



AUCKLAND

135 Leybourne Circle,
Glen Innes

equiti

Licensed under the REAA 2008



135 Leybourne Circle,
Glen Innes





Welcome to 135 Leybourne circle.

Haus Projects proudly presents this thoughtfully designed development located in the heart of Glen Innes. Comprising five residences in total — three townhouses and two standalone homes — this collection offers a mix of 3 to 4-bedroom layouts, each with the added versatility of a study. Each house has been individually considered to ensure functionality and high-quality design throughout.

Whether you're a first-home buyer or a seasoned investor, 135 Leybourne Circle is an exceptional opportunity to secure a brand-new, high-quality home in one of Auckland's most rapidly growing suburbs. With strong community ties, ongoing infrastructure investment, and proximity to key amenities, this development represents both lifestyle appeal and long-term value.

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SUBDIVIDE
SIMPLIFIED
— HOMES —

Glen Innes

Positioned on the edge of Glen Innes, 135 Leybourne Circle offers a rare combination of green space, community convenience, and excellent connectivity. Backing onto Glen Dowie Reserve and close to the scenic Point England coastline, the area is rich in walking trails, parks, and outdoor amenities — perfect for families and active lifestyles.

Everything you need is close at hand, from local cafes and supermarkets to schools, childcare centers, and quality medical services. Public transport options and key arterial routes make commuting to the Auckland CBD quick and seamless.

As Glen Innes continues to benefit from ongoing regeneration and investment, this location represents not just a great place to live, but a smart choice for future growth.



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Nearby You will Find...

Supermarkets & Shopping centres

- Eastridge shopping centre
- Stoneridge shops
- Pak'n'save & chemist warehouse

Greenspaces / Parks / Facilities

- Roberta/ Glendowie Reserve
- Te Ara Uta Ki Tai (Path of land & Sea)
- Glen Innes pools and leisure centre

Medical and Healthcare services

- Local Doctors Glen Innes
- Elstree Avenue family doctors
- Tamaki family health centre

Schools

- Sacred Heart College
- Glenbre Primary
- Tamaki College

Site Plan



Unit Details/ Appraisals



Lot	Bed	Study	Bath	Garage	Unit Sqm	Land Sqm	Price
1	4	-	2.5	1	166	210	\$ 1,250,000.00
2	3	-	2.5	1	127	135	\$ 1,075,000.00
3	3	-	2.5	1	129	144	\$ 1,095,000.00
4	3	1	2.5	1	148	193	\$ 1,275,000.00
5	3	1	3.5	1	146	214	\$ 1,295,000.00

