



OTAGO
22 Stonelaw Terrace,
Māori Hill, Dunedin

equiti

Licensed under the REAA 2008



What's inside?

Welcome to Wolfbrook Residential	4
Testimonials	5
The Development	6
Location	8
Amenities	9
Education	11
Landscape Plan	12
Subdivision Plan	14
Townhouse Details	16
Rental Appraisal	17
Floor Plans & Design	18
Interior and Exterior Finishes	26
Building Specifications & Chattels List	28
Maintenance Period & Warranties	31
Rental Guarantee	32
Why Buy From Wolfbrook Residential	34
Purchasing a Wolfbrook Property	35
Completed Developments	36
Contact Us	39

NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 7
Residential
Builder



Welcome to Wolfbrook Residential

Wolfbrook Residential is New Zealand's largest multi-unit & apartment developer 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, & 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 1300 homes across New Zealand, placing the company 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 impressions only.

The Development

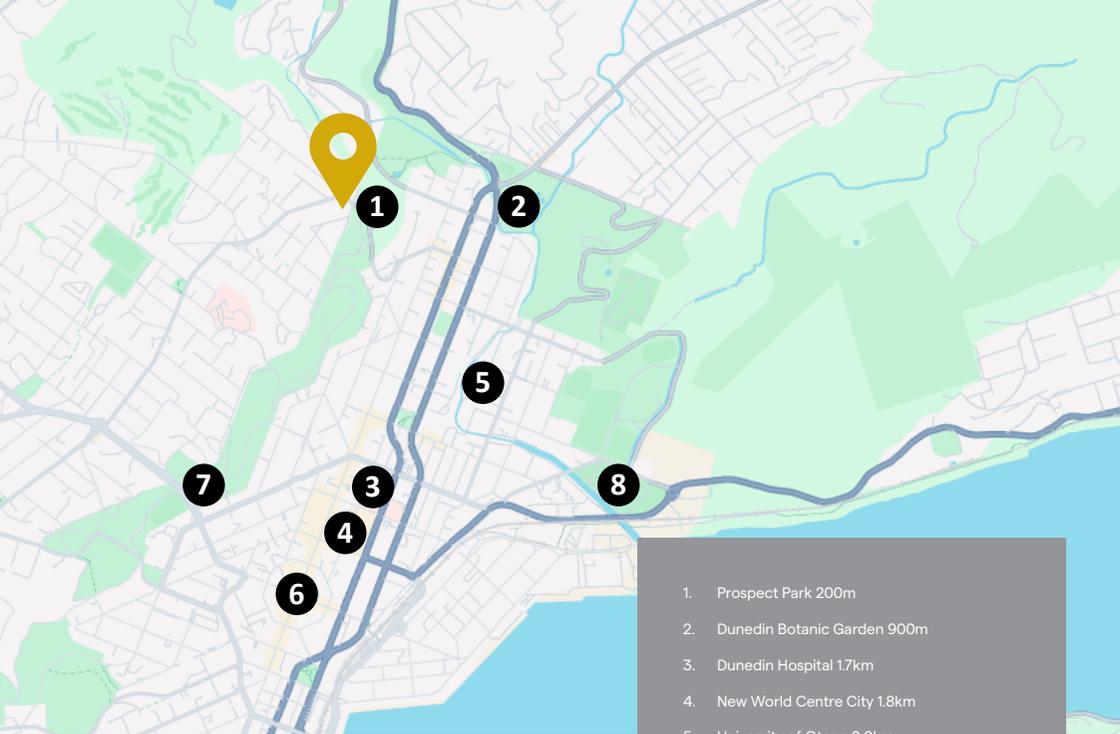
Introducing 22 Stonelaw Terrace, Māori Hill.

A boutique collection of four brand-new, architecturally designed homes, seamlessly blending convenience with contemporary living in one of Dunedin's most sought-after suburbs.

This exclusive release features two-bedroom, two-bathroom residences, each boasting strong street appeal and elevated views across the surrounding hills. Every home includes a dedicated off-street car park, adding everyday practicality.

