

HOMES FOR SALE PRICE LIST

21 Nov 2024

WELCOME TO NORTHCOTE

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

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.

The Northcote Development will increase the number of quality market and more affordable (including KiwiBuild) homes in Northcote. At the same time, existing infrastructure like parks, streets, stormwater and wastewater systems will be brought up to date and made safer and more durable. Plus, key amenities like the Northcote Town Centre will also be upgraded, and the establishment of the new Greenway – an interconnected network of pathways and green spaces running alongside the Awataha Stream – will connect residents to nature's best in the heart of Northcote.

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

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



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.



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.



Elevation Northcote



Contact: Amy Kitto

Phone: 021 989 196

Email: amy.kitto@bayleys.co.nz

Contact: Louise Stringer

Phone: 021 628 839

Email: louise.stringer@bayleys.co.nz

Website: www.elevation-northcote.co.nz

N17 - Onepoto

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

You can also visit the Elevation Northcote Display Suite at 223 Lake Road, Northcote, on Sundays from 11am and 12pm or by private appointments

Apartment A

Levels **1,2,3,4,5 and AG**

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	G01	G	2	1	57.4	17	\$604,000	Refer to Build Partner
223 Lake Road	G02	G	2	2	77.8	30	\$750,000	Refer to Build Partner
223 Lake Road	G03	G	2	2	77.8	30	\$750,000	Refer to Build Partner
223 Lake Road	G07	G	2	1	77.8	23	- SOLD	Refer to Build Partner
223 Lake Road	G08	G	2	2	77.8	30	\$750,000	Refer to Build Partner
223 Lake Road	G09	G	2	2	77.8	23	\$750,000	Refer to Build Partner
223 Lake Road	G10	G	2	2	77.8	23	\$750,000	Refer to Build Partner
223 Lake Road	G12	G	2	1	57.4	25	- SOLD	Refer to Build Partner
223 Lake Road	101	L1	2	1	57.4	8.4	\$604,000	Refer to Build Partner
223 Lake Road	104	L1	2	2	70.2	11.8	- SOLD	Refer to Build Partner
223 Lake Road	105	L1	2	2	77.8	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	106	L1	2	2	77.8	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	107	L1	2	1	77.8	8.4	\$750,000	Refer to Builder
223 Lake Road	111	L1	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	112	L1	2	1	70.2	8.4	\$675,000	Refer to Build Partner

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	113	L1	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	114	L1	2	1	58.6	8.4	\$604,000	Refer to Build Partner
223 Lake Road	115	L1	2	1	57.4	8.4	\$604,000	Refer to Build Partner
223 Lake Road	201	L2	2	1	57.4	8.4	\$604,000	Refer to Build Partner
223 Lake Road	202	L2	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	203	L2	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	207	L2	2	1	77.8	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	211	L2	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	212	L2	2	1	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	213	L2	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	214	L2	2	1	58.6	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	215	L2	2	1	57.4	8.4	- SOLD	Refer to Build Partner
223 Lake Road	301	L3	2	1	57.4	8.4	\$604,000	Refer to Build Partner
223 Lake Road	302	L3	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	303	L3	2	1	70.2	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	311	L3	2	1	70.2	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	312	L3	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	313	L3	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	314	L3	2	1	58.6	8.4	- SOLD	Refer to Build Partner
223 Lake Road	315	L3	2	1	57.4	8.4	- SOLD	Refer to Build Partner
223 Lake Road	401	L4	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	402	L4	2	1	70.2	8.4	\$675,000	Refer to Build Partner
223 Lake Road	409	L4	2	1	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	410	L4	2	1	70.2	8.4	- SOLD	Refer to Build Partner

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	411	L4	2	1	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	412	L4	2	1	58.6	8.4	- SOLD	Refer to Build Partner
223 Lake Road	501	L5	2	1	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	508	L5	2	1	70.2	8.4	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	509	L5	2	1	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	510	L5	2	1	70.2	8.4	- SOLD	Refer to Build Partner

