



AUCKLAND

120 Church St,
Otahuhu

equiti

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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Completed development at Waltham Road, Christchurch

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Welcome to Wolfbrook Residential

Wolfbrook Residential is one of New Zealand's largest residential property developers with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, and therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 340 residential investment properties they bring 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.

Wolfbrook have delivered over 600 homes across New Zealand in the last two years, placing Wolfbrook amongst the top 10 largest builders in the country.

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

“

We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.

McIntosh Family,
Christchurch

“

Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.

Danielle,
Christchurch

“

Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.

Craig,
Christchurch

“

The Wolfbrook team provided an exceptional service throughout the entire sales & development process of my investment property. They kept me updated throughout the build and delivered an exceptional property I am thrilled with.

Deb,
Christchurch





All images are artist's impression only

The Development

Introducing 120 Church Street, Ōtāhuhu, Auckland. This development comprises of seven architecturally designed two-bedroom townhouses. Ōtāhuhu offers access to a multitude of amenities, including cafes, schools and supermarkets, all within 5-minute drive. With CBD access via the nearby Southern Motorway, this location offers a great balance of convenience and community.

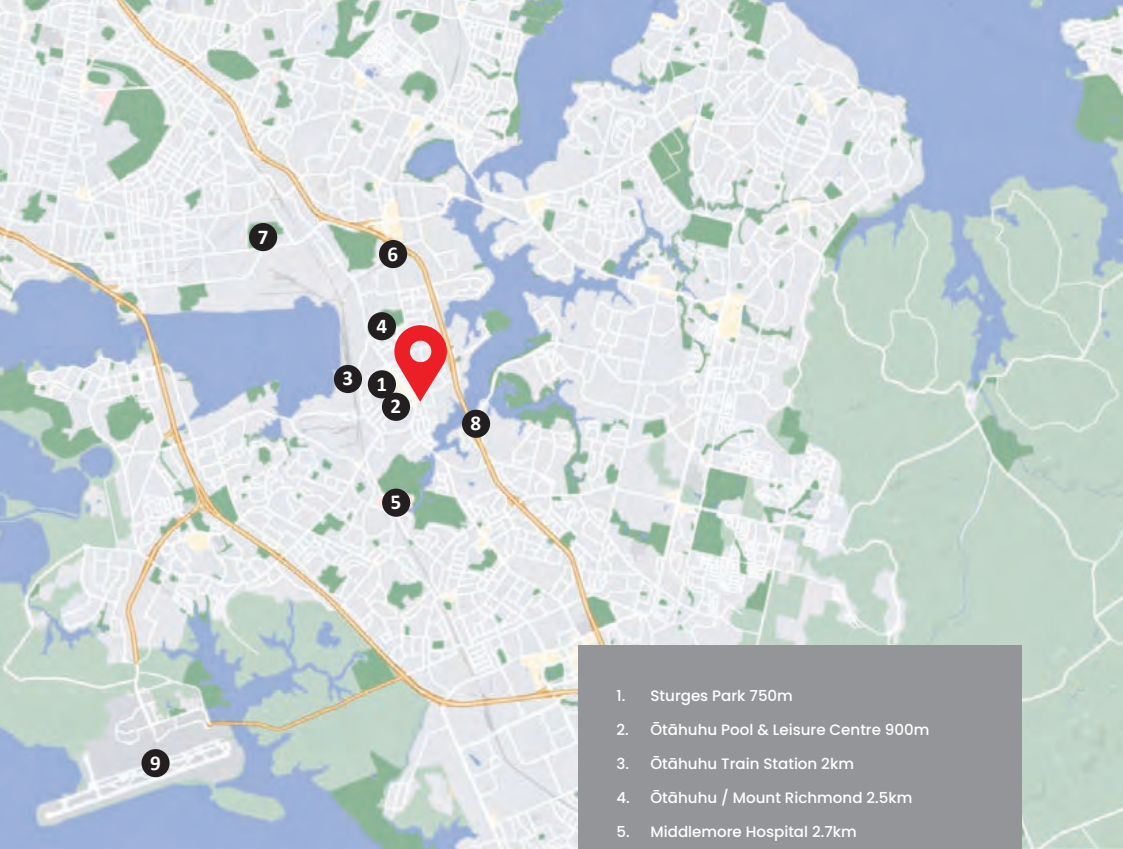
On the ground floor, these homes have been designed to create a comfortable and stylish living environment. The open plan living area and kitchen flow outside through sliding doors to the welcoming timber deck. In the kitchen, you'll find high-quality Samsung appliances, as well as a Samsung heat-pump installed, making climate control simple. Two of the properties also have a guest bathroom on the ground floor.

