

# HOMES FOR SALE PRICE LIST

02 Jul 2025



**Kāinga Ora**  
Homes and Communities



**Northcote  
Development**  
Close to the heart

Northcote is an established suburb uniquely positioned just ten-minutes from the CBD on Auckland's North Shore. It's already a great place to live, and it's getting even better.

It's an exciting time to be living in Northcote. We're so happy you could join us.



# 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](https://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!



From first family homes to large multi-level hotels, TLC provide customers from all around the world with the chance to own a safer, greener, more economically sound structure to last a lifetime. They manufacture at-scale while operating multiple projects simultaneously meeting clients' needs and delivery schedules, from their two factory facilities in Vietnam. This new addition will drastically upscale present operations and increase production to meet global demands in upcoming years. Most importantly their team of designers, engineers and managers will ensure you get the best-for-project outcomes from TLC, where quality, compliance and reliability is the key to our modular and prefabricated solutions.

# 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:** Srecko Urlich

**Phone:** 0222 007 622

**Email:** [srecko@universal.co.nz](mailto:srecko@universal.co.nz)
**Website:** <https://universalhomes.co.nz/homes-for-sale/>
**Contact:** Ling Su

**Phone:** 021 599 627

**Email:** [lings@universal.co.nz](mailto:lings@universal.co.nz)

## Tiakina Collection - Block B

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 Saturday and Sunday, 12pm - 3pm or Monday to Friday by appointment

| Apartment A         | Levels 1,2 and AG |      |      |      | Help G= Ground, L1 = Level 1, L2=Level 2 |                  |                   |                     |                       |
|---------------------|-------------------|------|------|------|--|------------------|-------------------|---------------------|-----------------------|
| Address             | Apt#              | Type | Beds | Bath | Off street Park                          | House Total (m2) | Outdoor Area (m2) | List Price          | Completion Date (Est) |
| G03/65 Tonar Street | PU22              | G    | 2    | 1    | 1  | 65               | 8                 | -<br>SOLD           | Completed             |
| G04/65 Tonar Street | PU23              | G    | 2    | 1    | 1  | 67               | 7                 | -<br>SOLD           | Completed             |
| 101/63 Tonar Street | PU24              | L1   | 2    | 1    | 1  | 67               | 8                 | -<br>SOLD           | Completed             |
| 102/63 Tonar Street | PU25              | L1   | 2    | 1    | 1  | 67               | 8                 | -<br>SOLD           | Completed             |
| 103/63 Tonar Street | PU26              | L1   | 1    | 1    |  | 53               | 7                 | -<br>UNDER CONTRACT | Completed             |
| 101/65 Tonar Street | PU28              | L1   | 1    | 1    |  | 53               | 7                 | -<br>UNDER CONTRACT | Completed             |
| 102/65 Tonar Street | PU29              | L1   | 1    | 1    |  | 53               | 7                 | -<br>SOLD           | Completed             |
| 103/65 Tonar Street | PU30              | L1   | 2    | 1    | 1  | 66               | 8                 | -<br>SOLD           | Completed             |
| 104/65 Tonar Street | PU31              | L1   | 2    | 1    | 1  | 67               | 7                 | -<br>SOLD           | Completed             |
| 201/63 Tonar Street | PU32              | L2   | 2    | 1    | 1  | 68               | 8                 | -<br>SOLD           | Completed             |
| 203/65 Tonar Street | PU38              | L2   | 2    | 1    | 1  | 68               | 8                 | -<br>SOLD           | Completed             |

| Address                | Apt# | Type | Beds | Bath | Off street Park | House Total (m2) | Outdoor Area (m2) | List Price | Completion Date (Est) |
|------------------------|------|------|------|------|-----------------|------------------|-------------------|------------|-----------------------|
| 204/65 Tonar Street    | PU39 | L2   | 2    | 1    | 1               | 76               | 7                 | -<br>SOLD  | Completed             |
| G01/100 Cadness Street | PU40 | G    | 2    | 1    | 1               | 60               | 9                 | -<br>SOLD  | Completed             |
| G02/100 Cadness Street | PU41 | G    | 2    | 1    |                 | 59               | 9                 | \$569,000  | Completed             |
| 101/100 Cadness Street | PU42 | L1   | 2    | 1    |                 | 60               | 8                 | -<br>SOLD  | Completed             |
| 201/100 Cadness Street | PU44 | L2   | 2    | 1    |                 | 60               | 8                 | -<br>SOLD  | Completed             |
| 202/100 Cadness Street | PU45 | L2   | 2    | 1    |                 | 59               | 8                 | -<br>SOLD  | Completed             |



