



AUCKLAND

2 Sainsbury Road,
St Lukes

equiti

Licensed under the REAA 2008





WELCOME TO 2 SAINSBURY.

An exclusive collection of just 7 striking terrace townhouses, affordably priced and occupying a prime St. Lukes location.

Explore this rare opportunity to secure an exceptional townhouse in a highly sought-after neighbourhood, intelligently designed with low-maintenance materials that blend sophisticated style with practical, modern living. With striking black oak cladding and paired with black vertical louvers, each townhouse stands out for its contemporary architectural flair, offering a refined yet functional living experience.

The open-plan kitchen, living and dining areas seamlessly flow into a private outdoor courtyard, perfect for relaxation and entertainment.



2 SAINSBURY



Thoughtfully designed for the modern lifestyle, each townhouse comes equipped with a secure, private bicycle and e-scooter lock-up, complete with built-in power points for convenient charging.

Each townhouse features 2 bedrooms and 2 bathrooms along with a dedicated study nook, offering flexibility for both work and play.

Premium European appliances, feature LED lighting, and tongue-and-groove wall panelling create an elevated sense of style throughout, while keyless entry provides added security and convenience.

2 Sainsbury is designed for those seeking a stylish yet functional home in one of Auckland's most desirable locations—perfect for professionals, couples, or small families looking for comfort and convenience, without compromising on design.

FEATURES AND INTERIORS

Stand out from the crowd and say goodbye to spending your free time on property maintenance and enjoy modern, clean interiors and exteriors designed to stand the test of time.

- 2 Bedroom
- 2 Bathrooms
- Fee-simple freehold title
- Private and secure bike/e-scooter shed with charging facilities
- Landscaped courtyard
- European tiled bathrooms with underfloor heating
- Engineered stone benchtop
- Feature tongue and groove wall panelling
- Brushed nickel finish tapware
- Air conditioning
- PDL Iconic switchgear
- Feature LED lighting strip
- Fibre/ alarm
- Keyless entry
- Aluminium double-glazed joinery
- Generous lower-level stud height of 2.7m
- 10-year construction guarantee



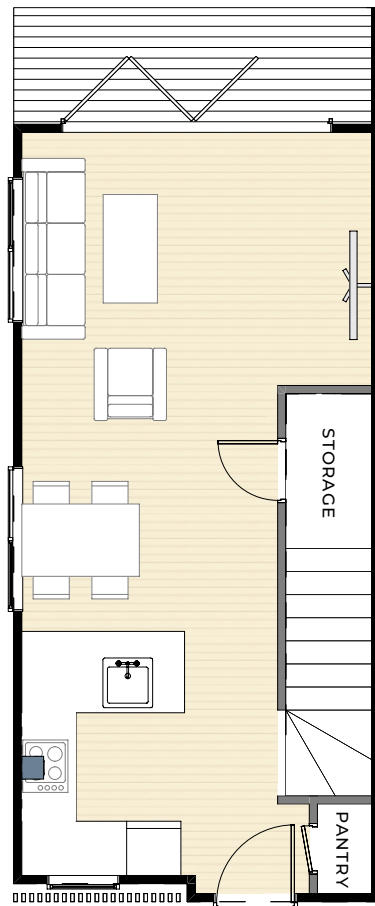
UNIT DETAILS

LOT	BED	BATH	STUDY NOOK	CARPARK	FLOOR SQM	LAND SQM	PRICE	RENT P/W	YIELD %
1	2	2	1	0	75	96	\$840,000	\$660	4.1
2	2	2	1	0	75	69	\$825,000	\$660	4.2
3	2	2	1	0	75	69	\$825,000	\$660	4.2
4	2	2	1	0	75	69	\$825,000	\$660	4.2
5	2	2	1	0	75	69	\$825,000	\$660	4.2
6	2	2	1	0	75	69	\$825,000	\$660	4.2
7	2	2	1	2	75	120	POA	\$725	N/A