The two bedrooms are located upstairs, and include built-in wardrobes. You will also find the bathroom upstairs. The standalone has the additional convenience of an ensuite.

The bathrooms are neatly fitted with tiled splash backs and floating vanities, adding to the modern touch of these homes.

These homes all include a dedicated off-street parking space with an EV charger, as well as a keyless front door system, ensuring optimal security convenience in your home.

120 Church Street, Ōtāhuhu, Auckland offers an exciting opportunity to own a new home or investment property in a prime location.



1. Sturges Park 750m
2. Ōtāhuhu Pool & Leisure Centre 900m
3. Ōtāhuhu Train Station 2km
4. Ōtāhuhu / Mount Richmond 2.5km
5. Middlemore Hospital 2.7km
6. Sylvia Park Shopping Centre 3.9km
7. Go Media Stadium, Mt Smart 5.3km
8. Southern Motorway 5.7km
9. Auckland Airport 10.8km

Location What's Nearby?

120 Church Street's location offers a balance between convenience and community. Here, you'll find not only a place to call home, but a gateway to experiencing everything that Auckland has to offer.

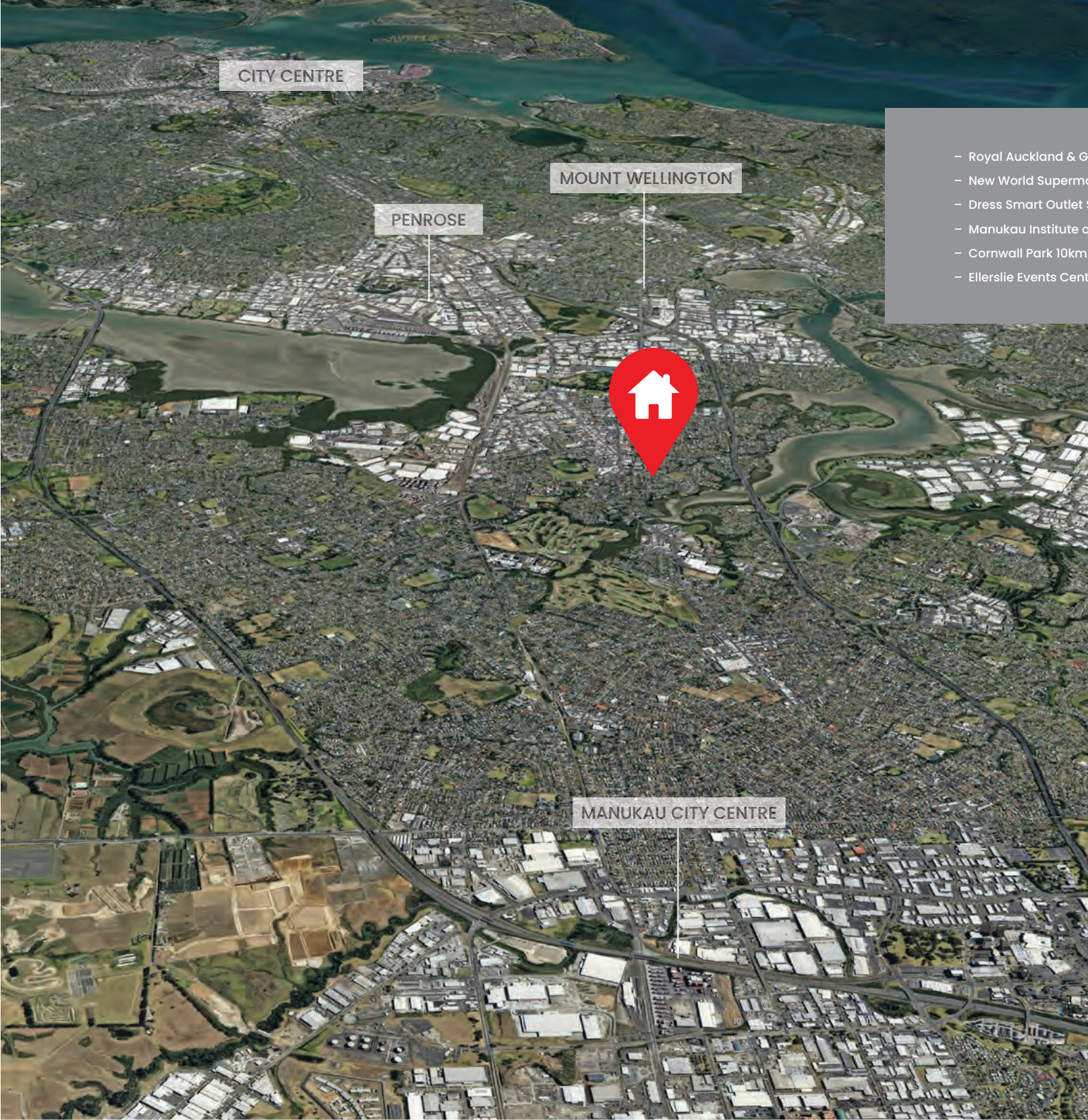
The CBD is just a 16km drive away, and a trip out to Sylvia Park Shopping Centre is less than 4km away. There is also the opportunity to explore the Otahuhu Town Centre, where a 10-minute walk will bring you to its range of supermarkets, banks, pharmacies, and shops. Whether you need groceries from Countdown or a quick bite to eat from one of the many cafes, you'll find this all just around the corner from your Ōtāhuhu home.

