



BAY OF PLENTY

199 Edgecumbe Rd,
Tauranga South

equiti

Licensed under the REAA 2008

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NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
Residential
Builder

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 400 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 750 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 whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.

Jinhao & Yi,
Christchurch



All images are artist's impression only

The Development

Introducing 199 Edgecumbe Road, Tauranga – a stylish development featuring seven two-bedroom homes. Six of these residences include two bathrooms – a family bathroom and an ensuite off the master bedroom – while one home offers 1.5 bathrooms, including a downstairs toilet for convenience.

Four of these homes feature garages, which not only provide secure parking and additional storage space but also include the laundry. The remaining three homes offer designated car parking spaces.

Upon entry, you'll step into an architecturally designed open-plan living, dining, and kitchen area that flows seamlessly to private outdoor spaces. The kitchen is equipped with quality Samsung appliances, Primestone

benchtops, and elegant finishes, blending style with functionality.

Move-in ready features such as a keyless entry system, energy-efficient Samsung heat pump, and window blinds ensure immediate comfort and convenience. Each home also offers a fully fenced backyard, providing privacy and a secure space for outdoor activities.





Location What's Nearby?

Nestled in the heart of the highly sought-after Avenues area, 199 Edgecumbe Road offers a prime location in Tauranga, providing an ideal blend of comfort and accessibility. This charming development is just 750 meters from Tauranga Hospital, ensuring medical facilities are within easy reach.

Additionally, the convenience of Woolworths, located just over 1 kilometer away, makes daily shopping effortless. For a taste of local culture and history, the Historic Village is only 700 meters away, offering a unique experience.

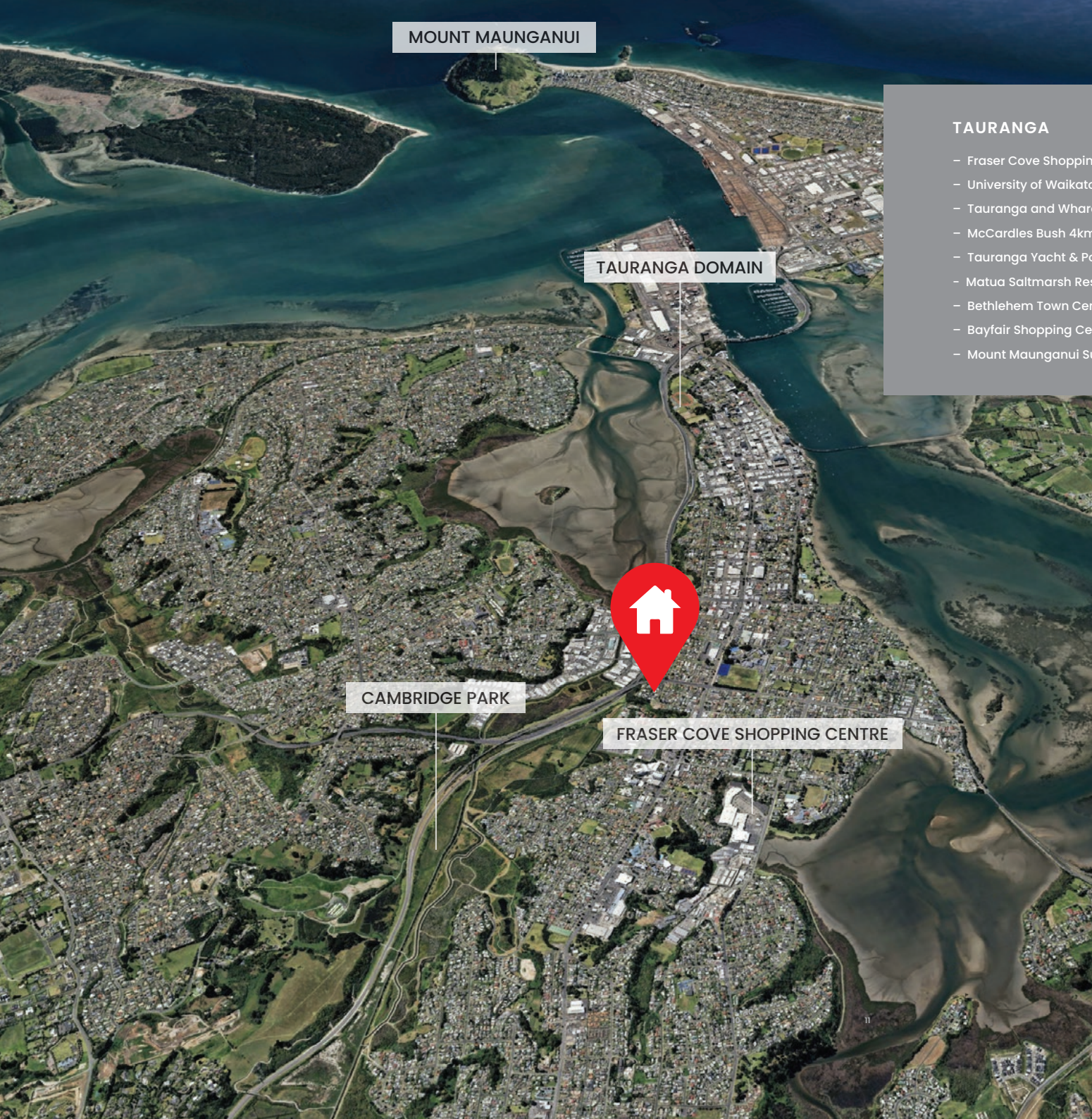
1. The Historic Village 700m
2. Tauranga Hospital 750m
3. Tauranga Skate Park 1km
4. Woolworths Supermarket 1.2km
5. Mitre 10 MEGA 2km
6. Port of Tauranga 4.8km
7. Tauranga Airport 8.4km
8. Mount Manganui (Town Centre) 8.7km