Lot	Rental Appraisal
1	\$ 925.00
2	\$ 800.00
3	\$ 800.00
4	\$ 925.00
5	\$ 925.00

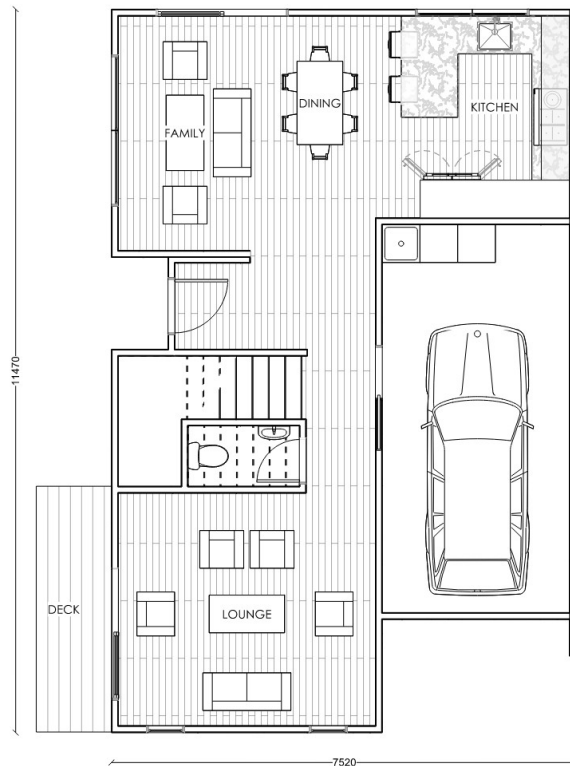
Floor Plans | Lot 1

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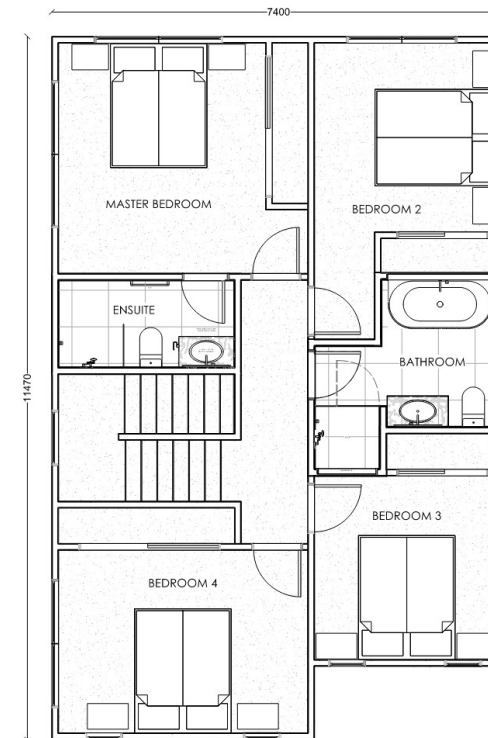


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Ground Floor



First Floor



166sqm

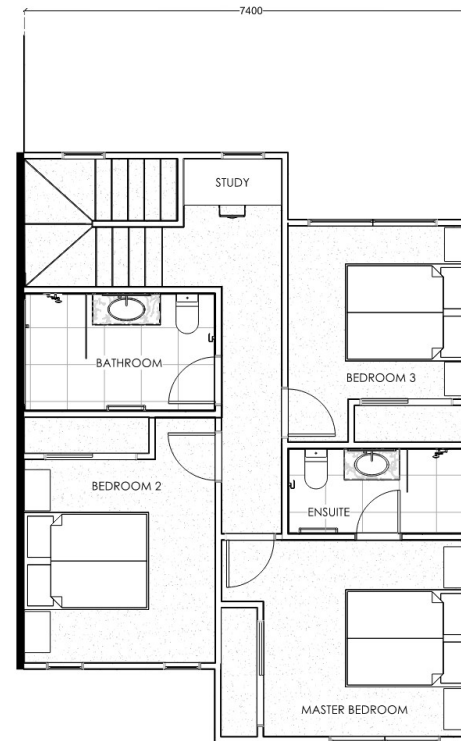
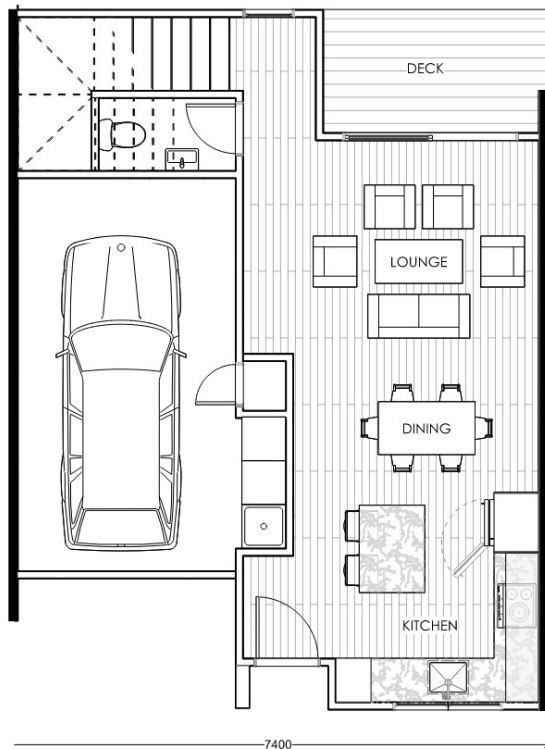
Floor Plans | Lot 2