This development is in zone for Ōtāhuhu College and McAuley High School, as well as a multitude of primary schools such as St Joseph's School and Fairburn School, some within easy walking distance.

120 Church Street also has plenty of recreational amenities, including the Ōtāhuhu Pool and Leisure Centre, which is a mere 5-minute drive away. An additional luxury of this development's location is the greenery of Sturges Park and Murphy Park, which are a short stroll from your doorstep. The perfect opportunity to retreat to nature after a busy day immersed in the city.

Amenities





- Royal Auckland & Grange Golf Club 2.9km
- New World Supermarket 4.8km
- Dress Smart Outlet Shopping Centre 8km
- Manukau Institute of Technology 9km
- Cornwall Park 10km
- Ellerslie Events Centre 10km

Education

PRIMARY SCHOOLS

- Ōtāhuhu School (Year 1-6)
- Panama Road School (Year 1-8)
- Fairburn School (Year 1-6)
- St Joseph's School (Otahuhu) (Year 1-8)

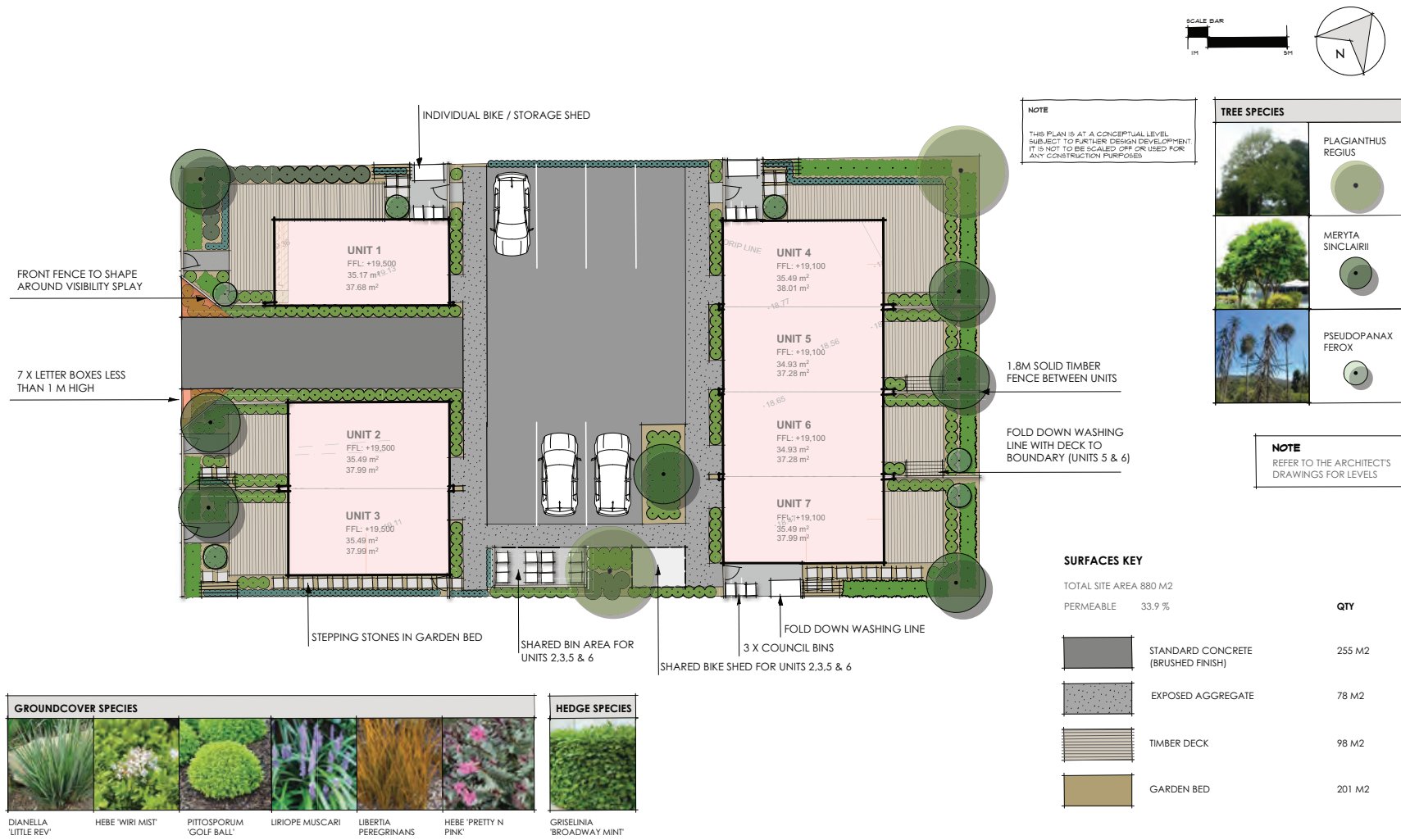
INTERMEDIATE SCHOOLS

- Ōtāhuhu Intermediate (Year 7-8)

HIGH SCHOOLS

- Ōtāhuhu College (Year 9-15)