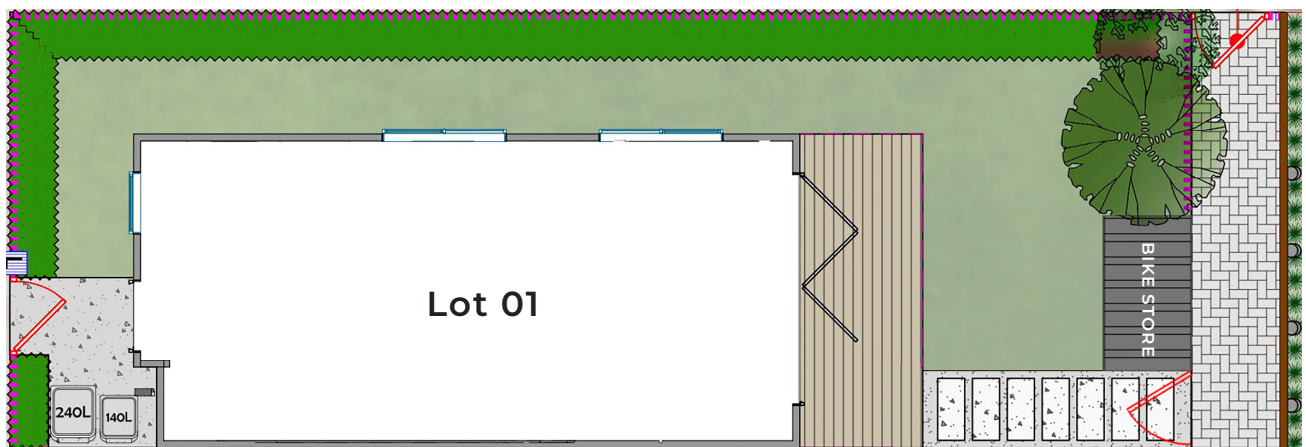
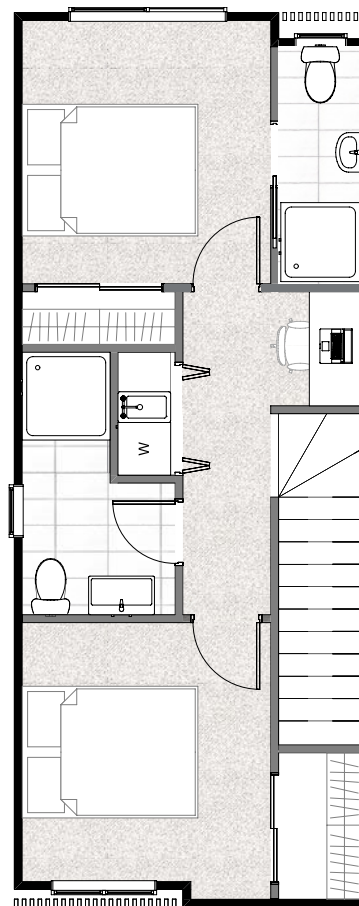


LOT 01

GROUND FLOOR



FIRST FLOOR



Lot 01 Features

- Floor Area: 75m²
- Land Area: 96m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet

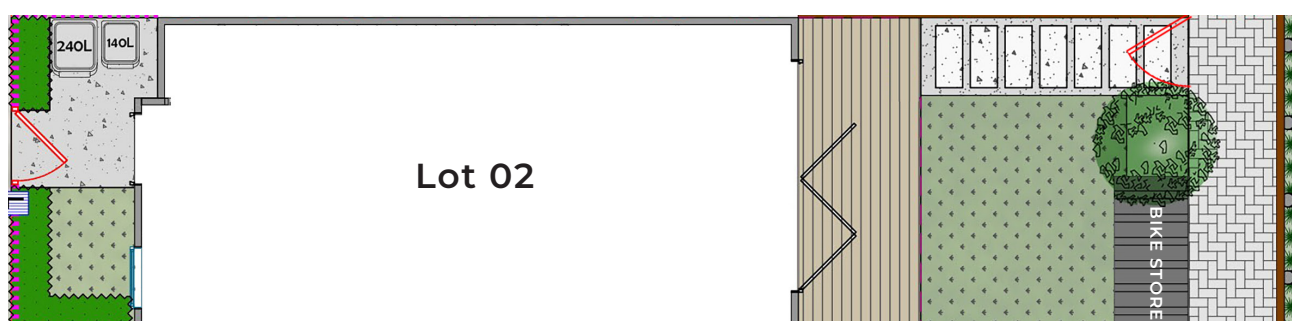
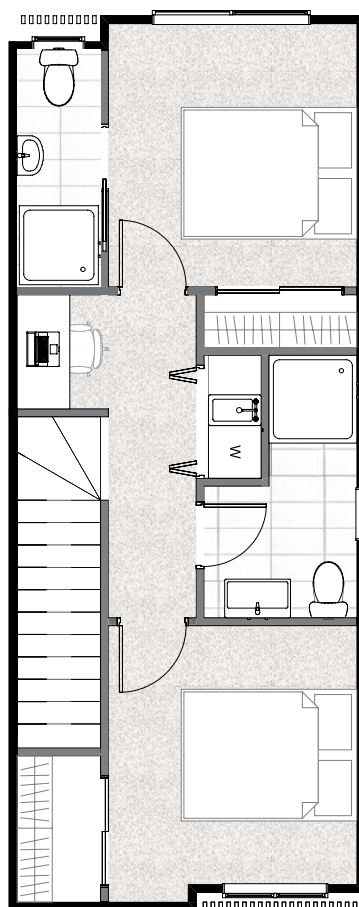
2 SAINSBURY