Step inside to discover light-filled open-plan living spaces, thoughtfully designed to maximise both comfort and functionality. Stylish interiors are complemented by quality finishes and Samsung appliances, including a dishwasher and heat pump for year-round comfort. Keyless entry systems further enhance security and ease of living.

Ideal for first-home buyers and savvy investors, 22 Stonelaw Terrace presents an exceptional opportunity to secure a modern, brand-new home in this highly desirable neighbourhood.



1. Prospect Park 200m
2. Dunedin Botanic Garden 900m
3. Dunedin Hospital 1.7km
4. New World Centre City 1.8km
5. University of Otago 2.0km
6. Dunedin City Centre 2.3km
7. Moana Pools 2.4km
8. Forsyth Barr Stadium 2.6km

Location What's Nearby?

Exceptionally located in Māori Hill, this sought-after address places everything residents need just moments from home. Surrounded by parks, reserves, recreational facilities, and key amenities, it offers an outstanding balance of lifestyle and convenience.

Directly across the road, you'll find Prospect Park and Woodhaugh Gardens, while scenic walking tracks such as Ross Creek are just a short stroll away. The area also offers a range of recreational opportunities, with nearby facilities including the Balmacewen Bowling Club and the renowned Otago Golf Club.

Families are exceptionally well catered for, with access to a wide selection of highly regarded schools including Māori Hill School, Liberton Christian School, Balmacewen Intermediate, John McGlashan College, St Hilda's Collegiate, and Columba College. For tertiary education, the University of Otago is just a 15-minute walk away, making this an ideal location for students, academics, and professionals.

Everyday convenience is equally well covered, with Mercy Hospital nearby and the vibrant cafés, restaurants, and amenities of North Dunedin close at hand. A short drive brings you into central Dunedin, where boutique shopping, dining, and the iconic Octagon await.

For weekend adventures, explore the elevated views of Signal Hill, relax at St Clair Beach, or visit the historic Larnach Castle — all within easy reach.

With its close proximity to the University of Otago, this location is highly attractive to investors seeking strong and consistent rental demand. At the same time, excellent schooling, green spaces, and everyday amenities make it equally appealing for families and home buyers. Offering a balance of lifestyle, convenience, and long-term value, Māori Hill is a standout location.

Amenities





FORSYTH BARR STADIUM

CITY CENTRE

UNIVERSITY OF OTAGO



Education

PRIMARY SCHOOLS & INTERMEDIATE

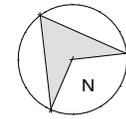
- Māori Hill School (Years 1 - 6)
- Liberton Christian School (Years 1 - 8)
- Balmacewen Intermediate (Years 7 - 8)

HIGH SCHOOLS

- John McGalshan College (Years 7 - 13)
- Columba College (Years 0 - 13)
- Otago Girls' High School (Years 9 - 13)
- St Hilda's Collegiate (Years 7 - 13)
- Otago Boys' High (Years 9 - 13)

These schools are nearby education providers for this address. Additional zoning and enrolment criteria may apply, and may be subject to change. We recommend contacting the schools directly for the latest information.

Landscape Plan



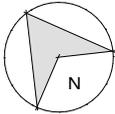
LEGEND

- - - Site Boundary
- A Hardwood Timber Deck
- B Foldable Washing Line
- C Bins
- D Steppers
- Plant mix A
- Plant mix B
- Lawn
- Concrete Driveway
- Concrete 3% Oxide
- 1.8m Closeboard Timber Fence
- 1.8m Picket Panel Juno Fence
- 1.5m Picket Panel Juno Fence
- 1.8m Picket Panel Juno Gate
- 1.5m Open Style Pool Gate
- Letter box
- Retaining wall
- Hedge
- LT *Liriodendron tulipifera* 'Fastigiata'
- UP *Ulmus parvifolia* 'Frontier'
- AP *Acer palmatum* 'Butterfly'



