

8 Architecturally Designed Townhouses

# 793 Te Atatu Road Te Atatu Auckland

\* Fence not shown in image. Refer to page 5 for fencing.



All images are artist's impression only

Estimated Completion January 2022





Completed development at Waltham Road, Christchurch

# Contents

2	Welcome to Wolfbrook Residential
3	Testimonials
5	The Development
6	Location
8	Education
9	Floor Plans and Design
14	Interior and Exterior Finishes
16	Building Specifications
17	Chattels List
18	Subdivision Plan
19	Landscape Plan
20	Price List
21	Home Owner BUDget
22	Rental Appraisal
23	Why buy from Wolfbrook Residential?
24	How buying a Wolfbrook Residential property works?
25	Completed Developments
26	Residents Agreement
28	Contact Us

# Welcome to Wolfbrook Residential

Wolfbrook Residential offer integrated building and land development services to the housing and investment property market in New Zealand. These services include building high-quality first homes, family homes and helping investors grow their property portfolios.

Wolfbrook Residential's founding shareholders James Cooney and Steve Brooks have a long history in the property industry and take a long-term view on property. Together they own in excess of 270 residential properties. James and Steve bring to the table a strong understanding of what customers and tenants require in new affordable

housing and know how to deliver a product that is affordable without cutting corners.

We believe it's not enough to simply build a home. Wolfbrook Residential researches and buys in high-growth corridors, considering local amenities like shops, schools and transport links. We consider future planning and civic investment in the area.

We leverage our experience so our investors and clients can reach their financial goals and experience financial freedom.

//

Thank you for building our forever house. Everyone was fantastic from start to finish, so easy to communicate with. James & Tia were amazing, nothing was too much trouble. We love our house & have recommended Wolfbrook to many people. Thanks again.

Jenna A  
Christchurch

//

I just wanted to say thanks for helping me secure my 3 rental properties. I'm definitely on my path to financial freedom. Thanks again for all the recommendations and help along the way. Looking forward to purchasing my 4th from you very soon!

Dan W  
Christchurch

//

From the very start, we felt very comfortable and confident with the level of expertise, professionalism and friendliness of Wolfbrook staff. Nothing was ever a problem and everything was transparent.

Andy G  
Christchurch

//

Compared to other new builds on the market Wolfbrook properties are far superior. I am delighted with the end result and looking forward to earning a great income so I can retire early.

Tarsh D  
Christchurch







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## The Development

793 Te Atatu Road, Te Atatu Peninsula offers eight modern townhouses on a sunny north facing site constructed in two blocks, one of two townhouses the second housing the further six.

All townhouses feature open plan kitchen and living area opening out to a sunny private courtyard. Downstairs also

offers an additional toilet. Upstairs are two bedrooms and the main bathroom with tiled shower.