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Ground Floor



First Floor

127sqm

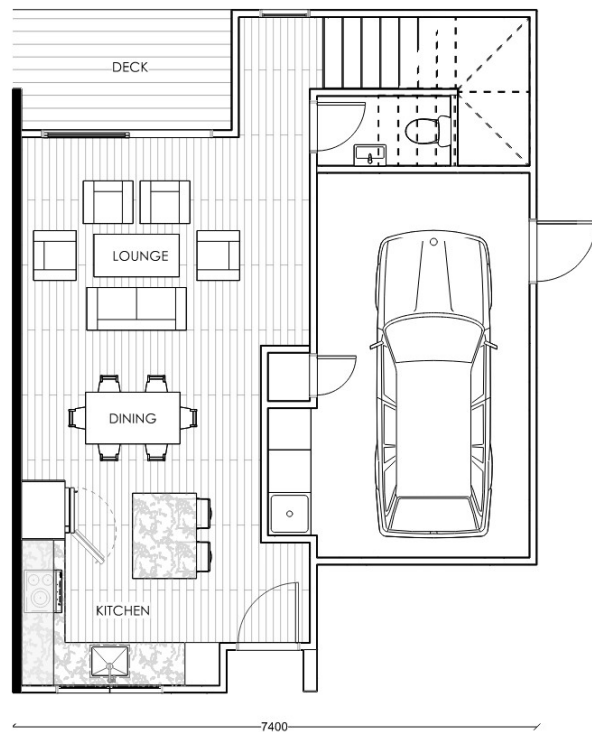
Floor Plans | Lot 3

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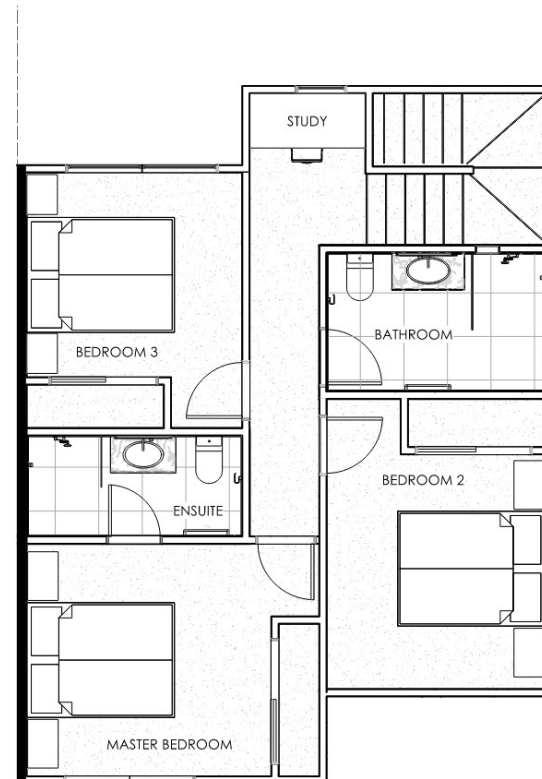


SUBDIVIDE
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Ground Floor



First Floor



129sqm

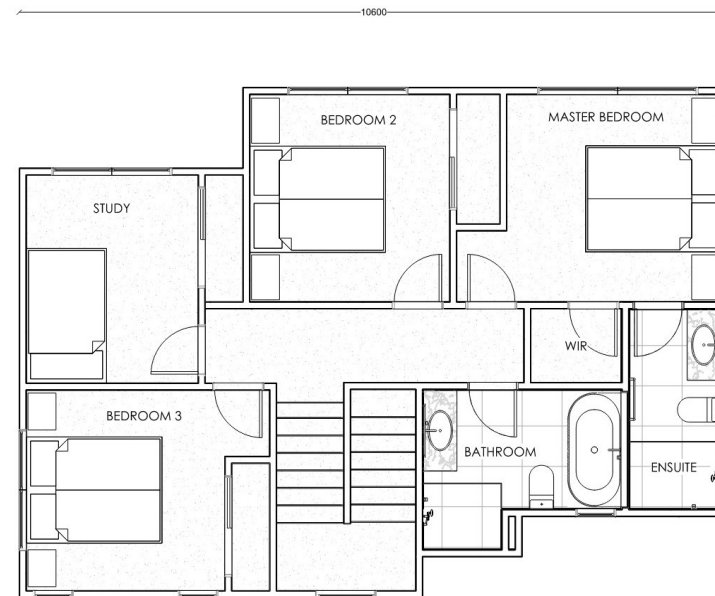
Floor Plans | Lot 4

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SUBDIVIDE
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Ground Floor