Subdivision Plan

Freehold Titles



CONCEPT PLAN
 For marketing purposes only

Townhouse Details

Home	Bedrooms	Bathroom	Carpark	Unit Size m ²	Land Size m ²	Price
1	2	2	1	75.40	109	\$829,000
2	2	2	1	78.05	60	\$789,000
3	2	2	1	78.05	60	\$789,000
4	2	2	1	78.17	93	\$809,000

Rental Appraisal



Wednesday, 18 March 2026

Thank you for entrusting Wolfbrook Property Management 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 (Larger land) consists of 2 bedrooms, 2 bathrooms, and 1 single car park**
 I have appraised the weekly rental for this property at **\$720 per week** in this current market
- Units 2 & 3 consist of 2 bedrooms, 2 bathrooms, and 1 single car park**
 I have appraised the weekly rental for these properties at **\$695 per week** in this current market
- Unit 4 (Back unit) consists of 2 bedrooms, 2 bathrooms, and 1 single car park**
 I have appraised the weekly rental for this properties at **\$695 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 027 280 8505 or via email at lisa.m@wolfbrookpm.co.nz

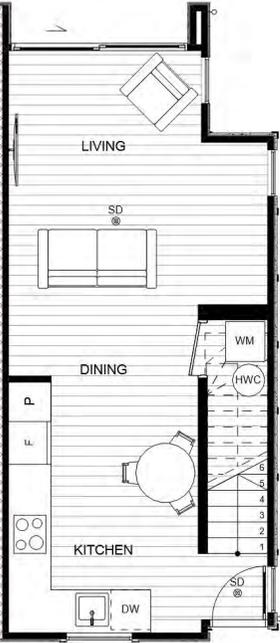
Kind regards,

Lisa Murray | [Business Development Manager](#)

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 10 Show Place, Addington, Christchurch 8024 wolfbrookpm.co.nz

