

HOMES FOR SALE PRICE LIST

04 Mar 2023

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.



Homes in the more affordable price range are a priority within the Northcote Development. Each builder partner is required to include KiwiBuild homes amongst their market homes within the Development. These homes will be available to purchase off the plan for eligible KiwiBuild buyers only. To find out more about KiwiBuild's eligibility requirements and application process, head to kiwibuild.govt.nz

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.



A team of experienced and passionate construction industry professionals committed to delivering high quality, affordable, and well-located housing solutions. We retain overall control for the successful and timely delivery of the project, rather than entrusting a third party builder who has no relationship with our customers. NZ Living has completed 86 apartments at Mason Square, 42 apartments at 340 Onehunga Mall, 102 apartments at 38 Fraser Avenue, 30 apartments at 165 Lake Road, 27 apartments at 10 Awataha Drive, 75 apartments at 7 Hinaki Street and 66 apartments at Greenslade Crescent. Shane Brealey (Director of NZ Living) has over 30 years construction and development experience including delivering \$350m of important Auckland projects through NZ Strong, a company he founded and ran for 10 years.



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: Louise Stringer

Phone: 021 628 839

Email: louise.stringer@bayleys.co.nz

Contact: Kirsten Bishop

Phone: 09 480 8888

Email: living@elevation-northcote.co.nz



Website: www.elevation-northcote.co.nz

N17 - Onepoto

Visit the Takapuna Display Suite 445 Lake Road, Takapuna. Open Wed-Sun 11am to 1pm 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	G10	G	2	2	77.8	18	\$770,000	Refer to Build Partner
223 Lake Road	G02	G	2	2	77.8	22	\$740,000	Refer to Build Partner
223 Lake Road	G03	G	2	2	77.8	30	\$755,000	Refer to Build Partner
223 Lake Road	G04	G	2	2	77.8	47	\$790,000 SOLD	Refer to Build Partner
223 Lake Road	G05	G	2	2	77.8	26	\$790,000	Refer to Build Partner
223 Lake Road	G06	G	2	2	77.8	26	\$790,000	Refer to Build Partner
223 Lake Road	G07	G	2	2	77.8	34	\$780,000	Refer to Build Partner
223 Lake Road	G08	G	2	2	77.8	24.5	\$770,000	Refer to Build Partner
223 Lake Road	G09	G	2	2	77.8	24.5	\$770,000	Refer to Build Partner
223 Lake Road	G11	G	2	2	58.6	16	\$625,000	Refer to Build Partner
233 Lake Road	102	L1	2	2	70.2	8.4	\$600,000 SOLD	Refer to Build Partner
223 Lake Road	103	L1	2	2	70.2	8.4	\$600,000 SOLD	Refer to Build Partner
223 Lake Road	104	L1	2	2	77.8	13.8	\$785,000	Refer to Build Partner
223 Lake Road	105	L1	2	2	77.8	8.4	\$775,000	Refer to Build Partner
223 Lake Road	106	L1	2	2	77.8	8.4	\$775,000	Refer to Build Partner
223 Lake Road	107	L1	2	1	77.8	8.4	\$765,000	Refer to Build Partner
223 Lake Road	108	L1	3	2	104.5	23.3	\$900,000 SOLD	Refer to Build Partner
223 Lake Road	109	L1	2	2	77.8	8.4	\$780,000	Refer to Build Partner
223 Lake Road	110	L1	3	2	104.5	21.3	\$880,000 SOLD	Refer to Build Partner
223 Lake Road	204	L2	2	2	77.8	13.8	\$795,000	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	207	L2	2	1	77.8	8.4	\$770,000	Refer to Build Partner
223 Lake Road	208	L2	3	2	104.5	23.3	\$865,000 SOLD	Refer to Build Partner