First Floor

148sqm

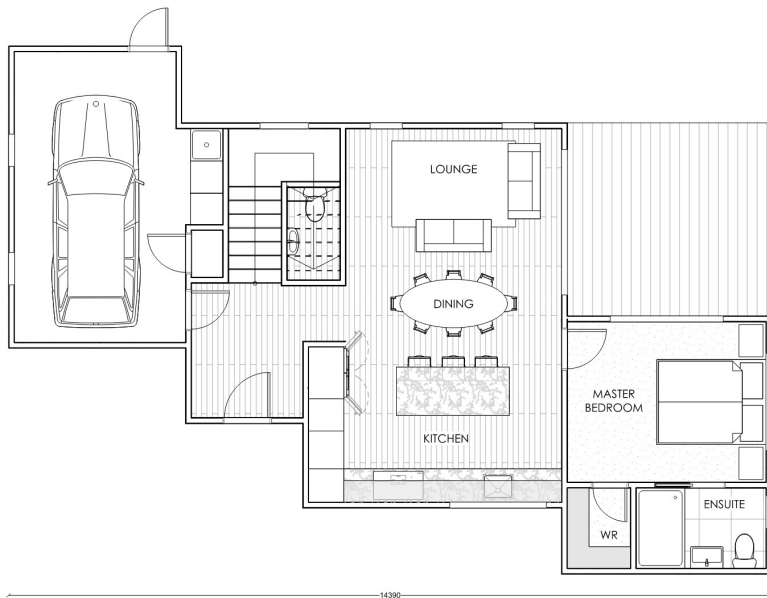
Floor Plans | Lot 5

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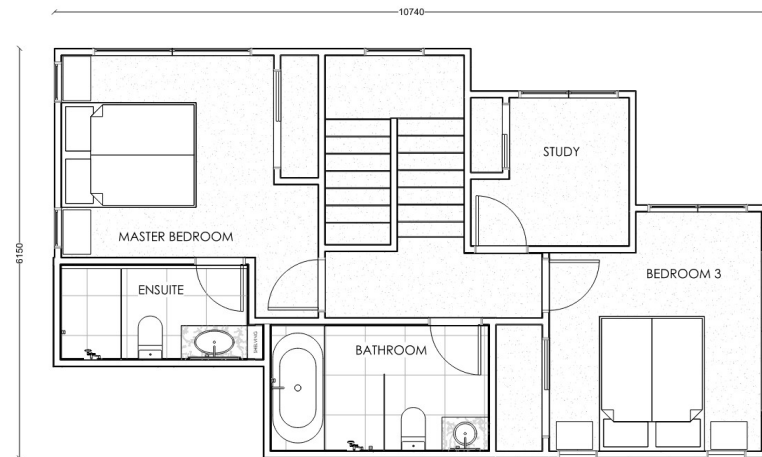


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Ground Floor



First Floor



146sqm

Landscaping Plan

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PLANTING SCHEDULE						
CODE	BOTANICAL NAME	COMMON NAME	NOTES	SPACING	QUANTITY	SIZE
TREES						
MDO	Michelia doltsova 'Silver cloud'	Michelia	Specimen tree	As Shown	4	45L
RSA	Rhopalostylis sapida	Nikau Palm	Specimen tree	As Shown	5	35L
PAM	Prunus amanogawa	amanogawa Milky way cherry	Specimen tree	As Shown	5	45L
HEDGE PLANTS						
FTU	Ficus 'tuffi'	Ficus 'tuffi'	Hedging	650	20	10L
UNDERSTOREY PLANTING						
ACI	Arthropodium cirratum	Rengarenga lily	Shade/underplanting	500	As Required	2L
PCO	Phormium cookianum 'Dwarf mountain flax'	Emerald green	Underplanting	500	As Required	2L
MAX	Muehlenbeckia axillaris	Muehlenbeckia	Ground cover	800	As Required	2L
CLIMBER						
FPU	Ficus pumila	Creeping fig	Climber	As Shown	14	PB5



MUEHLENBECKIA
AXILLARIS
(MAX)



FEATURE FOOTPATH
PAVING



RHOPALOSTYLIS SAPIDA
(RSA)



PRUNUS AMANOAWA
(PAM)



FICUS PUMILA
(FPU)



1.2m ALUMINIUM FENCE



MICHELIA DOLTSOPA
'SILVER CLOUD' (MDO)



