

Northcote Development Price List

August 2022

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.



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**

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



Display Suite: Visit the Takapuna Display Suite 445 Lake Road, Takapuna. Open Wed-Sun 11am to 1pm or by private appointments.

Agents: Louise Stringer, Kirsten Bishop

Email: living@elevation-northcote.co.nz

Website: www.elevation-northcote.co.nz

Apartment	Bedrooms	Bathrooms	Internal Area (m2)	Outdoor Area (m2)	Total Area (m2)	Apartment Price
GROUND FLOOR						
G02	2	2	77.8	22.0	99.8	\$740,000
G03	2	2	77.8	30.0	107.8	\$755,000
G04	2	2	77.8	47.0	124.8	\$790,000
G05	2	2	77.8	26.0	103.8	\$780,000
G06	2	2	77.8	26.0	103.8	\$780,000
G07	2	1	77.8	34.0	111.8	\$770,000
G08	2	2	77.8	24.5	102.3	\$770,000
G09	2	2	77.8	24.5	102.3	\$770,000
G10	2	2	77.8	18.0	95.8	\$770,000
G11	2	1	58.6	16.0	74.6	\$600,000
LEVEL ONE						
102	2	2	70.2	8.4	78.6	\$600,000
103	2	2	70.2	8.4	78.6	\$600,000
104	2	2	77.8	13.8	91.6	\$785,000
105	2	2	77.8	8.4	86.2	\$775,000
106	2	2	77.8	8.4	86.2	\$775,000
107	2	1	77.8	8.4	86.2	\$760,000
108	-	-	-	-	-	SOLD
109	2	2	77.8	8.4	86.2	\$780,000
110	-	-	-	-	-	SOLD
LEVEL TWO						
204	2	2	77.8	13.8	91.6	\$795,000
205	2	2	77.8	8.4	86.2	\$785,000
206	2	2	77.8	8.4	86.2	\$785,000
207	2	1	77.8	8.4	86.2	\$770,000
208	-	-	-	-	-	SOLD
209	2	2	77.8	8.4	86.2	\$795,000

210	3	2	104.5	21.5	126.0	\$920,000
LEVEL THREE						
304	2	2	77.8	13.8	91.6	\$805,000
305	2	2	77.8	8.4	86.2	\$795,000
306	2	2	77.8	8.4	86.2	\$795,000
307	2	1	77.8	8.4	86.2	\$780,000
308	-	-	-	-	-	SOLD
309	2	2	77.8	8.4	86.2	\$805,000
310	-	-	-	-	-	SOLD
LEVEL FOUR						
403	2	2	77.8	13.8	91.6	\$815,000
404	-	-	-	-	-	SOLD
405	2	2	77.8	8.4	86.2	\$815,000
406	2	1	77.8	8.4	86.2	\$805,000
407	3	2	104.5	21.5	126.0	\$920,000
408	2	2	77.8	8.4	86.2	\$805,000
LEVEL FIVE						
502	2	2	77.8	13.8	91.6	\$825,000
503	2	2	77.8	8.4	86.2	\$815,000
504	2	2	77.8	8.4	86.2	\$815,000
505	2	1	77.8	8.4	86.2	\$805,000
506	3	2	104.5	21.5	126.0	\$930,000
507	2	2	77.8	8.4	86.2	\$785,000
CAR PARKING & STORAGE						
Single Car Park					-	\$60,000
Tandem Car Park (only available with three-bedroom apartments)					-	\$90,000
Over-Bonnet Storage					-	\$7,500

Prices are subject to change without notice