LOT 02

GROUND FLOOR



FIRST FLOOR



Lot 02 Features

- Floor Area: 75m²
- Land Area: 69m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet

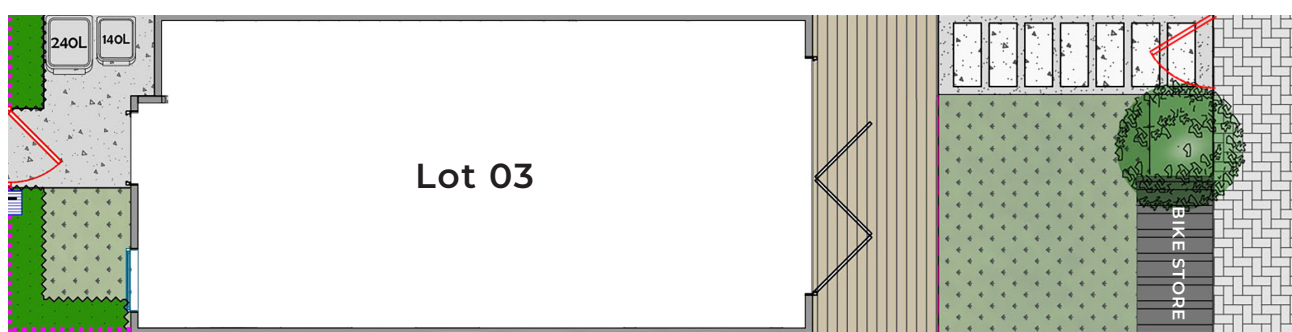
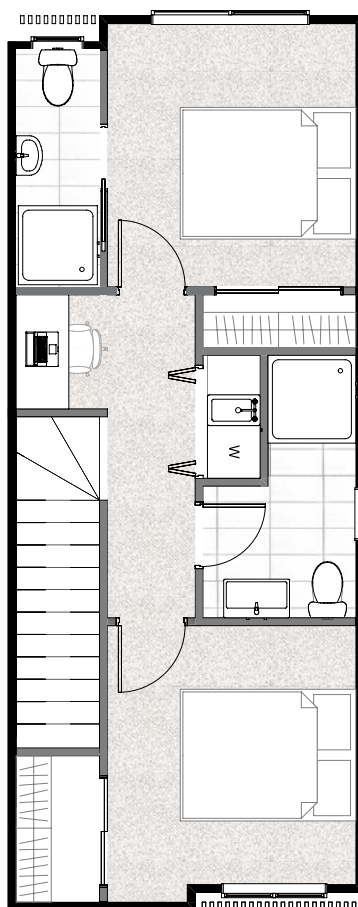
2 SAINSBURY