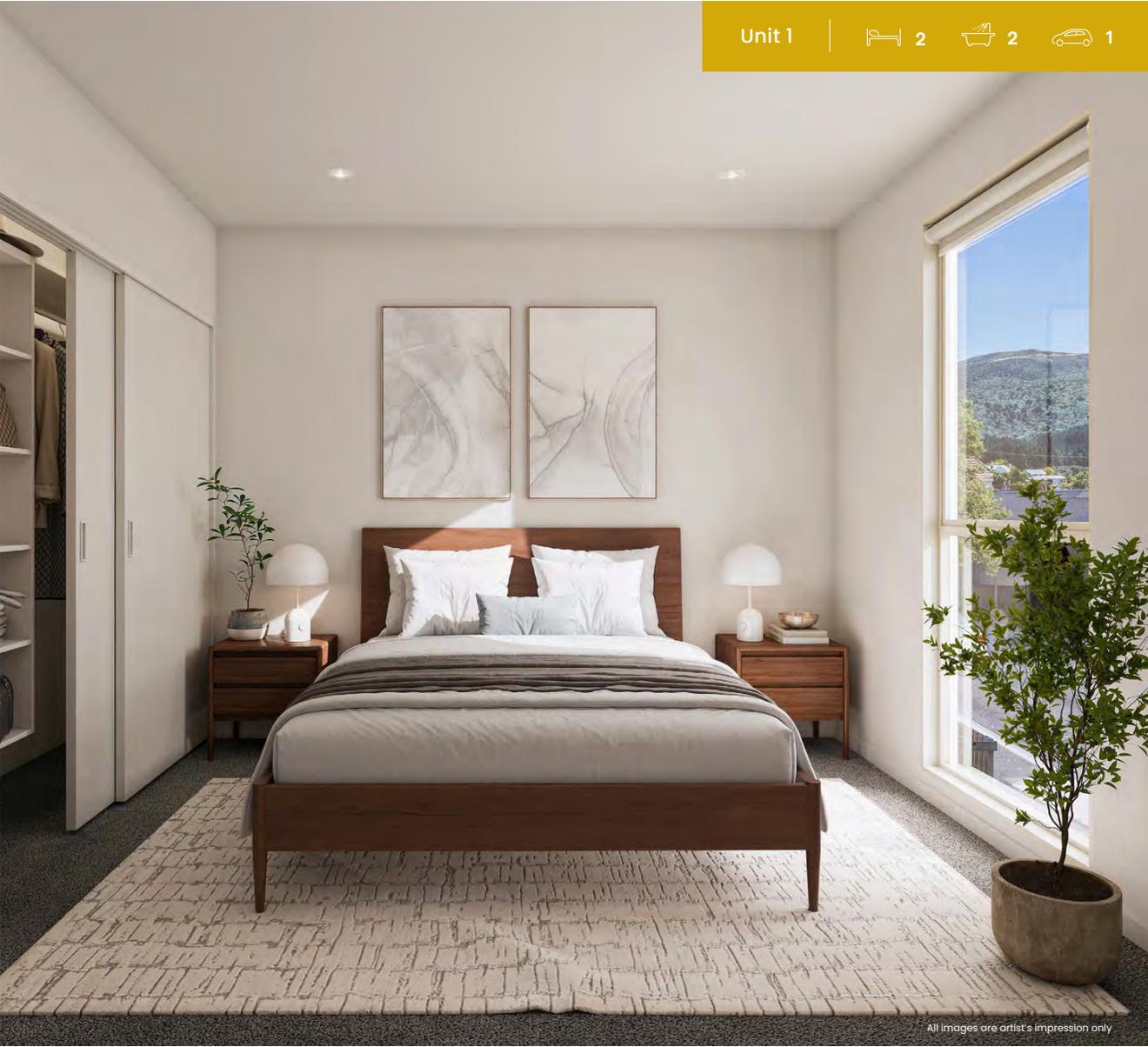
Floor Plans & Design



GROUND FLOOR

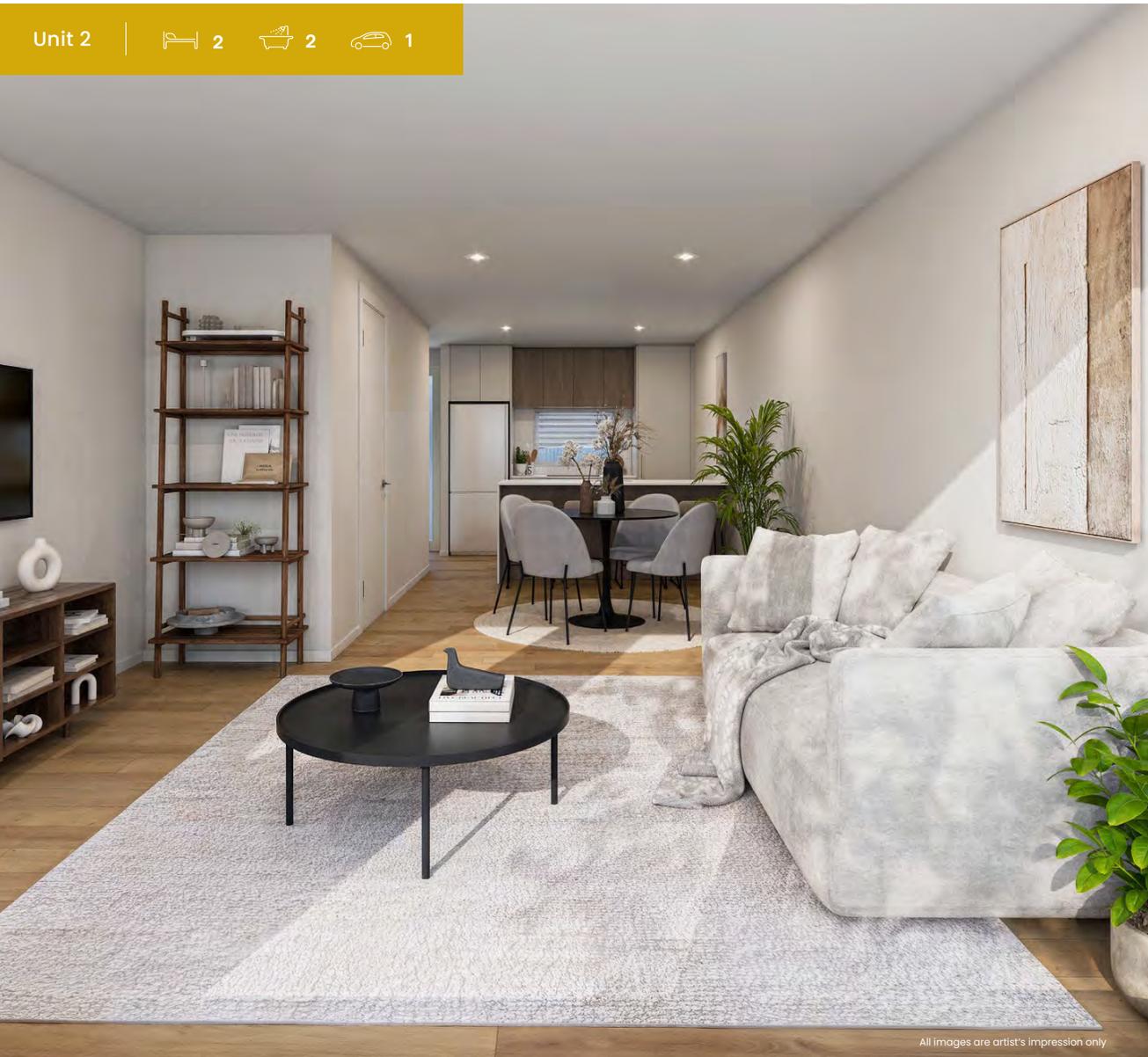


FIRST FLOOR

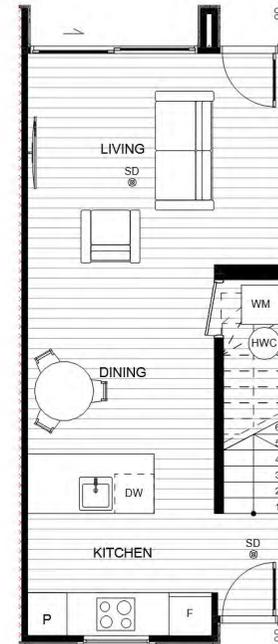


