



AUCKLAND

22 Lancaster Rd,
Beach Haven

equiti

Licensed under the REAA 2008



Completed development at Milton Street, Christchurch

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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

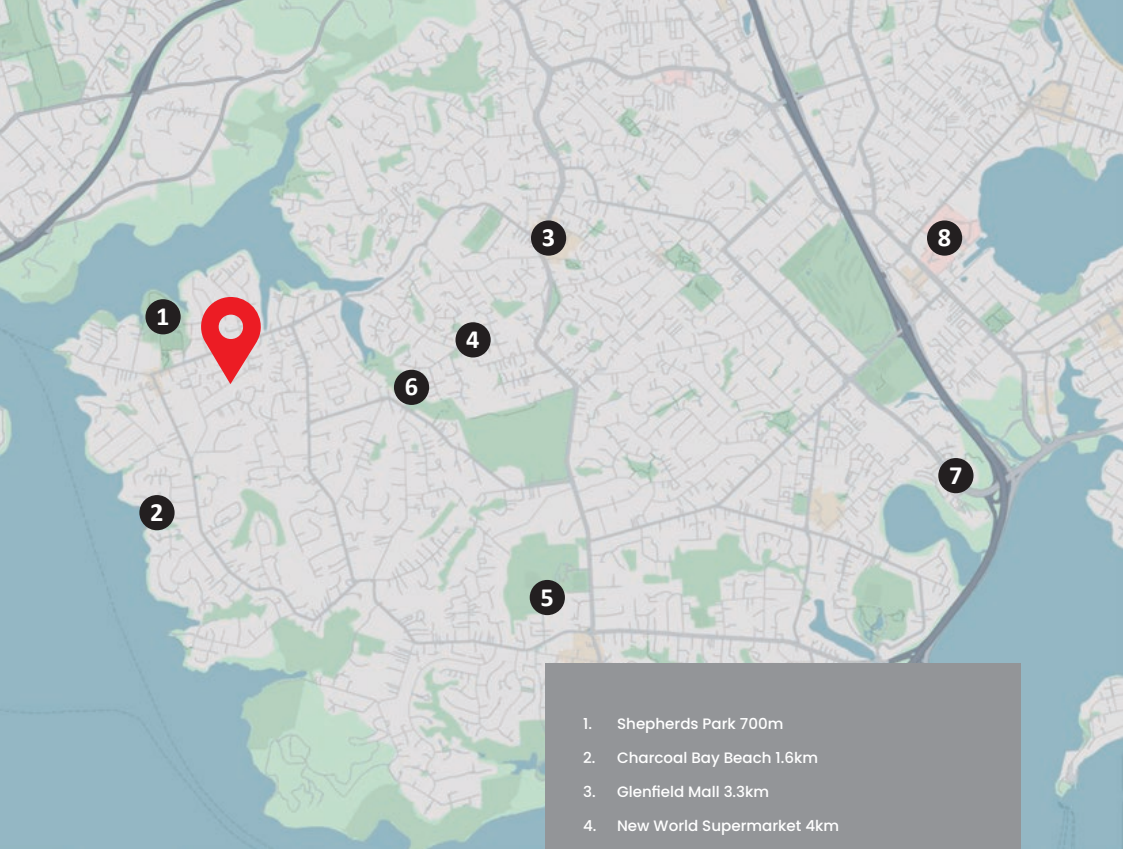
The Development

Introducing our new development at 22 Lancaster Road, Beach Haven, Auckland. This thoughtfully designed project consists of six homes, each offering a unique layout to suit a variety of needs and lifestyles.

The development features two spacious three-bedroom homes, each designed with two bathrooms to ensure comfort and convenience for larger households. Additionally, there are two well-appointed two-bedroom homes with two bathrooms, providing ample space for couples or small families. Completing the mix are two one-bedroom homes, each with a single bathroom, perfect for singles or professionals seeking a low-maintenance lifestyle. Notably, townhouse 6 is a stand-alone home, offering enhanced privacy and additional space.

Each home is crafted with both style and functionality in mind, boasting open-plan living areas, modern kitchens, and well-designed interiors. Every residence comes with its own designated car park for secure and convenient parking. Laundry spaces are thoughtfully integrated, with Townhouses 1, 4, 5, and 6 featuring laundries tucked away in upstairs cupboards, while Townhouses 2 and 3 have them conveniently located within the kitchen area.