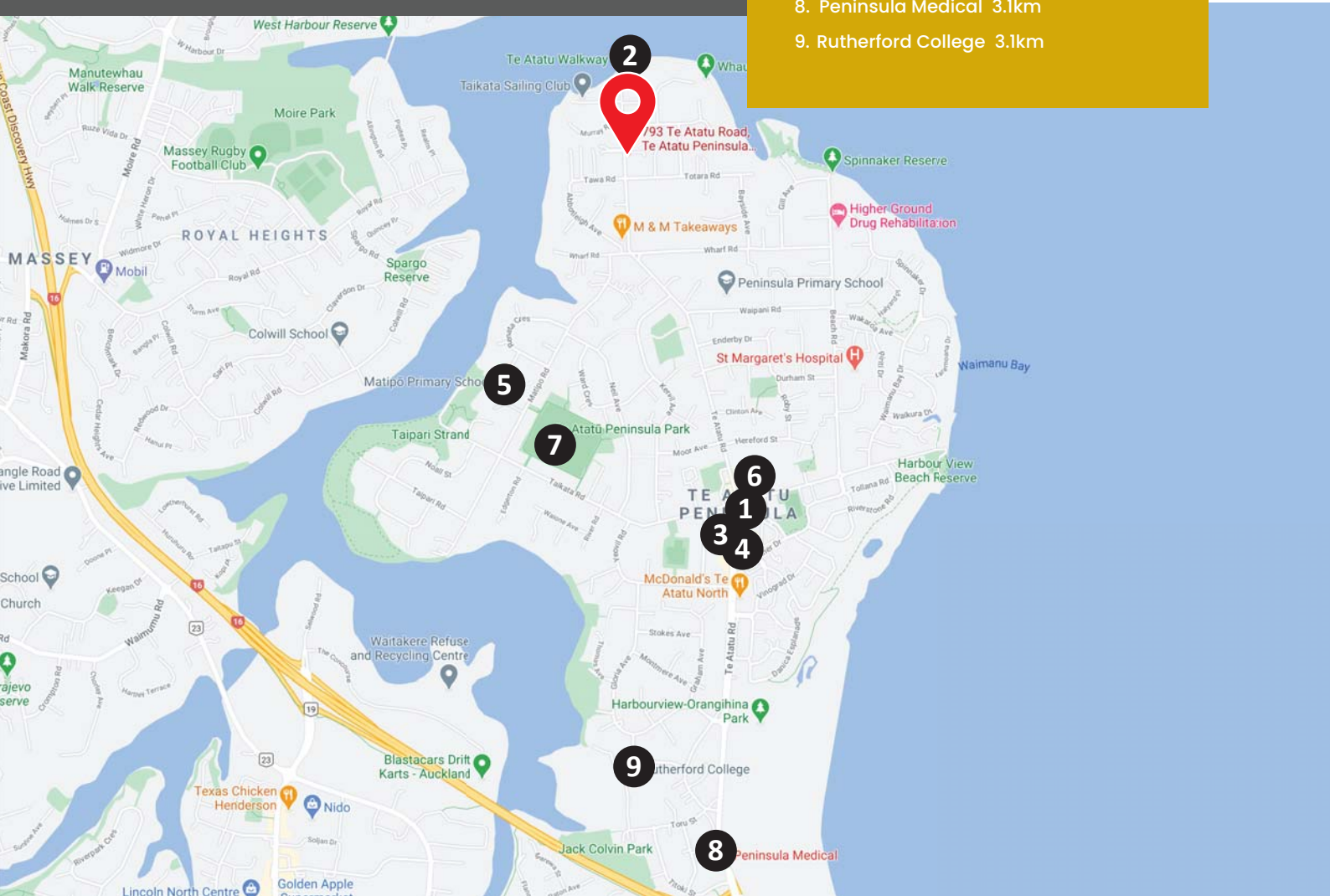
All townhouses have modern quality Samsung kitchen appliances, keyless entry front doors for peace of mind and convenience as well as blinds throughout.



# Location

## What's Nearby?

- 1. The Point Shopping Centre 2km
- 2. Te Atatu Walkway 350m
- 3. Unichem Pharmacy 1.7km
- 4. Countdown Te Atatu South 2km
- 5. Matipo Primary School 1.4km
- 6. Te Atatu Intermediate 1.7km
- 7. Te Atatu Peninsula Park 1.4km
- 8. Peninsula Medical 3.1km
- 9. Rutherford College 3.1km