Unit 1 | 2 | 2 | 1

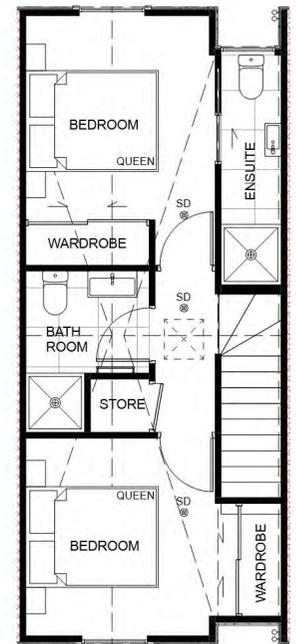
All images are artist's impression only



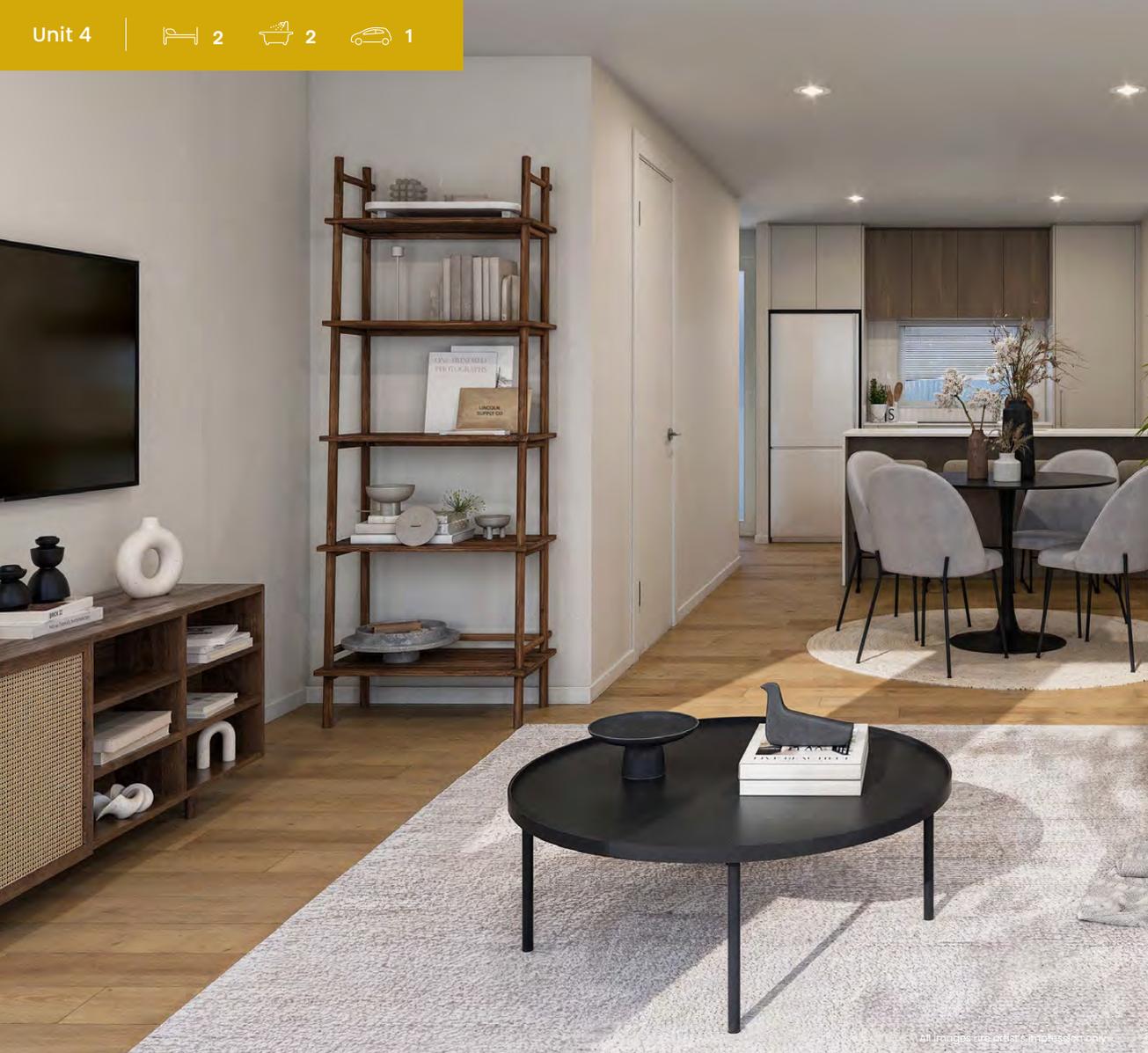
All images are artist's impression only