**Contact:** Srecko Urlich

**Phone:** 0222 007 622

**Email:** [srecko@universal.co.nz](mailto:srecko@universal.co.nz)
**Website:** <https://universalhomes.co.nz/homes-for-sale/>
**Contact:** Ling Su

**Phone:** 021 599 627

**Email:** [lings@universal.co.nz](mailto:lings@universal.co.nz)

## 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 Saturday and Sunday, 12pm - 3pm or Monday to Friday by appointment

### Apartment A

| Address             | Apt# | Type | Beds | Bath | Car | Off street Park | House Total (m2) | Outdoor Area (m2) | List Price                 | Completion Date (Est) |
|---------------------|------|------|------|------|-----|-----------------|------------------|-------------------|----------------------------|-----------------------|
| G01/3 Tiakina Road  | PU07 |      | 2    | 1    |     | 1               | 72               | 8                 | -<br><b>UNDER CONTRACT</b> | Completed             |
| G02/3 Tiakina Road  | PU08 |      | 2    | 1    |     | 1               | 69               | 6                 | \$735,000                  | Completed             |
| G03/3 Tiakina Road  | PU09 |      | 2    | 1    |     | 1               | 72               | 8                 | \$749,000                  | Completed             |
| 101/3 Tiakina Road  | PU10 |      | 2    | 1    |     | 1               | 71               | 8                 | -<br><b>SOLD</b>           | Completed             |
| 102/3 Tiakina Road  | PU11 |      | 2    | 1    |     | 1               | 66               | 6                 | \$699,000                  | Completed             |
| 103/3 Tiakina Road  | PU12 |      | 2    | 1    |     | 1               | 72               | 8                 | -<br><b>SOLD</b>           | Completed             |
| 202/3 Tiakina Road  | PU14 |      | 2    | 1    |     | 1               | 66               | 6                 | -<br><b>SOLD</b>           | Completed             |
| 203/3 Tiakina Road  | PU15 |      | 2    | 1    |     | 1               | 72               | 8                 | -<br><b>SOLD</b>           | Completed             |
| G01/63 Tonar Street | PU16 |      | 2    | 1    |     | 1               | 66               | 8                 | \$719,000                  | Completed             |
| G02/63 Tonar Street | PU17 |      | 2    | 1    |     | 1               | 67               | 8                 | -<br><b>SOLD</b>           | Completed             |
| G03/63 Tonar Street | PU18 |      | 1    | 1    |     |                 | 53               | 7                 | -<br><b>SOLD</b>           | Completed             |
| G04/63 Tonar Street | PU19 |      | 1    | 1    | -   |                 | 53               | 7                 | -<br><b>SOLD</b>           | Completed             |

| Address             | Apt#  | Type | Beds | Bath | Car | Off street Park | House Total (m2) | Outdoor Area (m2) | List Price | Completion Date (Est) |
|---------------------|-------|------|------|------|-----|-----------------|------------------|-------------------|------------|-----------------------|
| G01/65 Tonar Street | PU20  |      | 1    | 1    |     |                 | 53               | 7                 | -<br>SOLD  | Completed             |
| G02/65 Tonar Street | PU 21 |      | 1    | 1    |     |                 | 53.2             | 7                 | -<br>SOLD  | Completed             |
| 202/63 Tonar Street | PU33  |      | 2    | 1    |     | 1               | 67               | 8                 | -<br>SOLD  | Completed             |
| 203/63 Tonar Street | PU34  |      | 1    | 1    | -   | -               | 53               | 7                 | \$509,000  | Completed             |
| 204/63 Tonar Street | PU35  |      | 1    | 1    | -   | -               | 53               | 7                 | -<br>SOLD  | Completed             |
| 201/65 Tonar Street | PU36  |      | 1    | 1    |     |                 | 53               | 7                 | \$509,000  | Completed             |
| 202/65 Tonar Street | PU37  |      | 1    | 1    |     |                 | 53               | 7                 | -<br>SOLD  | Completed             |