Elevation Northcote



Contact: Amy Kitto

Phone: 021 989 196

Email: amy.kitto@bayleys.co.nz

Contact: Louise Stringer

Phone: 021 628 839

Email: louise.stringer@bayleys.co.nz

Website: www.elevation-northcote.co.nz

N18 - Onewa

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You can also visit the Elevation Northcote Display Suite at 223 Lake Road, Northcote, on Sundays from 11am and 12pm or by private appointments

Apartment A

Levels 1,2,3,4,5 and AG

Help 5 Level Apartment

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	G04	G	2	2	77.8	29	\$785,000	Refer to Build Partner
223 Lake Road	G05	G	2	2	77.8	29	- SOLD	Refer to Build Partner
223 Lake Road	G08	G	3	2	104	53	\$935,000	Refer to Build Partner
223 Lake Road	G09	G	2	2	77.8	25	\$800,000	Refer to Build Partner
223 Lake Road	G13	G	1	1	54	17	- SOLD	Refer to Build Partner
223 Lake Road	G14	G	2	2	77.8	24	- SOLD	Refer to Build Partner
223 Lake Road	G15	G	2	2	77.8	24	\$795,000	Refer to Build Partner
223 Lake Road	G16	G	2	2	77.8	24	- SOLD	Refer to Build Partner
223 Lake Road	105	L1	2	2	77.8	13	- UNDER CONTRACT	Refer to Builder
223 Lake Road	110	L1	3	2	105	21	\$920,000	Refer to Build Partner
223 Lake Road	111	L1	2	2	77.8	8.4	- SOLD	Refer to Build Partner
223 Lake Road	112	L1	3	2	104	21	- SOLD	Refer to Build Partner
223 Lake Road	118	L1	2	2	77.8	8	\$790,000	Refer to Build Partner
223 Lake Road	119	L1	2	2	77.8	8	\$790,000	Refer to Build Partner

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	205	L2	2	2	77.8	14	\$800,000	Refer to Build Partner
223 Lake Road	206	L2	2	2	77.8	8.4	- SOLD	Refer to Build Partner
223 Lake Road	210	L2	3	2	104	21	\$935,000	Refer to Build Partner
223 Lake Road	211	L2	2	2	77.8	8.4	- SOLD	Refer to Build Partner
223 Lake Road	212	L2	3	2	104	21	- SOLD	Refer to Build Partner
223 Lake Road	218	L2	2	2	77.8	8	\$800,000	Refer to Build Partner
223 Lake Road	219	L2	2	2	77.8	8	\$800,000	Refer to Build Partner
223 Lake Road	301	L3	2	2	78	8	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	305	L3	2	2	77.8	13	\$810,000	Refer to Build Partner
223 Lake Road	306	L3	2	2	77.8	8	\$795,000	Refer to Build Partner
223 Lake Road	307	L3	2	2	77.8	8	\$795,000	Refer to Build Partner
223 Lake Road	308	L3	2	2	77.8	8	\$750,000	Refer to Build Partner
223 Lake Road	309	L3	2	2	77.8	8	\$795,000	Refer to Build Partner
223 Lake Road	310	L3	3	2	105	21	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	311	L3	2	2	77.8	8	\$810,000	Refer to Build Partner
223 Lake Road	312	L3	3	2	105	21	- SOLD	Refer to Build Partner
223 Lake Road	318	L3	2	2	77.8	8	\$820,000	Refer to Build Partner
223 Lake Road	319	L3	2	2	77.8	8	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	404	L4	2	2	77.8	13	\$825,000	Refer to Build Partner
223 Lake Road	405	L4	2	2	77.8	8	\$810,000	Refer to Build Partner
223 Lake Road	406	L4	2	2	77.8	8	\$810,000	Refer to Build Partner
223 Lake Road	407	L4	2	1	77.8	8	- SOLD	Refer to Build Partner
223 Lake Road	408	L4	2	2	77.8	8	\$810,000	Refer to Build Partner
223 Lake Road	409	L4	3	2	105	21	- SOLD	Refer to Build Partner
223 Lake Road	410	L4	2	2	77.8	8	\$825,000	Refer to Build Partner