Nestled in the vibrant and family-friendly suburb of Beach Haven, this development offers easy access to nearby parks, shopping centres, and public transport links. The scenic coastal surroundings and close-knit community atmosphere make it an ideal location for those looking to call it home or seeking a solid investment opportunity. 22 Lancaster Road, Beach Haven, perfectly combines modern living, convenience, and location.



Amenities

- 1. Shepherds Park 700m
- 2. Charcoal Bay Beach 1.6km
- 3. Glenfield Mall 3.3km
- 4. New World Supermarket 4km
- 5. Birkenhead Pool & Leisure Centre 5.1km
- 6. Eskdale Reserve 2km
- 7. AUT North Campus 7.5km
- 8. North Shore Hospital 7.6km

Location What’s Nearby?

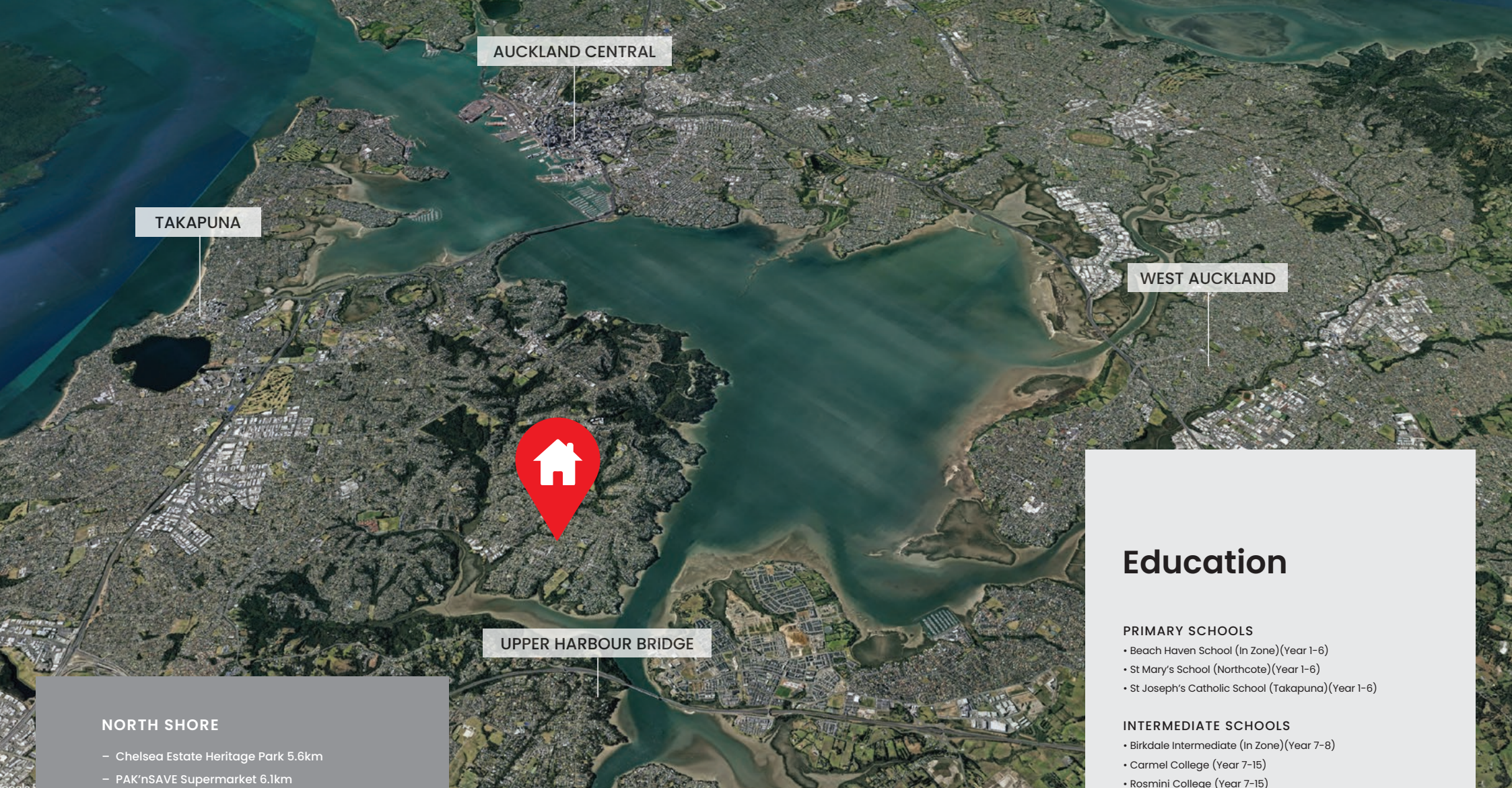
Located in the desirable North Shore suburb of Beach Haven, 22 Lancaster Road offers the ideal blend of suburban tranquility and urban convenience. Situated in close proximity to local schools, including Beach Haven School, Birkdale Intermediate, Birkenhead College, and Glenfield College, it’s a perfect choice for families.