LOT 03

GROUND FLOOR



FIRST FLOOR



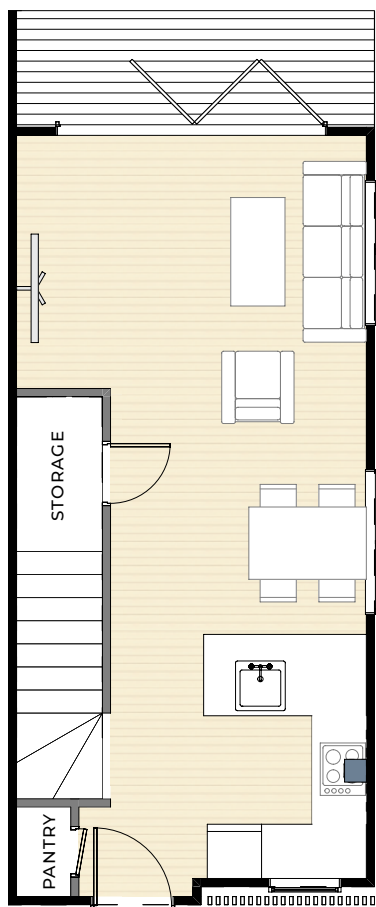
Lot 03 Features

- Floor Area: 75m²
- Land Area: 69m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet

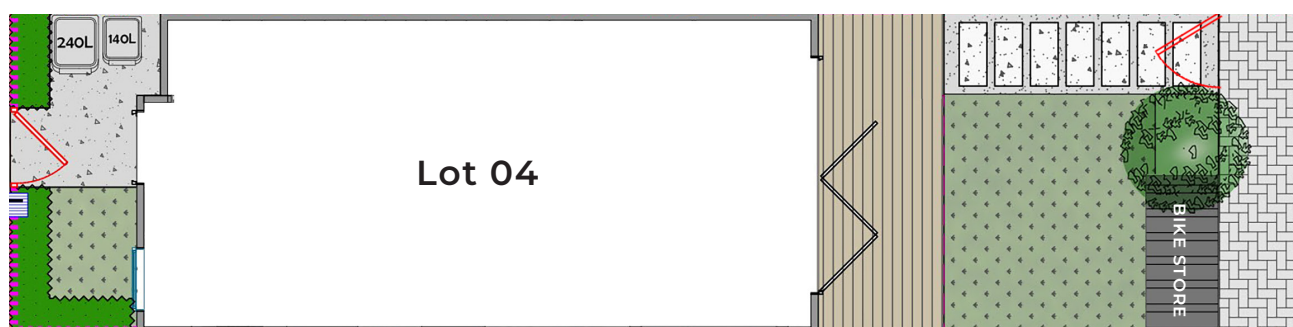
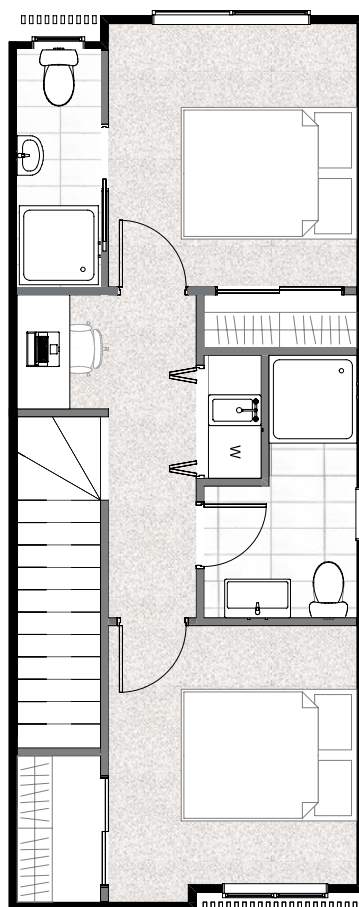
2 SAINSBURY

LOT 04

GROUND FLOOR



FIRST FLOOR



Unit 04 Features

- Floor Area: 75m²
- Land Area: 69m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet

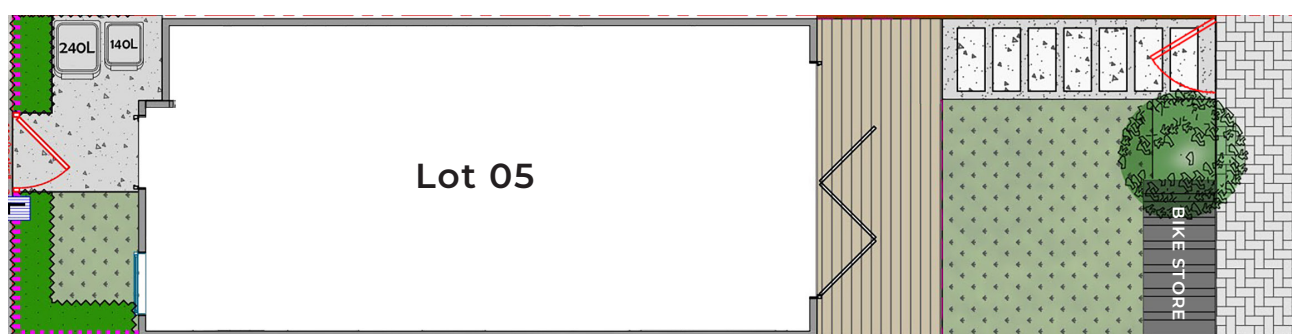
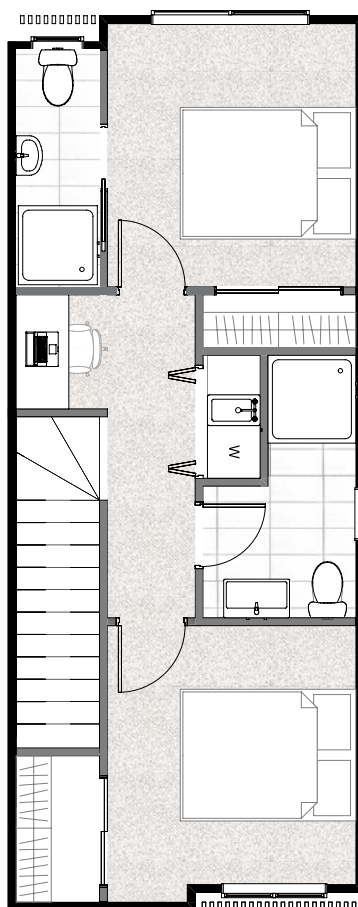
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LOT 05

GROUND FLOOR



FIRST FLOOR



Lot 05 Features

- Floor Area: 75m²
- Land Area: 69m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet

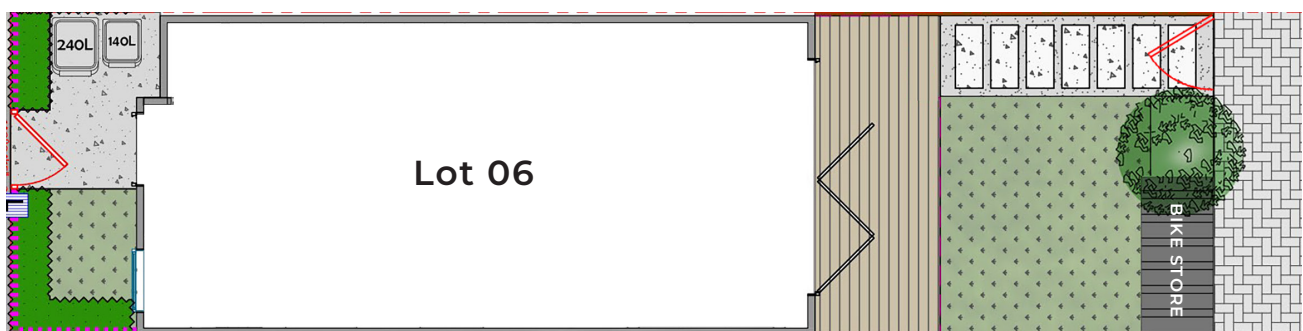
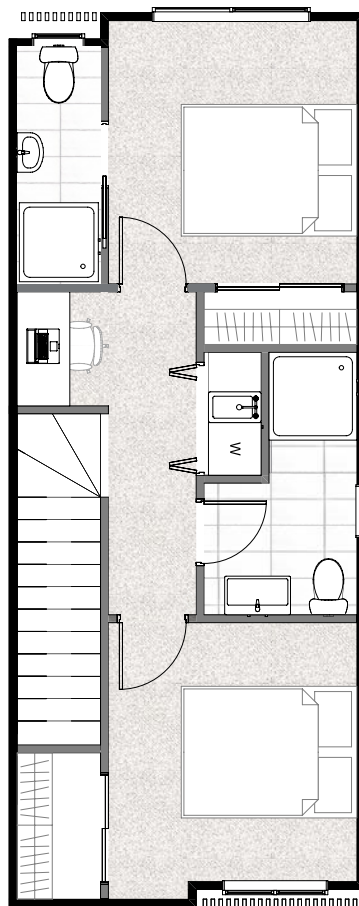
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LOT 06