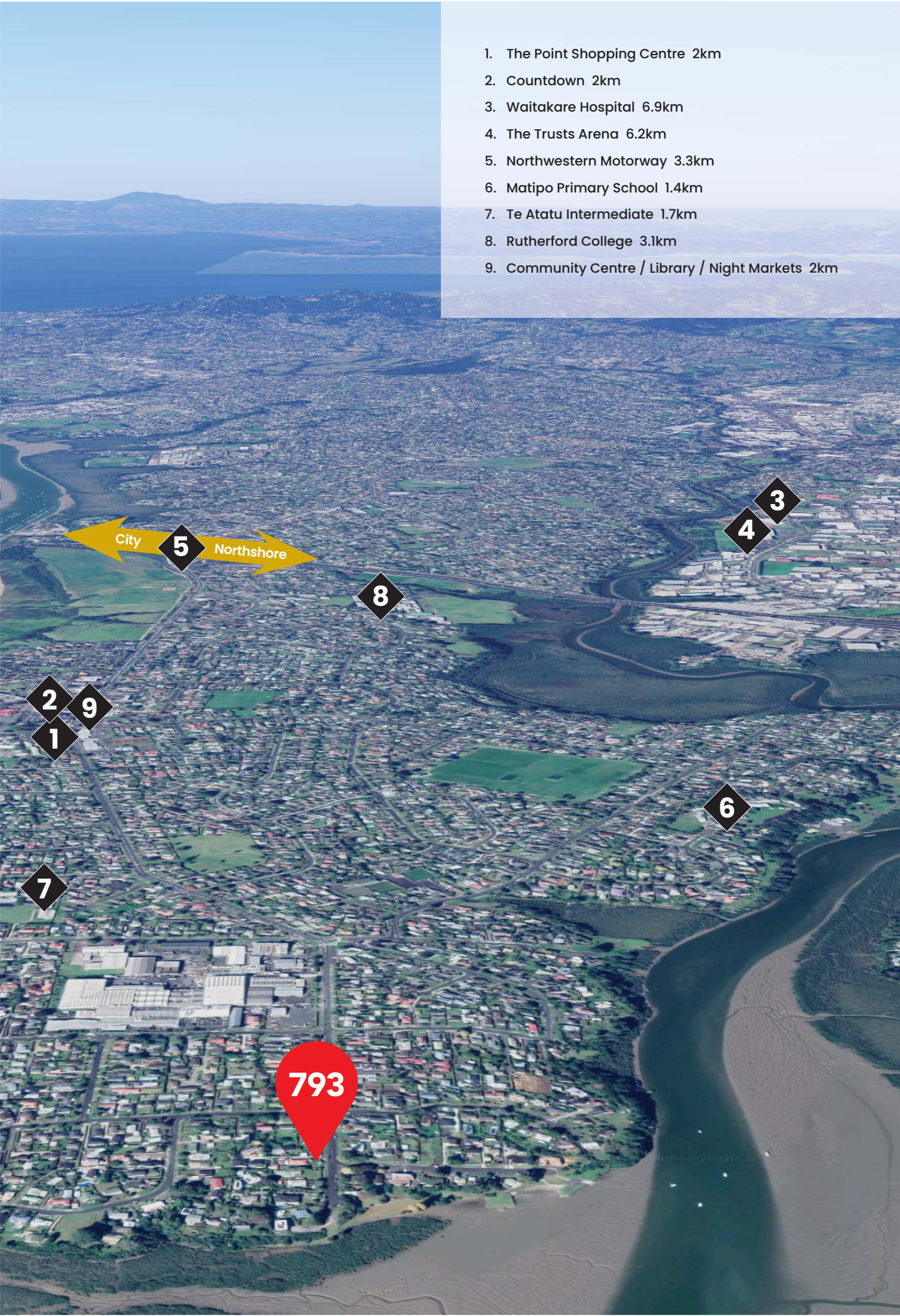
### The perfect setting for your new neighbourhood.

Te Atatu Peninsula has everything you need within easy distance. The Point shopping centre and Countdown supermarket are just down the road 2 kilometres as are the Te Atatu community centre and library, the site of the monthly Te Atatu night markets.

The Te Atatu walkway is less than 400m from this property and offers a relaxing walk with stunning views across the Waitamata harbour towards Auckland City.

Local schools, and kindergartens surround this development which are easily accessible by car with both Primary Schools and the sought-after Rutherford College less than 4km away. Further afield Waitakere Hospital and Trusts Arena are located in Te Atatu South. East access to the North Western motorway is a drawcard for those travelling into Auckland City or northward to the Shore.

- 1. The Point Shopping Centre 2km
- 2. Countdown 2km
- 3. Waitakare Hospital 6.9km
- 4. The Trusts Arena 6.2km
- 5. Northwestern Motorway 3.3km
- 6. Matipo Primary School 1.4km
- 7. Te Atatu Intermediate 1.7km
- 8. Rutherford College 3.1km
- 9. Community Centre / Library / Night Markets 2km





# Education

793 Te Atatu Road is zoned for Rutherford College, Te Atatu Intermediate and Matiop Road Primary School and is in close proximity to local kindergartens and daycare centres.

- PRIMARY SCHOOLS**
- Matipo Road School (Year 1-6)
- INTERMEDIATE SCHOOLS**
- Te Atatu Intermediate (Year 7-8)
- HIGH SCHOOLS**
- Rutherford College (Year 9-15)

# Floor Plans & Design

Block 1 - Units 1 & 2

GROUND FLOOR



FIRST FLOOR





# Floor Plans & Design

Block 2 - Units 3 & 8



2

1.5

1

GROUND FLOOR

FIRST FLOOR





# Floor Plans & Design

Block 2 - Units 4, 5, 6 & 7



2

1.5

1



All images are artist's impression only

GROUND FLOOR



FIRST FLOOR



793 TE ATATU ROAD, TE ATATU

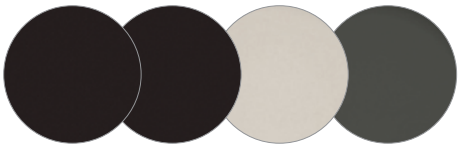
WOLFBROOK  
RESIDENTIAL



# Interior & Exterior Finishes

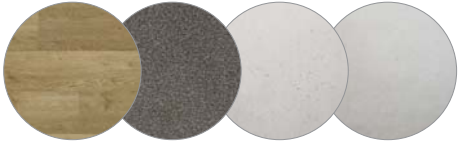
### Exterior Finishes

Roof	ColorSteel – Ebony*
Window Joinery	Powder Coated in Matt Black*
Brick	Dark Grey (Almost Black)*
James Hardie Linea	Resene – Double Seafog*