Residents can enjoy outdoor activities at nearby Shepherds Park and Eskdale Reserve, or take a relaxing stroll along the waterfront at Charcoal Bay Beach. For healthcare and education needs, North Shore Hospital is just 7.6 km away, and AUT North Campus is 7.5 km from home.

Shopping is convenient with Glenfield Mall nearby, offering popular retailers such as Farmers and Countdown, while local options like FreshChoice supermarket are available in Beach Haven. Dining choices include favorites like Velvet Burger, Sushi House, and Coffee Lab for your local caffeine fix.

With excellent public transport links and easy motorway access, commuting to Auckland’s CBD is simple and stress-free. 22 Lancaster Road offers the perfect balance of peaceful living with convenient access to essential amenities.





NORTH SHORE

- Chelsea Estate Heritage Park 5.6km
- PAK'nSAVE Supermarket 6.1km
- Southern Motorway Access (to CBD) 7.5km
- Takapuna 8.5km
- North Shore Golf Club 8.8km
- Westfield Albany 10.5km
- Devonport 13.8km

AUCKLAND CENTRAL

TAKAPUNA

WEST AUCKLAND

UPPER HARBOUR BRIDGE

Education

PRIMARY SCHOOLS

- Beach Haven School (In Zone)(Year 1-6)
- St Mary's School (Northcote)(Year 1-6)
- St Joseph's Catholic School (Takapuna)(Year 1-6)

INTERMEDIATE SCHOOLS

- Birkdale Intermediate (In Zone)(Year 7-8)
- Carmel College (Year 7-15)
- Rosmini College (Year 7-15)

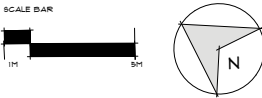
HIGH SCHOOLS

- Birkenhead College (Year 9-15)
- Glenfield College (Year 9-15)
- Carmel College (Year 7-15)
- Rosmini College (Year 7-15)