- Pacific Advance Secondary School (Year 9-15)
- McAuley High School (Year 9-15)

Landscape Plan



Subdivision Plan

Freehold Titles



AMALGAMATION CONDITIONS
PURSUANT TO S220 RESOURCE MANAGEMENT ACT 1991

THAT LOT 100 HEREON (LEGAL ACCESS) BE HELD AS TO 7 UNDIVIDED 1/7 TH SHARES BY THE OWNERS OF LOTS 1 - 7 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THERE WITHIN

SCHEME PLAN PREPARED FOR MARKETING PURPOSES ONLY. BOUNDARIES AND EASEMENTS MAY CHANGE THROUGH RESOURCE CONSENT PROCESS.

ROW - RIGHT OF WAY EASEMENT
PED ROW - PEDESTRIAN RIGHT OF WAY EASEMENT
CAR PARK - CAR PARKING EASEMENT
BIKE PARK - BICYCLE PARKING EASEMENT
RUBBISH - RUBBISH STORAGE EASEMENT



Townhouse Details

Unit	Bedrooms	Bathroom	Carpark & EV Charger	Internal m2	Land Size m2	Price
1	2	2	1	78.81	111	\$789,000
2	2	1	1	73.48	73	\$769,000
3	2	1	1	73.48	80	\$759,000
4	2	1.5	1	73.50	106	\$759,000
5	2	1	1	72.21	61	\$729,000
6	2	1	1	72.21	61	\$739,000
7	2	1.5	1	73.48	86	\$755,000

Rental Appraisal



Wednesday 31st January 2024

Thank you for the opportunity to appraise the seven townhouses at 120 Church Street, Otahuhu, Auckland.

