street, Northcote - Open Saturday and Sunday, 11am - 3pm or Monday to Friday by appointment.

Terrace T			Levels 2							
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
61 Cadness Street	31	T2	3	2	1	1	119	170	SOLD	Refer to Build Partner
59 Cadness Street	32	T2	2	1	1	1	80	91	\$849,000	Refer to Build Partner
57 Cadness Street	33	T2	2	1	1	1	80	91	\$849,000	Refer to Build Partner
55 Cadness Street	34	T2	2	1	1	1	80	91	\$849,000	Refer to Build Partner
53 Cadness Street	35	T2	2	1	1	1	80	91	\$849,000	Refer to Build Partner
51 Cadness Street	36	T2	2	1	1	1	80	91	\$799,000	Refer to Build Partner
49 Cadness Street	37	T2	3	2.5	2	1	121	170	\$1,099,000	Refer to Build Partner