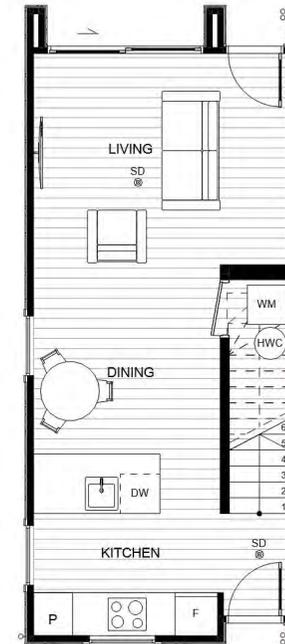
GROUND FLOOR



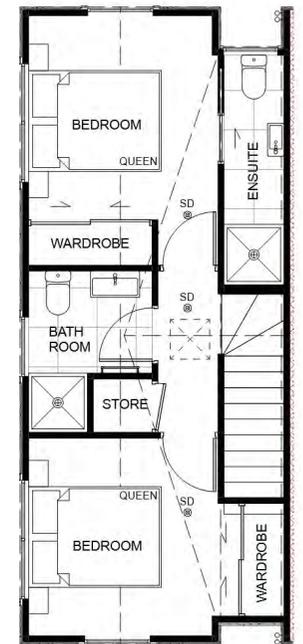
FIRST FLOOR



All images are artist's impressions only.