GROUND FLOOR



FIRST FLOOR



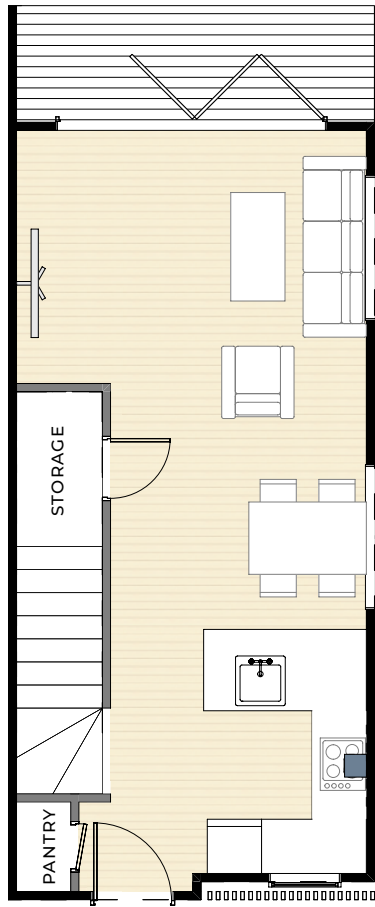
Lot 06 Features

- Floor Area: 75m²
- Land Area: 69m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet

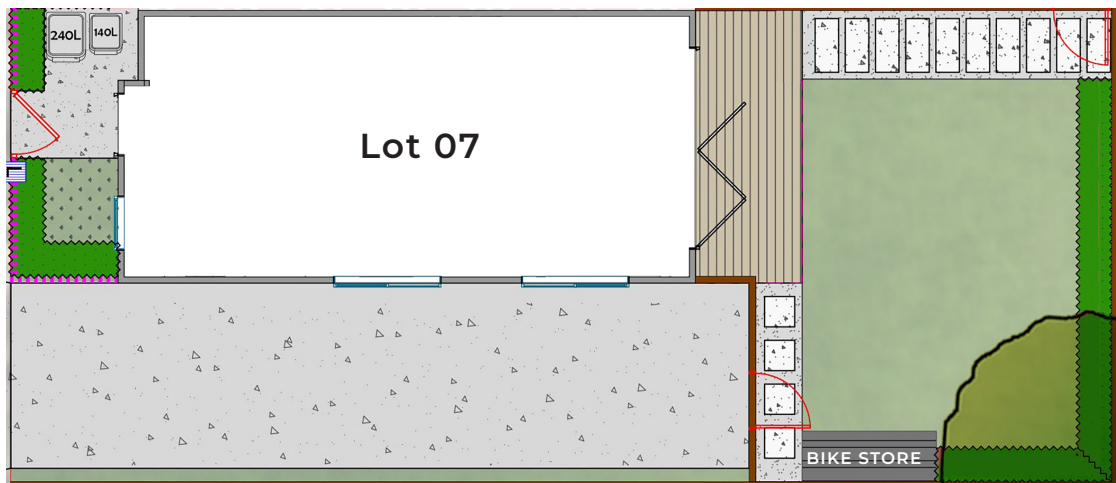
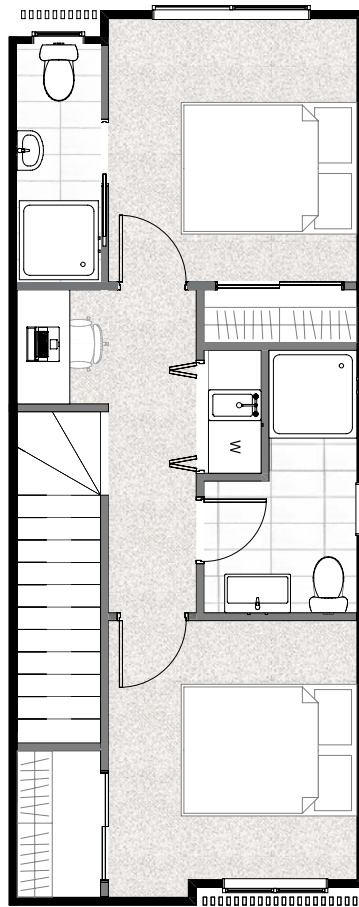
2 SAINSBURY