The area is well served by top schools, making it an excellent choice for families. The development is in the zone for Gate Pa School for primary education, Tauranga Intermediate, and Bethlehem College for intermediate and secondary education. It is also zoned for Tauranga Boys' College and Tauranga Girls' College.

The vibrant CBD of Tauranga is a short distance away, offering a variety of shopping, dining, and entertainment options.

Amenities





MOUNT MAUNGANUI

TAURANGA DOMAIN

CAMBRIDGE PARK

FRASER COVE SHOPPING CENTRE

TAURANGA

- Fraser Cove Shopping Centre 1.6km
- University of Waikato – Tauranga Campus 2.9km
- Tauranga and Wharepai Domains 3.3km
- McCardles Bush 4km
- Tauranga Yacht & Power Boat Club 6km
- Matua Saltmarsh Reserve 6.2km
- Bethlehem Town Centre 6.7km
- Bayfair Shopping Centre 10.3km
- Mount Maunganui Summit 12.1km

Education

PRIMARY SCHOOLS

- Gate Pa School (Year 1-6)
- St Mary's Catholic School (Year 1-6)*
- Te Kura o Matapihi (Year 1-8)
- Bellevue School (Year 1-6)

INTERMEDIATE SCHOOLS

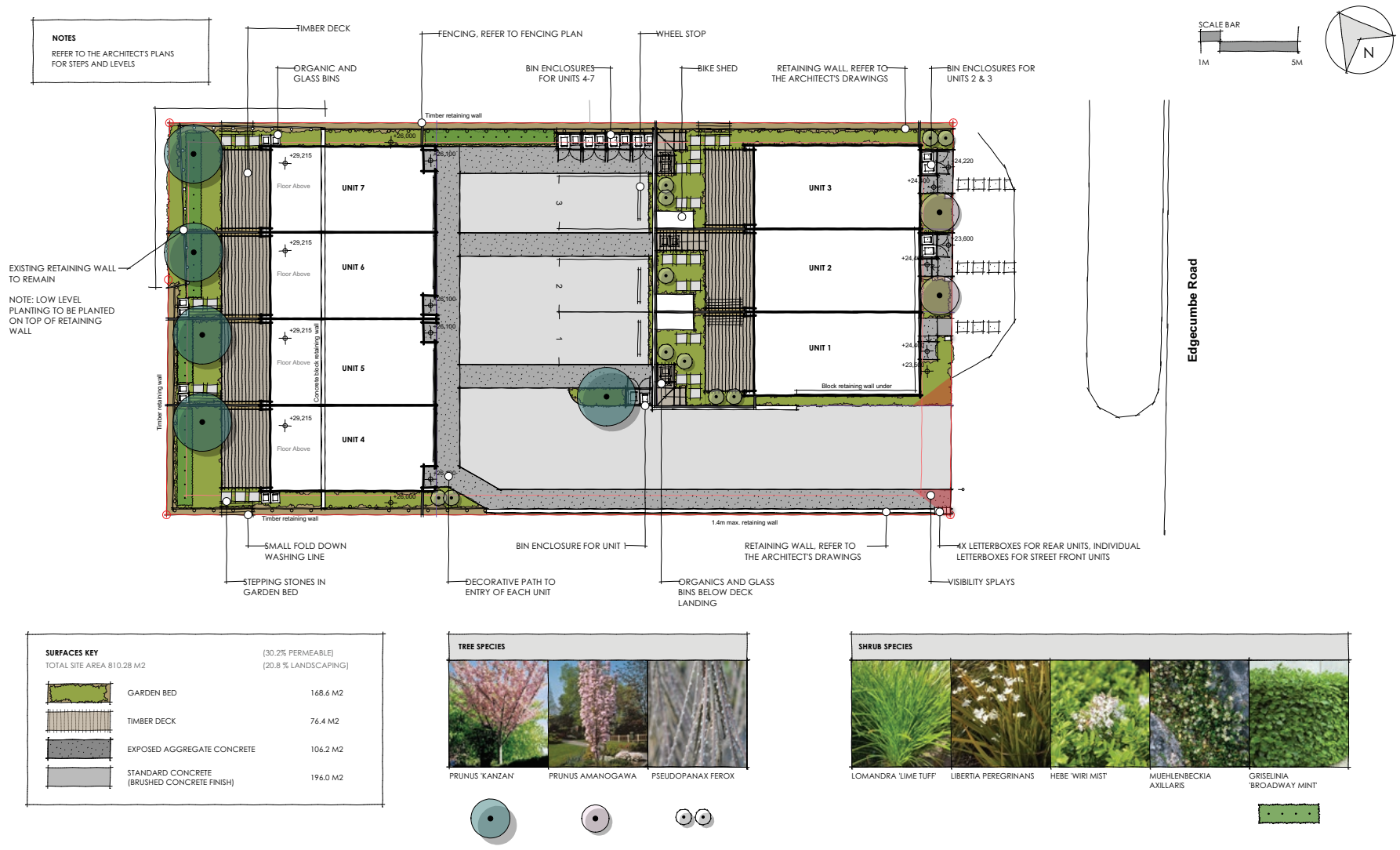
- Tauranga Intermediate (Year 7-8)
- Bethlehem College (Year 1-15)
- Aquinas College (Year 7-15)

HIGH SCHOOLS

- Tauranga Boys' College (Year 9-15)
- Tauranga Girls' College (Year 9-15)
- Bethlehem College (Year 1-15)
- Aquinas College (Year 7-15)

* By admission only

Landscape Plan



LOT 4
DPS 3915

LOT 11
DP 28621

LOT 6
DP 28621

LOT 7
84m²

LOT 6
66m²

LOT 5
66m²

LOT 4
84m²

LOT 100
(COMMON ACCESS LOT)
285m²

LOT 3
82m²

LOT 2
64m²

LOT 1
78m²

SWMH & SSMH TO BE VESTED
REFER TO MAVENS INFRASTRUCTURE
REPORT

EDGECLIFF ROAD



Townhouse Details

Unit	Bedrooms	Bathroom	Carpark/ Garage	Unit Size m2	Land Size m2	Price
1	2	2	1	73.18	78	\$780,000
2	2	1.5	1	73.88	64	\$770,000
3	2	2	1	73.18	82	\$790,000
4	2	2	Garage	93.81	84	\$820,000
5	2	2	Garage	94.90	66	\$815,000
6	2	2	Garage	94.90	66	\$815,000
7	2	2	Garage	93.81	84	\$830,000

Rental Appraisal



Wednesday, 4 September 2024

Thank you for the opportunity to appraise the seven townhouses at 199 Edgecumbe Road, Tauranga.