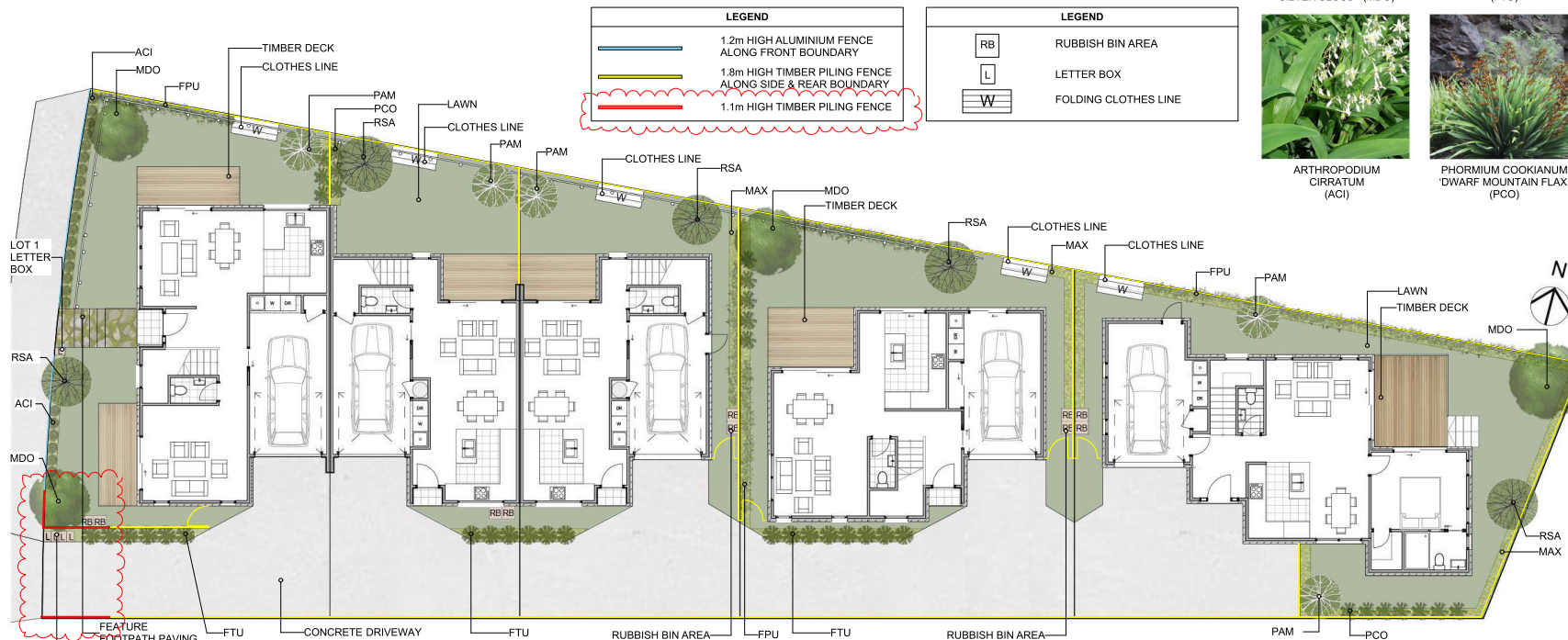
FICUS 'TUFFY'
(FTU)



ARTHROPODIUM
CIRRATUM
(ACI)



PHORMIUM COOKIANUM
'DWARF MOUNTAIN FLAX'
(PCO)



GENERAL NOTES 1. CONTRACTOR TO VERIFY JOINERY SIZES WITH OWNER. 2. ALL MATERIAL FINISHES AND COLOURS TO OWNER'S SPECIFICATION UNLESS OTHERWISE STATED. 3. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE NZ BUILDING CODE AND LOCAL TERRITORIAL AUTHORITY BYLAWS. 4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS & UNDERGROUND SERVICES TO BE CHECKED ON SITE BY CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK. 6. CONTRACTOR TO ENSURE ALL GROUND LEVELS & HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH TERRITORIAL AUTHORITY BYLAWS THROUGHOUT CONSTRUCTION. 7. DO NOT SCALE. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS, ANGLES & LEVELS ON SITE BEFORE COMMENCING ANY WORK. ANY DISCREPANCIES SHALL BE NOTIFIED TO THE DESIGNER.	JOB TITLE PROPOSED DEVELOPMENT AT 135 LEYBOURNE CIRCLE, GLEN INNES	LEGAL DESCRIPTION: Lot 105 DP 43138	VERSION: RC REV ID: A Issue Date: 01/03/2021 AMENDMENT DESCRIPTION: REVISE FENCE AROUND VEHICLE CROSSING	SHEET No. 1.4
	SHEET TITLE Site Landscaping Plan	REVISION: A SCALE: 1:150 - A3 CLIENT: DATE: 01/03/2021		