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Colorsteel Titania
Gutter & Fascia	Colorsteel Titania
Window Joinery	Colorsteel Titania
Entrance Door	Colorsteel Titania
James Hardie - Vertical Oblique	Resene - Quarter Delta
James Hardie - Weatherboard	Resene Sea Fog
James Hardie - Vertical Axent Trim	Resene Sea Fog
Soffits	Resene White



Interior Finishes

Hard Flooring	Godfrey Hirst - Vinyl - Lucca 300
Carpet	Feltex - Cable Bay - Perlorus 750
Tile	Reptiles - Merivale Grey



Colour Scheme

Ceiling	Resene - Quarter Black White
Doors & Windows	Resene - Quarter Black White
Walls & Skirting	Resene - Quarter White Pointer



Kitchen & Laundry

Benchtop	Primestone - Astra Polished
Cabinetry	Bestwood - Limestone Velvet
Cabinetry	Primepanels - Tuscan Oak - Timberland
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
Splashback	Reptiles - White Matt
LED Lighting	LED Warm White Feature Strip Lighting



Bathroom

Shower	Atlantis - Commander Easy Tile
Fittings	Robertson - Brushed Nickel
Toilet	Newtech - Casalink Back to Wall Toilet
Vanities	Newtech - Sahara Draw - Tuscan Oak
Mirror Cabinet	Newtech - Avon Wall - Tuscan Oak
Heated Towel Rail	Evoke - 7 Bar - Brushed Nickel
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless
Splashback	Reptiles - Matt White



Building Specifications



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.

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	Colorsteel
Exterior Cladding	James Hardie Weatherboard
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	Prefinished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck - planted with a mixture of plants & trees as per landscape plan

Chattels

Oven	Samsung Stainless Steel 60cm Built in Oven
Dishwasher	Samsung - Stainless Steel
Cooktop & Rangehood	Samsung Ceramic Cooktop and Award Undermount Rangehood
Heatpump	Samsung ARISE WindFree™ Heatpump
Blinds	Blockout Roller Shades and Faux-Timber Venetians (Kitchen & Bathroom)
Front Door Locking	Digital Touch Pad – Schlage Artus – Satin Nickel
Letter Box	Boxdesign
Clothesline	Sun King Folding Frame
EV Charger	EV Charger – Supply and install available for an additional fee

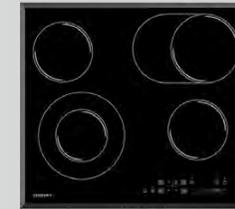
* Or similar

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.



Stainless Steel Built in Oven



Ceramic Cooktop



Stainless Steel Dishwasher



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.



Enhance your new home with an Evnex EV charger. Fast, solar-friendly charging at home. Supplied and installed for an additional fee.

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

BATHROOM

Tile | Reptiles - Merivale Grey
Fittings | Robertson - Brushed Nickel
Shower | Atlantis - Easy Tile

FLOOR

Reptiles Tile - Merivale Grey
600 x 600mm



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 I notice minor defects?

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, don't hesitate to reach out to our team to discuss.

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



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.

Completed Developments

WOLFBROOK HAVE COMPLETED OVER 1300 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



LINCOLN ROAD
Addington, Christchurch
60 Residential Units



WHITELEIGH AVENUE
Addington, Christchurch
5 Residential Units



EDMONTON ROAD
Henderson, Auckland
9 Residential Units



17TH AVENUE
Tauranga
7 Residential Units

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

info@equiti.co.nz

Licensed under the REAA 2008

DISCLAIMER

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.