- Unit 1 (Closest to driveway, street-facing) consists of 2 bedrooms, 2 bathrooms and an off-street car park.
I have appraised the weekly rent for this unit at \$630.00 per week in this current market.
- Unit 2 (Middle unit, street-facing) consists of 2 bedrooms, 1.5 bathrooms and an off-street car park.
I have appraised the weekly rent for this unit at \$600.00 per week in this current market.
- Unit 3 (Street-facing, larger section) consists of 2 bedrooms, 2 bathrooms and an off-street car park.
I have appraised the weekly rent for this unit at \$650.00 per week in this current market.
- Units 4 & 7 (Back corner sections) consists of 2 bedrooms, 2 bathrooms and a garage.
I have appraised the weekly rent for these units at \$710.00 per week in this current market.
- Units 5 & 6 (Back middle sections) consists of 2 bedrooms, 2 bathrooms and a garage.
I have appraised the weekly rent for these units at \$690.00 per week in this current market.

Should you have any questions, please do not hesitate to contact me.

Kind regards,
Sonia Retter | Property Management
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

Units 1 & 3

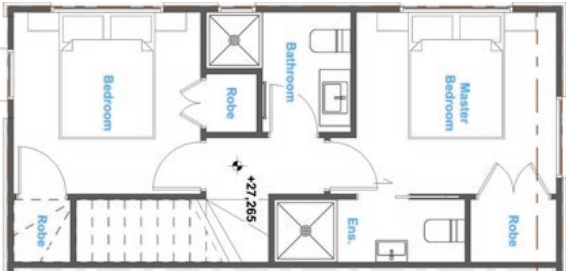


2 2 1
P C A

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GROUND FLOOR

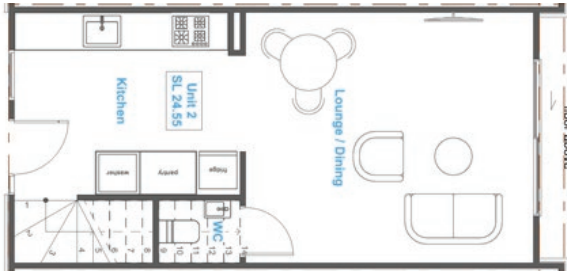


FIRST FLOOR



2 1.5 1
I A C

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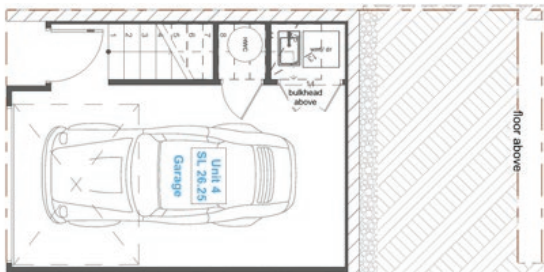
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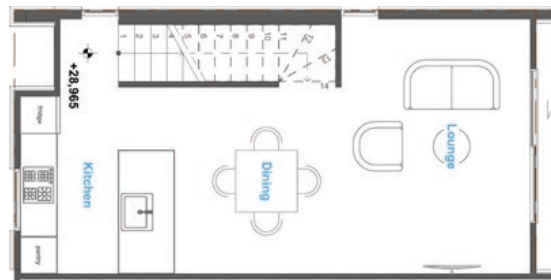
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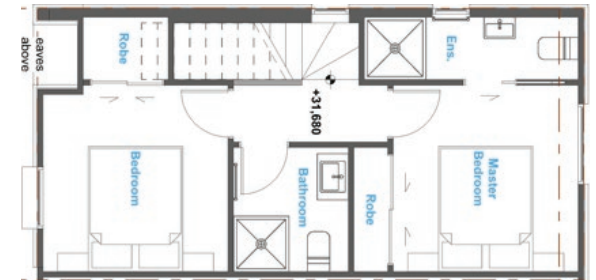
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GARAGE