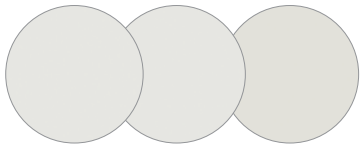
### Interior Finishes

Hard Flooring	Godfrey Hirst Polaris Vinyl Plank in Starlight
Carpet	Feltex Cable Bay in Pelorus
Tiles	600 x 600 Tile in Pacific White Lappato and Pacific Mist Lappato



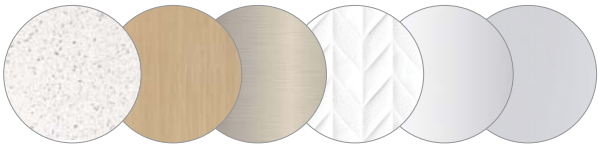
### Colour Scheme

Ceiling	Dulux Mt Aspiring
Trims, Doors & Windows	Dulux Mt Aspiring
Walls	Dulux Half Haast



### Kitchen

Benchtop	Silestone Blanco Maple 14
Cabinetry	Melteca Aged Ash Puregrain and Melamine in TE White
Handles	Brushed Nickel
Splash Back	Tiled in 3D Chevron White*
Sink Mixer	Chrome
Appliances	Stainless Steel



\*or similar





# Building Specifications



**Construction**

Foundation	Concrete Slab
Framing	90mm SG8 Framing
Intertenancy Wall	Gib Intertenancy Barrier System (or similar)
Wall Insulation	Pink Batts R2.6 (or similar)
Roof Insulation	Pink Batts R4.0 (or similar)

**Exterior**

Roof	ColorSteel Maxx Rib Profile Roofing
Fascia And Gutter	ColorSteel Maxx
Exterior Cladding	James Hardie Linea Oblique and Brick Veneer
Window & Door Joinery	Double Glazed, Powder Coated Aluminium

**Internal**

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted Gib, Level 4 Plaster
Wardrobe Joinery	Prefinished 16mm Whiteboard
Water Heater	Electric Hot Water
Lighting & Electrical	LED Recess Down Lights

**Bathroom**

Shower Base	Tiles
Shower Walls	Tiles
Shower Glazing	Glass Door
Fittings	Chrome
Toilet	Back To Wall
Vanity	Wall hung in Honey Ash Timberland With White Top
Heated Towel Rail	Chrome
Wall Heater	Stainless Steel
Mirror	Wall Hung Mirror Unit in Honey Ash Timberland

**External Works**

Access Path	Sponge Finshed Concrete With Saw Cuts
Patios and Entry Path	Exposed Concrete With Oxide Additive
Landscaping	Planted With A Mixture Of Plants And Trees As Per Landscape Plan
Carpark	Asphalt

# Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Stainless Steel Intergrated Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Black 60cm Electric Cooktop
- Heatpump With Remote To Ground Floor
- Blinds
- Digital Touch Pad Door Lock – Black
- Clothesline
- Letterboxes

\*or similar



The latest electronic lock in the Schlage product line, the S-6000 is packed full of features that give homeowners unparalleled control over access to their home.



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## 18



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# Price List

Unit	Bedrooms	Bathroom	Guest WC	Carpark	m2	Enquiries Over
1	2	1	1	–	70	\$719,000
2	2	1	1	–	70	\$719,000
3	2	1	1	1	70	\$759,000
4	2	1	1	1	70	\$749,000
5	2	1	1	1	70	\$749,000
6	2	1	1	1	70	\$749,000
7	2	1	1	1	70	\$749,000
8	2	1	1	1	70	\$769,000

# Home Owner Budget

10% Deposit Scenario	Units 1 & 2 2 bed, 1.5 bath –	Units 4, 5, 6 & 7 2 bed, 1.5 bath, carpark	Unit 3 2 bed, 1.5 bath, carpark	Unit 8 2 bed, 1.5 bath, carpark
Purchase Price	\$719,000	\$749,000	\$759,000	\$769,000
10% Deposit	\$71,900	\$74,900	\$75,900	\$76,900
Loan Amount	\$647,100	\$674,100	\$683,100	\$692,100
Annual Expenses (Year 1)				
Interest Rate 2.39% (Based on ASB current 1 year rate)	\$15,466	\$16,111	\$16,326	\$16,541
Rates	\$3,000	\$3,000	\$3,000	\$3,000
Insurance	\$1,700	\$1,700	\$1,700	\$1,700
Maintenance	\$250	\$250	\$250	\$250
Total Annual Expense	\$20,416	\$21,061	\$21,276	\$21,491
Weekly cost to own this home	\$393	\$405	\$409	\$413