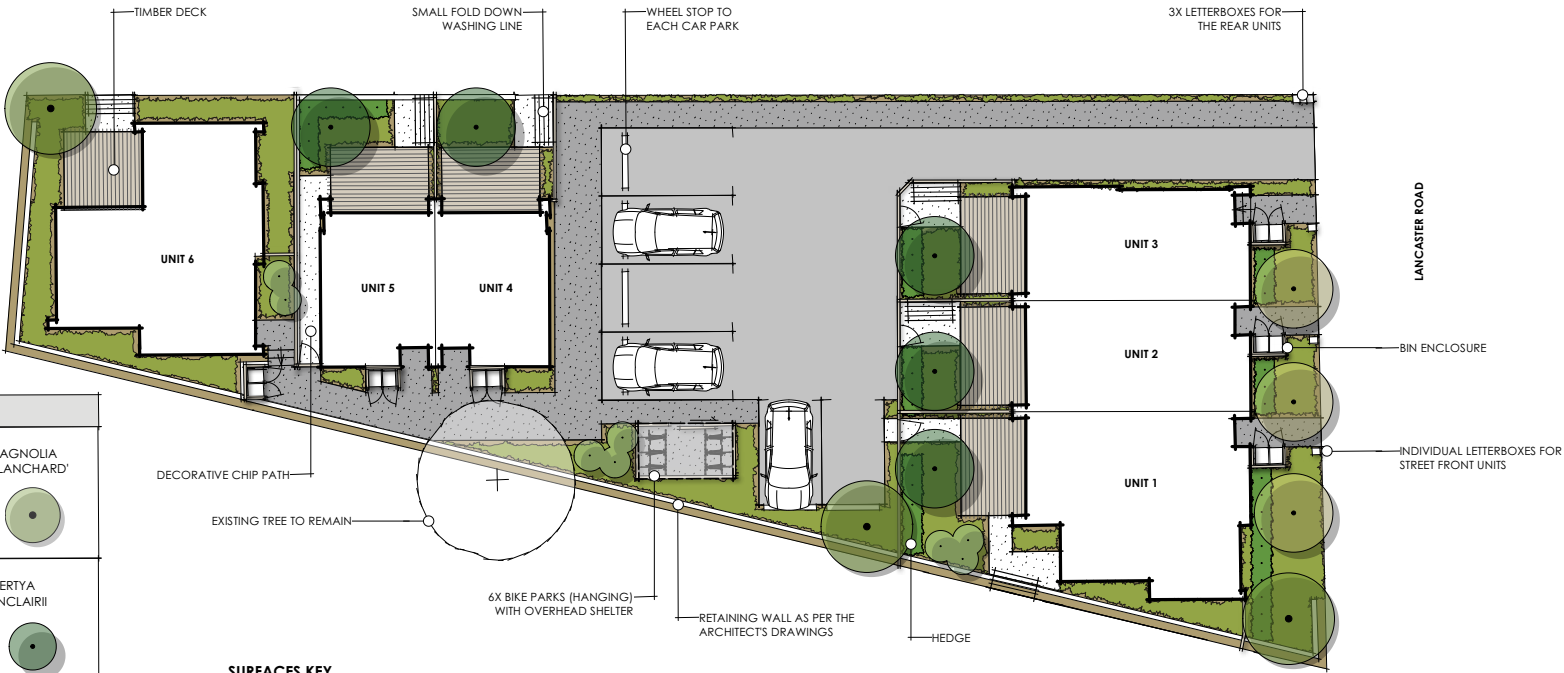
Landscape Plan

FENCING
REFER TO FENCING PLAN ON PAGE 2

NOTES
REFER TO THE ARCHITECT'S DRAWINGS FOR LEVELS
ALL RUBBISH BINS ARE TO BE 80 L SIZE



TREE SPECIES	
	MAGNOLIA 'BLANCHARD'
	MERTYA SINCLAIRII
	SOPHORA TETRAPTERA
	PSEUDOPANAX FEROX



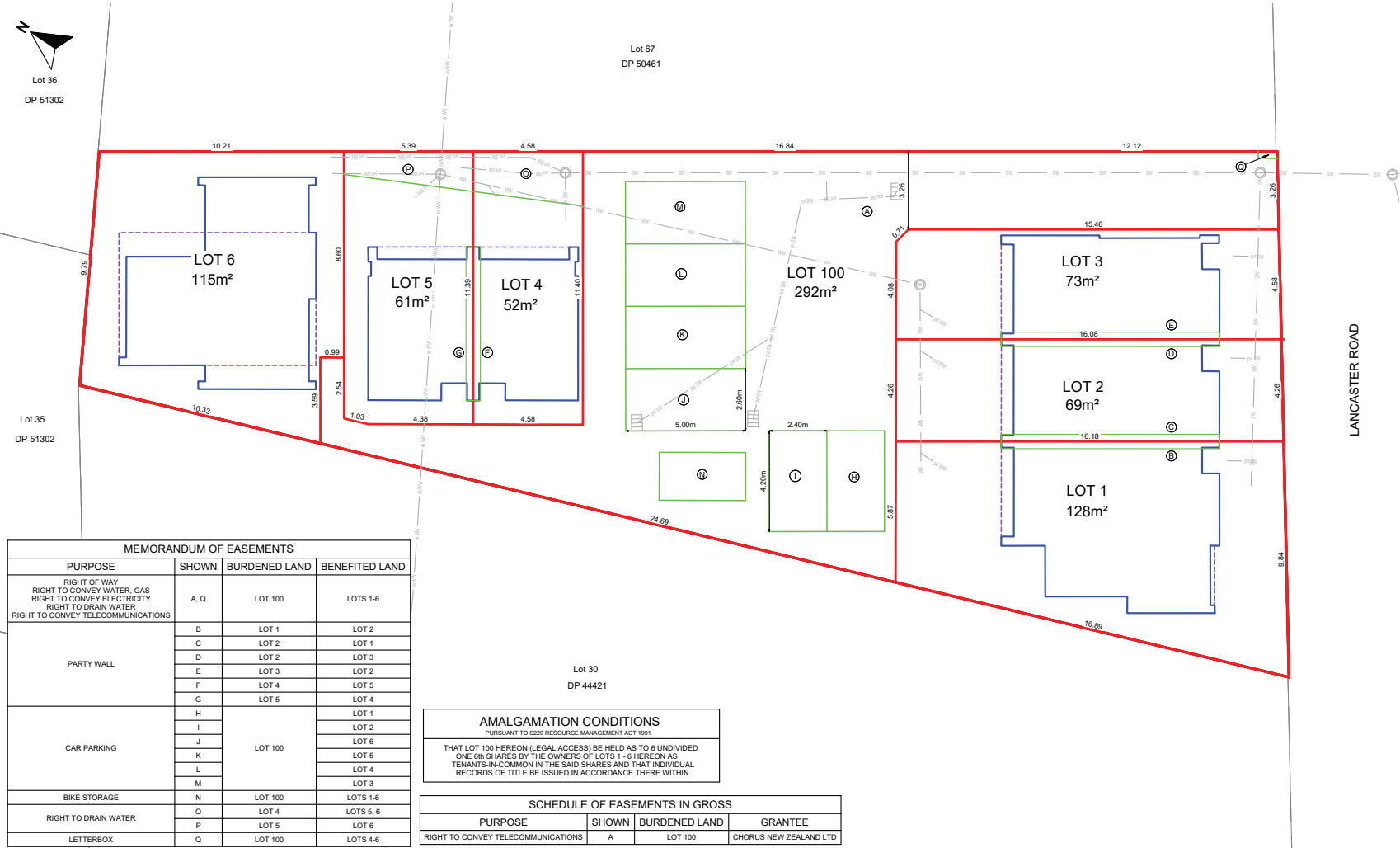
SURFACES KEY		
TOTAL SITE AREA 791 M2		
PERMEABLE		36.3 %
		QTY
	DECORATIVE CHIP	30 M2
	STANDARD CONCRETE (BRUSHED FINISH)	169 M2
	EXPOSED AGGREGATE	103 M2
	TIMBER DECK	55 M2
	GARDEN BED	202 M2