Specifications and Finishes



Exterior Finishes

Roof & Gutters

Coloursteel Flaxpod

Window Joinery

Matt Black

Cladding

James Hardie Stria

Brick

Kortemark Pagus Grey-Black ECO
Illuzo



Interior Finishes

Hard Flooring

GW SPC Hybrid Plank - ###

Carpet

Jacobson Orchard - Calville

Tiles

European Ceramics - Capri Salt

Paint

Dulux Mt Aspiring Quarter

Kitchen

Benchtop

Silestone - Snowy Ibiza

Cabinetry

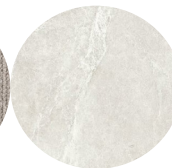
Prime Panel - 18mm MDF 'Linden'

Splashback

Tile Depot - Mosaix Squares 'White'

Appliances

Electrolux - Black



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Chattels and Extras

Oven	Electrolux multifunction
Stove top	Electrolux induction
Rangehood	Electrolux integrated
Dishwasher	Fisher & Paykel
Heatpump / Aircon	Panasonic
Smart Lock	All Artus Digital Lock 60mm



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Why this Development?

At Haus Projects, we approach every development with care, precision, and a commitment to quality. With years of experience behind us, we pride ourselves on creating homes that are not only beautifully designed but also thoughtfully considered for the way people live.

Each layout is individually reviewed to maximise space, functionality, and flow — ensuring every square metre works hard. From finishes to floorplans, no detail is overlooked.

For buyers and investors alike, a home by Haus Projects represents smart design, long-term value, and the assurance that quality has been prioritised at every step.



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Rental Appraisal



Detailed rental appraisal



Date:
17 Oct 2025

Address:
Lot 1,4 and 5 - 135 Leybourne Circle, Glen Innes

Step inside and be welcomed by high-stud ceilings and a light-filled open plan living space, designed to maximise both sunlight and flow. The generous living area opens effortlessly to a north-facing private garden, ideal for relaxing or entertaining with friends and family.

These stunning homes offer the perfect balance of coastal lifestyle and city convenience. Situated in a sought-after Glen Innes location, you'll be just moments from Sacred Heart College, local trains, buses, shops, and cafés. Enjoy a short stroll to the scenic Tamaki Path or take a quick drive to the beautiful beaches of the Eastern Bays.



01 Mar 2025 - 31 Aug 2025

Area: Glen Innes

Dwelling type: Townhouse

Bedrooms	Dwelling	Bonds received	Lower quartile	Median Rent	Upper Quartile
3 bedrooms	House	273	\$623.00	\$700.00	785.00
4 bedrooms	House	105	\$780.00	\$800.00	\$850.00

Description:

3 - 4 bedrooms, 2-3 bathroom with single internal garage

Bedrooms: 3-4

Bathrooms: 2-3

Floor Area 148-165m²

Exterior: Wooden

Rental Assessment:

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

\$925.00 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is an estimate based on a) today's market-values may be affected by market conditions and peak/non-peak seasons; and b) the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

Kind regards,

Aria Chow



Aria Chow

M 027 431 9532

E a.chow@barfoot.co.nz

Meadowbank 09 528 1105

<https://www.barfoot.co.nz/a.chow>

Rental Appraisal



Detailed rental appraisal



Date:
17 Oct 2025

Address:
Lot 2 and 3- 135 Leybourne Circle, Glen Innes

Step inside and be welcomed by high-stud ceilings and a light-filled open plan living space, designed to maximise both sunlight and flow. The generous living area opens effortlessly to a north-facing private garden, ideal for relaxing or entertaining with friends and family.

These stunning homes offer the perfect balance of coastal lifestyle and city convenience. Situated in a sought-after Glen Innes location, you'll be just moments from Sacred Heart College, local trains, buses, shops, and cafés. Enjoy a short stroll to the scenic Tamaki Path or take a quick drive to the beautiful beaches of the Eastern Bays.



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4 bedrooms	House	105	\$780.00	\$800.00	\$850.00

Description:
3 bedrooms, 2 bathroom, with single internal garage

Bedrooms: **3** Bathrooms: **2** Floor Area: **130m²** Exterior: **Wooden**

Rental Assessment:
Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

\$800.00 per week

Disclaimer: This rental assessment does not purport to be a registered valuation. It is an estimate based on a) today's market-values may be affected by market conditions and peak/non-peak seasons; and b) the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

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The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





equiti.co.nz

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DISCLAIMER

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