LOT 07

GROUND FLOOR



FIRST FLOOR



Lot 07 Features

- Floor Area: 75m²
- Land Area: 120m²
- 2 bedrooms
- 2 bathrooms
- 1 study nook
- 1 private and secure bike store with power outlet
- 2 carpark with charger

2 SAINSBURY





General

- Low maintenance Innova Montage cladding in black oak
- Aluminium window and door joinery finished with a Dulux Flaxpod durable protective powder coating. Double glazing throughout with quality hardware
- Colorsteel Endura roofing finished in Dulux Flaxpod with thermal insulation
- Walls, ceilings, doors & skirtings finished in Resene Alabaster white
- Thermal in wall insulation
- Mains pressure hot and cold water. Hot water heating via a hot water cylinder located under the stairs of each house. Water will be individually metered
- Heat pump to the ground floor lounge and master bedroom
- Electricity supplied via individual meter and distribution boards
- Every house will be Fibre ready with it's own fibre connection for a high-speed internet connection
- Energy efficient LED lighting throughout with feature LED strip in the lounge
- Security alarm with remote monitoring and access capability
- Keyless entry (Yale keypad)
- Generous stud height of 2.7m on the ground floor and 2.4m on the first floor
- 10-year construction guarantee

DISCLAIMER

The information contained herein is believed to be correct at the time of publishing but is not guaranteed. This information is for marketing purposes only and does not form part of disclosure documentation and has been prepared prior to and could be amended during construction. Changes may be made during development and dimensions, specifications, fittings and finishes are subject to change without notice. Prospective purchasers must make their own enquiries and must rely on their own enquires should they wish to proceed with the purchase of a unit. The information contained herein is for guidance only and does not constitute an offer or contract



Interiors

FLOORING

- Carpet – heavy duty solution dyed nylon carpet on foam underlay
Stairway and second level corridor and bedrooms
- Timber laminate – high quality selected laminate flooring on acoustic underlay
Ground floor kitchen, living and dining area
- Tiles – large format (600 x 600) porcelain tiles over electric underfloor heating
Main bathroom and ensuite



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Interiors

KITCHEN

- Appliances:**
European Bosch appliances including a 60cm oven, 60cm induction cooktop, dishwasher, integrated extraction and waste disposal
- Benchtop:**
High quality composite stone
- Cabinets:**
Selected Melamine cabinet and drawer fronts on high quality Hafele hardware
Island base clad in vertical tongue and groove panelling
- Tapware:**
Quality tapware in brushed nickel
- Splashback:**
White ceramic finger tiles imported from Spain

WARDROBES

- Laminate shelf with hanging rail and drawers

BATHROOMS

- Tiles:**
Large format (600 x 600) porcelain tiles over electric underfloor heating
- Tapware:**
Quality tapware in brushed nickel finish
- Shower:**
Fully tiled shower
Toughened glass
Slide shower with integrated rain head (ensuite only), finished in brushed nickel
- Vanity:**
Wall hung unit with porcelain top and top mounted basin
White tongue and groove panelled drawer front
- Mirror:**
Wall hung LED mirror directly above vanity unit

WALLS

- GIB plasterboard lining, stopped and painted to achieve an F4 finish
- Feature tongue and groove panelling in select areas

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THE NEIGHBOURHOOD

Nestled in the heart of Auckland's vibrant inner suburbs, 2 Sainsbury offers a prime location with easy access to both city conveniences and the surrounding natural beauty. St Lukes is a dynamic, well-connected area known for its rich community spirit, diverse culture, and excellent amenities.

2 Sainsbury places you within close reach of the bustling city fringe suburbs such as Ponsonby and Pt. Chevalier, while offering the serenity of suburban living. The nearby Morningside and Mt Albert shops, cafes, and restaurants provide an inviting local scene, and Westfield St Lukes is just moments away for all your retail needs.

The location also boasts convenient transport links, with public transport options including the Morningside train station within a few minutes' walk. The northwestern motorway is only a short distance away, making commuting easy. For nature lovers, Mt Albert's parks, Western Springs and the Auckland Zoo are only minutes away, offering ample green space for outdoor activities.

Whether you're looking for a family-friendly neighbourhood or a place with easy access to the best of Auckland, 2 Sainsbury is perfectly positioned for both convenience and lifestyle.