GROUND COVER SPECIES				
DIANELLA 'LITTLE REV'	HEBE 'PRETTY N PINK'	LIRIOPE MUSCARI	LOMANDRA LIME TUFF	TRACHELOSPERMUM JASMINOIDES

HEDGE SPECIES
GRISELINIA 'BROADWAY MINT'

Subdivision Plan

Freehold Titles





Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m2	Land Size m2	Price
1	3	2	1	92.90	128	\$929,000
2	2	2	1	74.28	69	\$809,000
3	2	2	1	75.26	73	\$809,000
4	1	1	1	52.54	52	\$669,000
5	1	1	1	52.54	61	\$669,000
6	3	2	1	98.85	115	\$989,000

Rental Appraisal



Property Address: 22 Lancaster Road, Beach Haven, Auckland
Date: 23/10/2024

Thank you for entrusting Wolfbrook Property Management for the appraisal of your property.
I am pleased to provide you with a comprehensive appraisal of the rental value for your property.

This appraisal reflects a thorough analysis of the current real estate market trends and the comparable properties within the vicinity. Our goal is to offer you a detailed insight into the potential rental income of your property, ensuring that you are well-informed to make strategic decisions regarding its management and leasing.

- Property Description:**
- Unit 1 consist of 3 bedrooms, 2 bathrooms and an off street car park.
I have appraised the weekly rent for these units at **\$740.00 per week** in this current market.
 - Units 2-3 consist of 2 bedrooms, 2 bathrooms and an off street car park.
I have appraised the weekly rent for these units at **\$640.00 per week** in this current market.
 - Units 4-5 consist of 1 bedroom, 1 bathroom and an off street car park.
I have appraised the weekly rent for these units at **\$500.00 per week** in this current market.
 - Unit 6 is a standalone consisting of 3 bedrooms, 2 bathrooms and an off street car park.
I have appraised the weekly rent for these units at **\$780.00 per week** in this current market.

Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.

Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 613 7633 or via email at hayey@wolfbrookpm.co.nz

Kind regards,

Hayley Reid | General 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.