- Unit 1 (standalone) consist of: Two bedrooms, two bathrooms and an off-street parking space.
I have appraised the weekly rental for this unit at \$700.00 / week in this current market.
- Units 2,3,5 & 6 consist of: Two bedrooms, one bathroom and an off-street parking space.
I have appraised the weekly rental for these units at \$620.00 / week in this current market.
- Units 4 & 7 (Back corner units) consist of: Two bedrooms, one and a half bathrooms and an off-street parking space.
I have appraised the weekly rental for these units at \$650 / week in this current market.

Hayley Reid | Manager
Wolfbrook Property Management

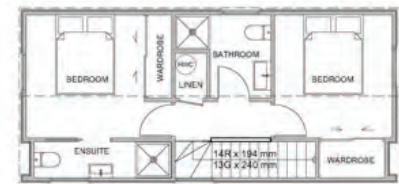
This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz Unit 4, 25 Churchill Street, Christchurch 8013 wolfbrookpm.co.nz

Floor Plans & Design



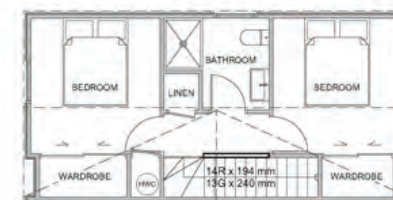
GROUND FLOOR



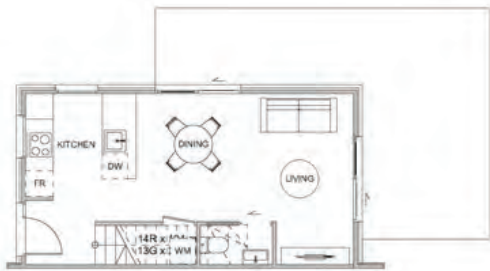
FIRST FLOOR



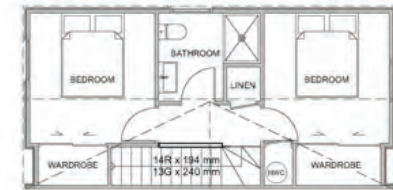
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Coloursteel Flaxpod
Gutter & Fascia	Coloursteel Flaxpod
Window Joinery	Flaxpod
James Hardies Stria Cladding	Resene Bokara Grey
Firth Strata Brick	Antique Blend
Soffits	Resene White
Entrance Door	Flaxpod



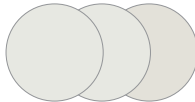
Interior Finishes

Hard Flooring	Godfrey Hirst Olympus Vinyl Plank in River Oak *
Carpet	Feltex Cable Bay in Pelorus with 11mm underlay *
Tiles	600 x 600 Tiles in Pacific White Lappato



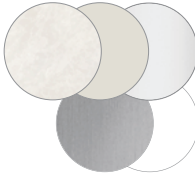
Colour Scheme

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



Kitchen

Benchtop	Prime Classic Collection - Astra Polished *
Cabinetry	Bestwood Melamine - Limestone
Handles	Archant - Anizo - Brushed Nickel
Sink mixer	Robertson Ion Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Subway Tile Crest - Vertical Stacked - White mat



*or similar

We have used Prime Stone Benchtops in this development. Prime Stone is a high quality, engineered stone that is low maintenance, hygienic, easy to clean and with an excellent ability to resist stains and bacteria. It's made up of at least 93% natural quartz and 7% resin. It's a beautiful addition to our kitchen designs and a timeless option.



Building Specifications

Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R4.0 *

Exterior

Roof	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	James Hardie Stria Cladding & Firth Strata Brick
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	Pre-finished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower Base	Atlantis Easy Tile Square 2 Wall Shower – Pacific Mist Lappato
Shower Walls	Tiles – Pacific White Lappato
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion Fittings – chrome
Toilet	Newtech – Casalino back to wall Toilet
Vanity	Newtech Citi Wall Hung Vanity in Vintage Ash Timberland with White Top & Roma Handle – 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet in Vintage Ash Timberland – 750mm
Heated Towel Rail	Evoke Heated Towel Ladder – Chrome
Wall Heater	Serene Bathroom Heater – Stainless Steel *
Tiled Splashback	75 x 300 Subway Tile Crest White Mat with aluminium trim

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck – planted w/ a mixture of plants & trees as per landscape plan * Or similar



HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

Chattels

Samsung Stainless Steel 60cm Built in Oven
Award Power Pack Rangehood
Samsung Stainless Steel Dishwasher
Samsung Ceramic Cooktop
Samsung WindFree™ Heatpump/Air Purifier
Blinds
Bike storage (refer landscape plan)
Digital Touch Pad – Schlage Artus – Black
Clothesline
Boxdesign – Letter Box



- The 32 AMP Fast Charger can be wall mounted for garages and mounted on a pedestal for the car parks.
- The charger can be controlled via Bluetooth or Wi-Fi or RFID Tag
- This can only be turned on by the homeowner – very safe and cannot be misused.
- 4 Year Warranty

SAMSUNG



Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.

Samsung WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



SHOWER

Shower: Atlantis Easy Tile Square 2 Wall Shower

Shower Base Tiles: Pacific White Lappato

Shower Walls Tiles: Pacific White Lappato

Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Pacific White Lappato

All images are artist's impression only



Completed development at Hume St, Christchurch

Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

What if there are minor defects I notice?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can

contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above let's talk further.

You Can Now Customise Your Home!

From selecting the perfect paint colours to choosing flooring options that suit your taste, we believe in making your home one-of-a-kind. With our range of upgrades and customisation options, you can transform your space into something truly exceptional and distinct from the rest.

For price-list & to discuss options please talk to your Sales Consultant.



All images are artist's impression only

Interior Colour Scheme

Option 1

Ceiling	Resene - Black White
Trims, Doors & Windows	Resene - Black White
Walls	Resene - Double Black White



Option 2

Ceiling	Resene - Alabaster
Trims, Doors & Windows	Resene - Alabaster
Walls	Resene - Half Seafog



Option 3

Ceiling	Dulux - Okarito
Trims, Doors & Windows	Dulux - Okarito
Walls	Dulux - Manorburn Quarter



Living & Kitchen Flooring

Godfrey Hirst Amor - Laminate	Rustic Oak
Godfrey Hirst Amor - Laminate	Ancient Oak
Godfrey Hirst Amor - Laminate	Sand Cliff Oak
600 x 600 Tiles	No.5 Ivory
600 x 600 Tiles	Pacific Mist Lappato



Kitchen Cabinetry

Bestwood Melamine	Washed Oak Timberland
Bestwood Melamine	Fumed Oak Timberland
Prime Melamine	Black Forest Oak Timberland
Prime Panels	



Curtains - Lounge & Bedrooms

James Dunlop - Antipoles	Flax with Blockout Curtain Liner
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Kitchen Tapware

Uno Gooseneck Pull Out Mixer	Black or Chrome
Uno Gooseneck Standard Mixer	Black or Chrome



Bathroom Tapware

Robertson Ion Basin Mixer	Black
Robertson Uno Basin Mixer	Black or Chrome
Robertson Ion Shower Mixer	Black
Robertson Uno Shower Mixer	Black or Chrome
Robertson Plus Round Slide Shower	Black



Interior Doors

Manhattan
Staten 3 groove



2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word. *T&C's apply please visit www.wolfbrook.co.nz



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Residents Society

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 benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit wolfbrook.co.nz/residents-society

ESTIMATED ANNUAL LEVY

\$2800 – \$3200

INCLUDING INSURANCE.

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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 on completion.



Completed development at Rahera Street, Christchurch



Our Building Guarantees

Home Completion Guarantee Your payments to us are 100% secure, ensuring that you receive your new home.

Total Price Guarantee We guarantee the price we give you is the price you'll pay for your new home.

1 Year Defects Warranty If your new home isn't quite right we'll fix it.

Ten Year Structural Warranty Your new home will stand the test of time.

Purchasing a Wolfbrook Property

STEP 1.

Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

STEP 2.

Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

STEP 3.

Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

STEP 4.

Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

STEP 5.

Sit Back and Relax

Your new investment property is in good hands- professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.

Completed Developments

A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



LINCOLN ROAD

Addington, Christchurch
60 Residential Units



ARMAGH STREET

Linwood, Christchurch
10 Residential Units



CHURTON CRESCENT

Tatīā, Lower Hutt
10 Residential Units



LINWOOD AVE

Linwood, Christchurch
16 Residential Units



equiti.co.nz

Level 1, 208 Ponsonby Road,
Auckland

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