20% Deposit Scenario	Units 1 & 2 2 bed, 1.5 bath –	Units 4, 5, 6 & 7 2 bed, 1.5 bath, carpark	Unit 3 2 bed, 1.5 bath, carpark	Unit 8 2 bed, 1.5 bath, carpark
Purchase Price	\$719,000	\$749,000	\$759,000	\$769,000
20% Deposit	\$143,800	\$149,800	\$151,800	\$153,800
Loan Amount	\$575,200	\$599,200	\$607,200	\$615,200
Annual Expenses (Year 1)				
Interest Rate 2.39% (Based on ASB current 1 year rate)	\$13,747	\$14,321	\$14,512	\$14,703
Rates	\$3,000	\$3,000	\$3,000	\$3,000
Insurance	\$1,700	\$1,700	\$1,700	\$1,700
Maintenance	\$250	\$250	\$250	\$250
Total Annual Expense	\$18,697	\$19,271	\$19,462	\$19,653
Weekly cost to own this home	\$360	\$371	\$374	\$378

Disclaimer: We make every effort to ensure that the above calculations are as accurate as possible however Wolfbrook Residential, nor any of its respective employees make any express or implied representations or give any warranties regarding the exactness. The above are examples only and we suggest getting your own independent advice before deciding to invest. Interest rates confirmed as at 20 January 2021 and are subject to change depending on market conditions, banks lending criteria, terms and conditions will also apply.



# Rental Appraisal



26 January 2021

**Buy West Property Management thanks you for engaging us to conduct this rental appraisal. Based on the current market & comparable properties in the area, we would consider the current market value to be \$560 – \$580 per week.**

We have appraised the property at 793 Te Atatu Road, Te Atatu Peninsula from photos and information supplied to be a brand new two-level townhouse (70 m2) located on an easy-care section. The layout presents an open plan kitchen/dining/living area with access to a small front deck, two double bedrooms with fitted wardrobes and 1.5 bathrooms, which include a toilet and vanity downstairs, plus a vanity, toilet, and separate shower upstairs. There is a separate laundry for added convenience. Townhouses 3, 4, 5, 6, 7 and 8 have one allocated car parking space. The location is super convenient with shops, cafes, restaurants and good schools all in close proximity.

Should you have any questions regarding the above, please don't hesitate to give me a call.

Kind regards,

Donna Coxon – Business Development Executive  
PH: 09 8342854 Mob: 021992347 donna.coxon@buywest.co.nz  
Buy West Property Management Ltd, 1 Rhone Ave, Te Atatu Peninsula 0610

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes – if you require this please let us know.

It is assumed the property appraised complies with all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion.

# Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest quality in design

and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into.





# How buying a Wolfbrook property works – it's easy

1

### Contact

Simply contact the salesperson who sent you this brochure and tell them what unit you prefer

2

### Conditional Agreement

Next you will sign a conditional contract and send the agreement to your lawyer

3

### Due Dilligence

Complete your due diligence and now that you are happy, confirm the contract unconditional and pay your deposit. Our sales people are here to assist in this phase, whether it be referring a Lawyer or a Mortgage Broker or even talking you through the numbers!

4

### Relax

Enjoy the journey while your new home or investment property is built and you wait to take over!

# Completed Developments

A sample of our more recently completed developments



**Bolton Avenue**  
Spreydon, Christchurch  
7 Residential Units



**Creyke Road**  
Ilam, Christchurch  
4 Residential Units



**Waltham Road**  
Sydenham, Christchurch  
5 Residential Units



# Residents Agreement



Your new property will have a freehold title - you own the land and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that - it sets up

a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for the benefit of all owners. It will ensure a safe, clean and well presented environment.





Like what you see?

For information on how to purchase your Wolfbrook home, simply contact the sales person who gave you this booklet, for any other enquiries 0800 925 925, [sales@wolfbrook.co.nz](mailto:sales@wolfbrook.co.nz) or [www.wolfbrook.co.nz/properties-for-sale/](http://www.wolfbrook.co.nz/properties-for-sale/)



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