Floor Plans & Design

Unit 1



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



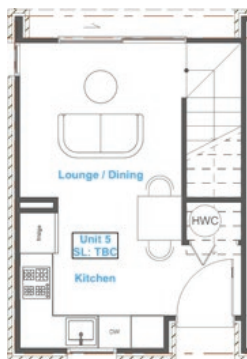
FIRST FLOOR



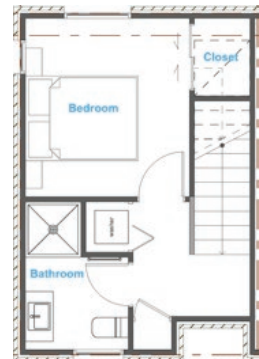
Units 4 & 5



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Coloursteel Ironsand
Gutter & Fascia	Coloursteel Ironsand
Window Joinery	Coloursteel Ironsand
Cedar	Dryden Wood Oil - Driftwood
Brick	Midland Brick - Tipico Range - Albillo
Soffits	Resene White
Entrance Door	Coloursteel Ironsand



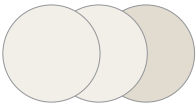
Interior Finishes

Hard Flooring	Godfrey Hirst Grande Ultimo Vinyl - Soprano *
Carpet	Feltex Cable Bay in Cockle with 11mm underlay *
Tiles	600 x 600 Tiles - Parnell - Alabaster



Colour Scheme

Ceiling	Resene Quarter Merino
Trims, Doors & Windows	Resene Quarter Merino
Walls & Skirtings	Resene Merino



Kitchen & Laundry

Benchtop	Archant - Kleenstone Tide - Polished
Cabinetry Colour 1	Bestwood - Limestone - Velvet
Cabinetry Colour 2	Prime - Charred Walnut - Timberland
Handles	Elite - Catalina Handles - Brushed Nickel
Sink mixer	Robertson Uno Goose Neck Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Piccolo - White Gloss - 53x218mm - Vertical Stack



*or similar

Kleenstone™, New Zealand's premier choice for elegant and functional solid surfaces. Engineered with advanced technology, Kleenstone™ combines durability, zero porosity, and a stunning array of colors to create perfect countertops and furniture pieces. Made with 85% recycled glass, Kleenstone™ is not only environmentally friendly but also NSF approved and free from harmful substances. Ideal for those who value superior design and sustainability. Kleenstone™ brings both beauty and responsibility to your home.



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 R6.6 *

Exterior

Roof	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Brick & Cedar
Window & Door Joinery	Double glazed, powder coated aluminum

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 <small>(Units 1-3)</small>	Atlantis - Botique - Easy Tile Shower - 900mm
Shower <small>(Units 1-5)</small>	Atlantis - Commander - Easy Tile Shower - 900x1200mm
Shower <small>(Unit 6 Ensuite)</small>	Atlantis - Symphony - Easy Tile Shower - 1200x900mm
Shower <small>(Unit 6 Main Bathroom)</small>	Atlantis - Encapsulator - Easy Tile Shower - 1200x900mm
Shower Walls	Reptiles - 600 x 600 Tiles - Parnell Alabaster - Matte
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion Fittings - Chrome
Toilet	Newtech - Casalino back to wall Toilet
Vanity	Newtech Brookfield Wall Hung - Charred Walnut - 750mm
Vanity <small>(Unit 2 & 3 Ensuite)</small>	Newtech Brookfield Junior Wall Hung - Charred Walnut - 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet - Charred Walnut - 750mm
Mirror <small>(Unit 2 & 3 Ensuite)</small>	Trendy Mirrors - Polished Mirror - 400x700mm
Heated Towel Rail	Evoke Heated Towel Ladder - Chrome
Wall Heater	Goldair 2000W Bathroom Heater - Silver *
Tiled Splashback	Reptiles - Piccolo - White Gloss - 53x218mm - Vertical Stack

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck or Paved Courtyard, 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 – 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: Atlantis Easy Tile Shower
Shower Base Tiles: Parnell Alabaster
Shower Walls Tiles: Parnell Alabaster
Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Parnell Alabaster

All images are artist's impression only



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



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
\$3000 – \$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



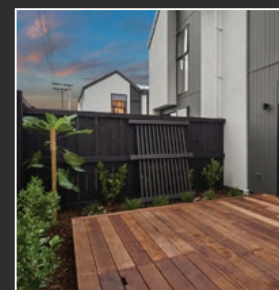
ARMAGH STREET

Linwood, Christchurch
10 Residential Units



MILTON STREET

Somerfield, Christchurch
6 Residential Units



17TH AVE

Tauranga
7 Residential Units



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