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	416	L4	2	2	77.8	8	\$825,000	Refer to Build Partner
223 Lake Road	503	L5	2	2	77.8	14	\$835,000	Refer to Build Partner
223 Lake Road	504	L5	2	2	77.8	8	\$820,000	Refer to Build Partner
223 Lake Road	505	L5	2	2	77.8	8	\$820,000	Refer to Build Partner
223 Lake Road	506	L5	2	1	77.8	8	\$810,000	Refer to Build Partner
223 Lake Road	507	L5	2	2	77.8	8	\$820,000	Refer to Build Partner
223 Lake Road	508	L5	3	2	105	21	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	509	L5	2	2	77.8	8	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	515	L5	3	2	112	65	- UNDER CONTRACT	Refer to Build Partner

Car Parking & Storage

Single Car Park - \$60,000

Tandem Car Park (only available with three-bedroom apartments) - \$90,000

Over-Bonnet Storage - \$7,500

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Apartment A

Levels **1,2,3,4,5 and AG**

Help **5 Level Apartment**

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	G06	G	2	2	77.8	26	\$790,000	Refer to Build Partner
223 Lake Road	G11	G	2	2	58.6	16	- SOLD	Refer to Build Partner
233 Lake Road	102	L1	2	2	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	103	L1	2	2	70.2	8.4	- SOLD	Refer to Build Partner
223 Lake Road	108	L1	3	2	104.5	23.3	- SOLD	Refer to Build Partner
223 Lake Road	109	L1	2	2	77.8	8.4	\$790,000	Refer to Build Partner
223 Lake Road	110	L1	3	2	104.5	21.3	- SOLD	Refer to Build Partner
223 Lake Road	205	L2	2	2	77.8	8.4	\$785,000	Refer to Build Partner
223 Lake Road	206	L2	2	2	77.8	8.4	\$785,000	Refer to Build Partner
223 Lake Road	208	L2	3	2	104.5	23.3	- SOLD	Refer to Build Partner
223 Lake Road	209	L2	2	2	77.8	8.4	\$800,000	Refer to Build Partner
223 Lake Road	210	L2	3	3	104.4	21.5	\$935,000	Refer to Build Partner
223 Lake Road	304	L3	2	2	77.8	13.8	\$805,000	Refer to Build Partner
223 Lake Road	305	L3	2	2	77.8	8.4	\$795,000	Refer to Build Partner

Address	Apt#	Type	Beds	Bath	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
223 Lake Road	306	L3	2	2	77.8	8.4	\$795,000	Refer to Build Partner
223 Lake Road	307	L3	2	1	77.8	8.4	\$785,000	Refer to Build Partner
223 Lake Road	309	L3	2	2	77.8	8.4	\$810,000	Refer to Build Partner
223 Lake Road	310	L3	3	2	104.5	23.3	- UNDER CONTRACT	Refer to Build Partner
223 Lake Road	403	L4	2	2	77.8	13.8	- SOLD	Refer to Build Partner
223 Lake Road	404	L4	2	2	77.8	8.4	- SOLD	Refer to Build Partner
223 Lake Road	405	L4	2	2	77.8	8.4	\$815,000	Refer to Build Partner
223 Lake Road	406	L4	2	1	77.8	8.4	\$805,000	Refer to Build Partner
223 Lake Road	407	L4	3	2	104.5	21.5	\$975,000	Refer to Build Partner
223 Lake Road	408	L4	2	2	77.8	8.4	\$825,000	Refer to Build Partner
223 Lake Road	502	L5	2	2	77.8	13.8	- SOLD	Refer to Build Partner
223 Lake Road	503	L5	2	2	77.8	8.4	\$820,000	Refer to Build Partner
223 Lake Road	504	L5	2	2	77.8	8.4	\$820,000	Refer to Build Partner
223 Lake Road	505	L5	2	1	77.8	8.4	\$810,000	Refer to Build Partner
223 Lake Road	506	L5	3	2	104.5	21.5	- SOLD	Refer to Build Partner
223 Lake Road	507	L5	2	2	77.8	8.4	\$835,000	Refer to Build Partner

