

HOMES FOR SALE PRICE LIST

29 Oct 2025



Kāinga Ora
Homes and Communities



**Northcote
Development**
Close to the heart

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

Phone: 021 599 627

Email: 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	- SOLD	Completed
G04/65 Tonar Street	PU23	G	2	1	1	67	7	- SOLD	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	- UNDER CONTRACT	Completed
101/65 Tonar Street	PU28	L1	1	1		53	7	- UNDER CONTRACT	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
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

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	- 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
101/100 Cadness Street	PU42	L1	2	1		60	8	- 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

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Blocks A & C - Tiakana Apartments

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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	- UNDER CONTRACT	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	- SOLD	Completed
102/3 Tiakina Road	PU11		2	1		1	66	6	\$699,000	Completed
103/3 Tiakina Road	PU12		2	1		1	72	8	- SOLD	Completed
202/3 Tiakina Road	PU14		2	1		1	66	6	- SOLD	Completed
203/3 Tiakina Road	PU15		2	1		1	72	8	- SOLD	Completed
G01/63 Tonar Street	PU16		2	1		1	66	8	\$719,000	Completed
G02/63 Tonar Street	PU17		2	1		1	67	8	- SOLD	Completed
G03/63 Tonar Street	PU18		1	1			53	7	- SOLD	Completed
G04/63 Tonar Street	PU19		1	1	-		53	7	- SOLD	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	- SOLD	Completed
G02/65 Tonar Street	PU 21		1	1			53.2	7	- SOLD	Completed
202/63 Tonar Street	PU33		2	1		1	67	8	- SOLD	Completed
203/63 Tonar Street	PU34		1	1	-	-	53	7	\$509,000	Completed
204/63 Tonar Street	PU35		1	1	-	-	53	7	- SOLD	Completed
201/65 Tonar Street	PU36		1	1			53	7	\$509,000	Completed
202/65 Tonar Street	PU37		1	1			53	7	- SOLD	Completed

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Email: lings@universal.co.nz

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										
Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
61 Cadness Street	NC1N32-031		3	2	1	1	119	170	\$1,049,000	Refer to Build Partner
59 Cadness Street	NC1N32-032		2	1	1	1	80	91	\$849,000	Refer to Build Partner
57 Cadness Street	NC1N32-033		2	1	1	1	80	91	\$849,000	Refer to Build Partner
55 Cadness Street	NC1N32-034		2	1	1	1	80	91	\$849,000	Refer to Build Partner
53 Cadness Street	NC1N32-035		2	1	1	1	80	91	\$849,000	Refer to Build Partner
51 Cadness Street	NC1N32-036		2	1	1	1	80	91	\$849,000	Refer to Build Partner
49 Cadness Street	NC1N32-037		3	2	1	1	121	170	\$1,099,000	Refer to Build Partner