1



2 SAINSBURY

ABOUT US

Founded by Neil Salter in 2002, Plutus is a boutique property company with over 20 years of development and investment expertise across both the commercial and residential landscapes.

Functional living and working spaces together with bold designs and a commitment to quality are at the core of what we believe. It is important to us that the owners of our properties are proud to call them home now and, in the years, to come.

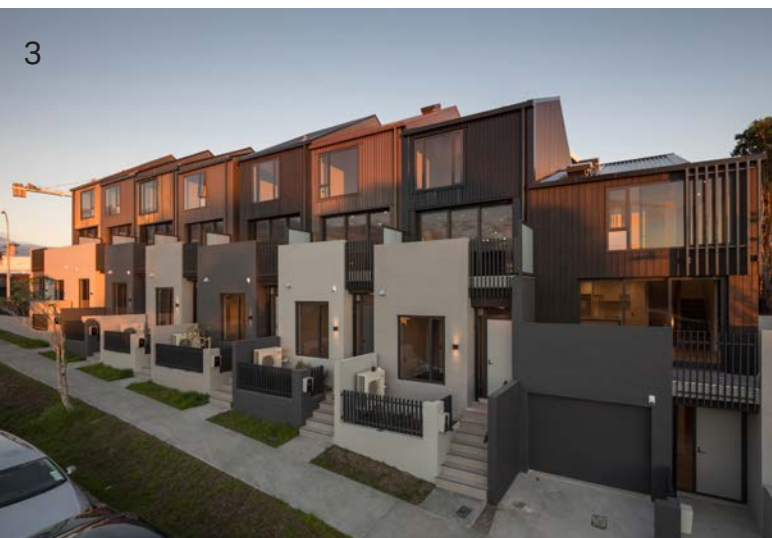
Leveraging experience and established relationships, Plutus takes pride in being a business that can bring together progressive and talented teams from across the wider property industry to deliver commercial buildings, homes and apartments in places people want to live and work. We are committed to quality, trust and long-term value for our owners.

2 Sainsbury will carry and build upon this tradition. With an extremely capable and reputable team of consultants and contractors, 2 Sainsbury will be a special place and one that you will be proud to call home.

2



3



4



Past Project Photographs:

1:The Vulcan, Auckland CBD. 2: Heaphy, Blockhouse Bay.

3: Atelier, Kingsland. 4: The Saint, Point Chevalier.

Rental Appraisal



Rental Appraisal

Lot 1-6, 688 New North Road, St Lukes



2 Double Bedrooms



2 Bathrooms



1 Lounge



On Street Parking

Key Aspects Considered:

- Stylish, spacious, 75m2, brand new, townhouses
- Open plan living opens to outdoor courtyard
- Heat pump. Quality appliances. Secure bike parking
- Great location, short drive to motorway access
- Close to St Lukes Mall, public transport, train station, parks, cafes, Auckland CBD and good schools
- Condition of rental market as at 17th April 2025

We have inspected the property and in today's market, we believe this property will achieve a rent of:



\$620

to

\$660

per week

Sue Cope

Business Development Manager

Mobile: 021 733 975

Email: sue@ironbridge.co.nz



Disclaimer: The above rental appraisal is based on our market opinion today. The actual rent achieved will be based on market and seasonal conditions at the time of letting. Whilst every care has been taken to provide a realistic appraisal based upon our professional judgment and current market information available, Iron Bridge Property Management accepts no liability for the accuracy and completeness of the assessment provided.

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Rental Appraisal



Rental Appraisal

Lot 7, 688 New North Road, St Lukes



2 Double Bedrooms



2 Bathrooms



1 Lounge



Tandem Carpark

Key Aspects Considered:

- Stylish, spacious, 75m2, brand new, townhouses
- Open plan living opens to patio and garden
- Heat pump. Quality appliances
- Great location, short drive to motorway access
- Close to St Lukes Mall, public transport, train station, parks, cafes, Auckland CBD and good schools
- Condition of rental market as at 17th April 2025

We have inspected the property and in today's market, we believe this property will achieve a rent of:



\$675

to

\$725

per week

Sue Cope

Business Development Manager

Mobile: 021 733 975

Email: sue@ironbridge.co.nz



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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.





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Auckland

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DISCLAIMER

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