Car Parking & Storage

Single Car Park - \$60,000

Tandem Car Park (only available with three-bedroom apartments) - \$90,000

Over-Bonnet Storage - \$7,500

Contact: Srecko Urlich

Contact: Ling Su

Phone: 0222 007 622

Phone: 021 599 627

Email: srecko@universal.co.nz

Email: lings@universal.co.nz

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

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 – 2/3 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	- SOLD	Completed
G04/65 Tonar Street	PU23	G	2	1	1	67	7	- SOLD	Completed
G01/100 Cadness Street	PU40	G	2	1	1	60	9	- SOLD	Completed
G02/100 Cadness Street	PU41	G	2	1		59	9	\$569,000	Completed
101/63 Tonar Street	PU24	L1	2	1	1	67	8	- SOLD	Completed
102/63 Tonar Street	PU25	L1	2	1	1	67	8	- SOLD	Completed
103/63 Tonar Street	PU26	L1	1	1		53	7	\$499,000	Completed
101/65 Tonar Street	PU28	L1	1	1		53	7	\$499,000	Completed
102/65 Tonar Street	PU29	L1	1	1		53	7	- SOLD	Completed
103/65 Tonar Street	PU30	L1	2	1	1	66	8	- SOLD	Completed
104/65 Tonar Street	PU31	L1	2	1	1	67	7	- SOLD	Completed
101/100 Cadness Street	PU42	L1	2	1		60	8	- SOLD	Completed
102/100 Cadness Street	PU43	L1	2	1		59	8	- SOLD	Completed

Address	Apt#	Type	Beds	Bath	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
201/63 Tonar Street	PU32	L2	2	1	1	68	8	- SOLD	Completed
203/65 Tonar Street	PU38	L2	2	1	1	68	8	- SOLD	Completed
204/65 Tonar Street	PU39	L2	2	1	1	76	7	- SOLD	Completed
201/100 Cadness Street	PU44	L2	2	1		60	8	- SOLD	Completed
202/100 Cadness Street	PU45	L2	2	1		59	8	- SOLD	Completed

Contact: Srecko Urlich

Contact: Ling Su

Phone: 0222 007 622

Phone: 021 599 627

Email: srecko@universal.co.nz

Email: lings@universal.co.nz

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

Block C - Tiakana Apartments

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Showhome located on the Ground Floor – 2/3 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)
G02/3 Tiakina Road, Northcote	PU08		2	1		1	69	6	\$735,000	Completed
101/3 Tiakina Road, Northcote	PU10		2	1		1	71	8	- SOLD	Completed
102/3 Tiakina Road, Northcote	PU11		2	1		1	66	6	\$699,000	Completed
202/3 Tiakina Road, Northcote	PU14		2	1		1	66	6	\$739,000	Completed
G02/63 Tonar Street, Northcote	PU17		2	1		1	67	8	- SOLD	Completed
G04/63 Tonar Street	PU19		1	1	-		53	7	- UNDER CONTRACT	Completed
G02/65 Tonar Street	PU 21		1	1			53.2	7	- UNDER CONTRACT	Completed
202/63 Tonar Street	PU33		2	1		1	67	8	\$749,000	Completed
203/63 Tonar Street	PU34		1	1	-	-	53	7	\$509,000	Completed
204/63 Tonar Street	PU35		1	1	-	-	53	7	- SOLD	Completed
202/65 Tonar Street	PU37		1	1			53	7	- SOLD	Completed