Address	Apt#	Type	Beds	Bath	House Total(m2)	Outdoor Area(m2)	List Price	Completion Date (Est)
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
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	308	L3	3	2	104.5	23.3	\$875,000 SOLD	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	\$890,000 SOLD	Refer to Build Partner
223 Lake Road	403	L4	2	2	77.8	13.8	\$820,000	Refer to Build Partner
223 Lake Road	404	L4	2	2	77.8	8.4	\$760,000 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	\$830,000	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	\$930,000 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

NZ Living

Contact: Simon Harrison

Phone: 021 264 4437

Email: simon@nzliving.net

Website: <https://www.nzliving.net/>



Greenslade Apartments

All figures are subject to change. Please contact builder directly for further information.

Apartment A

Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
201/2 Ko Street	I201		2	1	1	71	5	\$730,000 UNDER CONTRACT	March 2023
105/25 Potter Ave	F105		2	1	1	77	9	\$745,000	March 2023

Universal Homes

Contact: Srecko Urlich

Phone: 0222 007 622

Email: srecko@universal.co.nz

Contact: Ling Su

Phone: 021 599 627

Email: lings@universal.co.nz



Website: <https://universalhomes.co.nz/communities/northcote/>

Universal - N28 Block D

Key for 'TYPE' Column (All figures are subject to change). Please contact builder directly for further information

Terrace T		Levels 1,2 and 3				Help T1 = Terrace with one level			
Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
5 Tiakina Road	1	T2	3	2	1	156	160	1,199,000 UNDER CONTRACT	May 2023
9 Mowai Road	2	T3	3	2	1	169	87	1,159,000	May 2023
98 Cadness Street	6	T2	3	2	1	156	151	1,199,000 UNDER CONTRACT	May 2023

Universal Homes

Contact: Srecko Urlich

Phone: 0222 007 622

Email: srecko@universal.co.nz

Contact: Ling Su

Phone: 021 599 627

Email: lings@universal.co.nz

univers[®]
THE LIVING DIFFERENCE

kiwibuild

Website: <https://universalhomes.co.nz/communities/northcote/kiwibuild/>

Tiakina Collection - N28 Block D - Kiwibuild

Please contact builder directly for further information.

Dates are as follows:

Ballot Announce: 25th October 2022

Ballot Open: 31st October 2022 (9am)

Ballot Close: 7th November 2022 (11.59pm)

Apartment A

Address	Apt#	Type	Beds	Bath	Off street Park	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
Tiakina Road	PU22		2	1	1	66	0	\$759,000	September 2023
Tiakina Road	PU26		1	1		53	7	\$550,000	September 2023
Tiakina Road	PU23		2	1	1	27	0	\$759,000	September 2023
Tiakina Road	PU24		2	1	1	68	8	\$740,000	September 2023
Tiakina Road	PU25		2	1	1	67	8	\$740,000	September 2023
Tiakina Road	PU27		1	1		53	7	\$550,000	September 2023
Tiakina Road	PU28		1	1		53	7	\$550,000 SOLD	September 2023
Tiakina Road	PU29		1	1		53	7	\$550,000	September 2023
Tiakina Road	PU30		2	1	1	67	8	\$740,000	September 2023
Tiakina Road	PU31		2	1	1	67	7	\$740,000	September 2023
Tiakina Road	PU32		2	1	1	68	8	\$759,000	September 2023
Tiakina Road	PU38		2	1	1	68	8	\$759,000	September 2023
Tiakina Road	PU39		2	1	1	67	7	\$759,000	September 2023
Tiakina Road	PU40		2	1	1	60	0	\$749,000	September 2023
Tiakina Road	PU41		2	1		59	0	\$739,000	September 2023
Tiakina Road	PU42		2	1		60	8	\$729,000	September 2023
Tiakina Road	PU43		2	1		59	8	\$729,000	September 2023
Tiakina Road	PU44		2	1		60	8	\$739,000	September 2023
Tiakina Road	PU45		2	1		59	8	\$739,000	September 2023

Carpark (where applicable) included in list price.