GROUND FLOOR

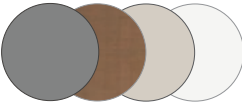


FIRST FLOOR

Interior & Exterior Finishes

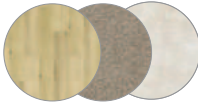
Exterior Finishes

Roof	Colorsteel Sandstone Grey
Gutter & Fascia	Colorsteel Sandstone Grey
Window Joinery	Colorsteel Sandstone Grey
Cedar	Dryden Wood Oil - Driftwood
Rockcote Integra AAC Panel	Resene Half Cloud
Soffits	Resene White
Entrance Door	Colorsteel Sandstone Grey
Garage Door (Units 4-7)	Colorsteel Sandstone Grey



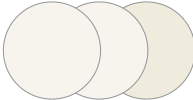
Interior Finishes

Hard Flooring	Godfrey Hirst Olympus Vinyl - Autumn Oak *
Carpet	Feltex Cable Bay - Omer - 11mm underlay *
Tiles	600 x 600 Tiles - Olympia Shell - Matte



Colour Scheme

Ceiling	Resene Quarter Rice Cake
Trims, Doors & Windows	Resene Quarter Rice Cake
Walls & Skirtings	Resene Rice Cake



Kitchen

Benchtop	Primestone - Calacutta Gold - Polished *
Cabinetry Colour 1	Bestwood Melamine - Limestone - Velvet
Cabinetry Colour 2	Bestwood - Classic Oak - Organic
Handles	Elite Hardware -Hilton - Brushed Nickel
Sink Mixer	Robertson Ion Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Crest Tile - White Matte - Vertical Stack



*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	Colorsteel
Fascia and Gutter	Colorsteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Cedar & Rockcote Integra Panel
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 (Ensuites)	Atlantis Easy Tile Commander - 900x900mm
Shower (Main Bathrooms)	Atlantis Easy Tile Botique - 900x900mm
Shower Walls & Floor	Reptiles - 600x600mm Tiles - Anthology Blanc - Matte Satin
Shower Glazing	Frameless Glass
Tiles	600x600mm Tiles - Olympia Shell - Matte
Fittings	Robertson Elementi Ion - Chrome
Toilet	Newtech Caslino Back to Wall
Vanity (Ensuites)	Newtech Brookfield Junior Wall Hung Vanity - 500mm - Planked Urban Oak
Vanity (Main Bathrooms)	Newtech Brookfield Vanity - 750mm - Planked Urban Oak - Ponti Stonecast Top
Mirror (Ensuites)	Newtech Avon Wall Hung Mirror Cabinet - Gloss White - 750mm
Mirror (Main Bathrooms)	Newtech Avon Wall Hung Mirror Cabinet - Planked Urban Oak - 450mm
Heated Towel Rail	Evoke 7 Bar Heated Towel Ladder - Chrome
Wall Heater	Weiss Bathroom Heater - Silver *
Tiled Splashback	75 x 300 Subway Tile Crest - White Matte

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 AIRISE WindFree™ Heatpump/Air Purifier
- LG Series 5 Front Loader Washer/Dryer Combo
- Blinds
- Bike Storage (refer landscape plan)
- Digital Touch Pad - Schlage Artus - Satin Nickel Plate
- Clothesline
- Boxdesign - Letter Box
- EV Charger - Supply and Install available for an additional \$3,450.00 incl GST



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

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 Base Tiles: Olympia Shell - Matte
 Shower Walls Tiles: Olympia Shell - Matte
 Splashback: Crest Subway Tile - White Matte
 Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
 - Olympia Shell - Matte



Completed development at Raukawa St, Lower Hutt

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.

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

\$3200

INCLUDING INSURANCE.

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.



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.

10 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

WOLFBROOK HAVE COMPLETED OVER 600 PROPERTIES IN THE LAST 3 YEARS
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



LINCOLN ROAD

Addington, Christchurch
60 Residential Units



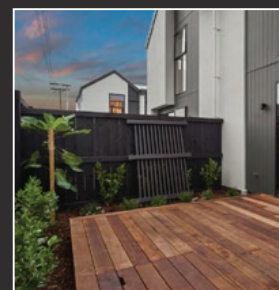
ARMAGH STREET

Linwood, Christchurch
10 Residential Units



MILTON STREET

Somerfield, Christchurch
6 Residential Units



17TH AVE

Tauranga
7 Residential Units



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