



BAY OF PLENTY

39 Seventeenth Ave,  
Tauranga South

**equiti**

Licensed under the REAA 2008



Completed development at Westminster 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 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 900 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









## The Development

Welcome to 39 Seventeenth Avenue, Tauranga — a boutique collection of seven modern homes designed for both homeowners and investors seeking style, convenience, and low-maintenance living. Offering a mix of 2- and 3-bedroom layouts, all with two bathrooms, these homes are thoughtfully designed to maximise space and comfort.

The open-plan kitchen, dining, and living areas flow seamlessly to private outdoor decks, perfect for entertaining or unwinding in your own space. High-quality Samsung appliances, sleek finishes, and contemporary design touches create a modern and functional living environment. The well-appointed kitchens provide both practicality and style, while the bright, airy interiors ensure a welcoming atmosphere year-round.

With keyless entry for added security, off-street parking, and a prime location close to key amenities, 39 Seventeenth Avenue offers the best of urban convenience. Thoughtfully designed with modern lifestyles in mind, these homes are ideal for those seeking effortless living in a vibrant and well-connected community. This unique development presents an excellent opportunity you won't want to miss.





1. Tauranga Airport 9km
2. Tauranga Hospital 1km
3. Countdown Supermarket 2km
4. Fraser Cove Shopping Centre 750m
5. Mitre 10 MEGA 2km
6. BP Service Station 2km
7. Cambridge Park 2km
8. Briscoes 5km
9. Tauranga Bridge Marina 7km
10. Mount Maunganui Summit 12km
11. University of Waikato Tauranga Campus 4km

## Location What's Nearby?

Situated in a highly sought-after location, 39 Seventeenth Avenue places you within easy reach of everything Tauranga has to offer. Just moments from Tauranga Hospital, this development is ideally positioned for medical professionals, families, and investors alike.

Families will appreciate zoning for well-regarded schools, including Gate Pā School, St Mary's Catholic School, Tauranga Boys' College, and Tauranga Girls' College. Everyday essentials are easily accessible, with shopping centres, cafés, and recreational spots all nearby.

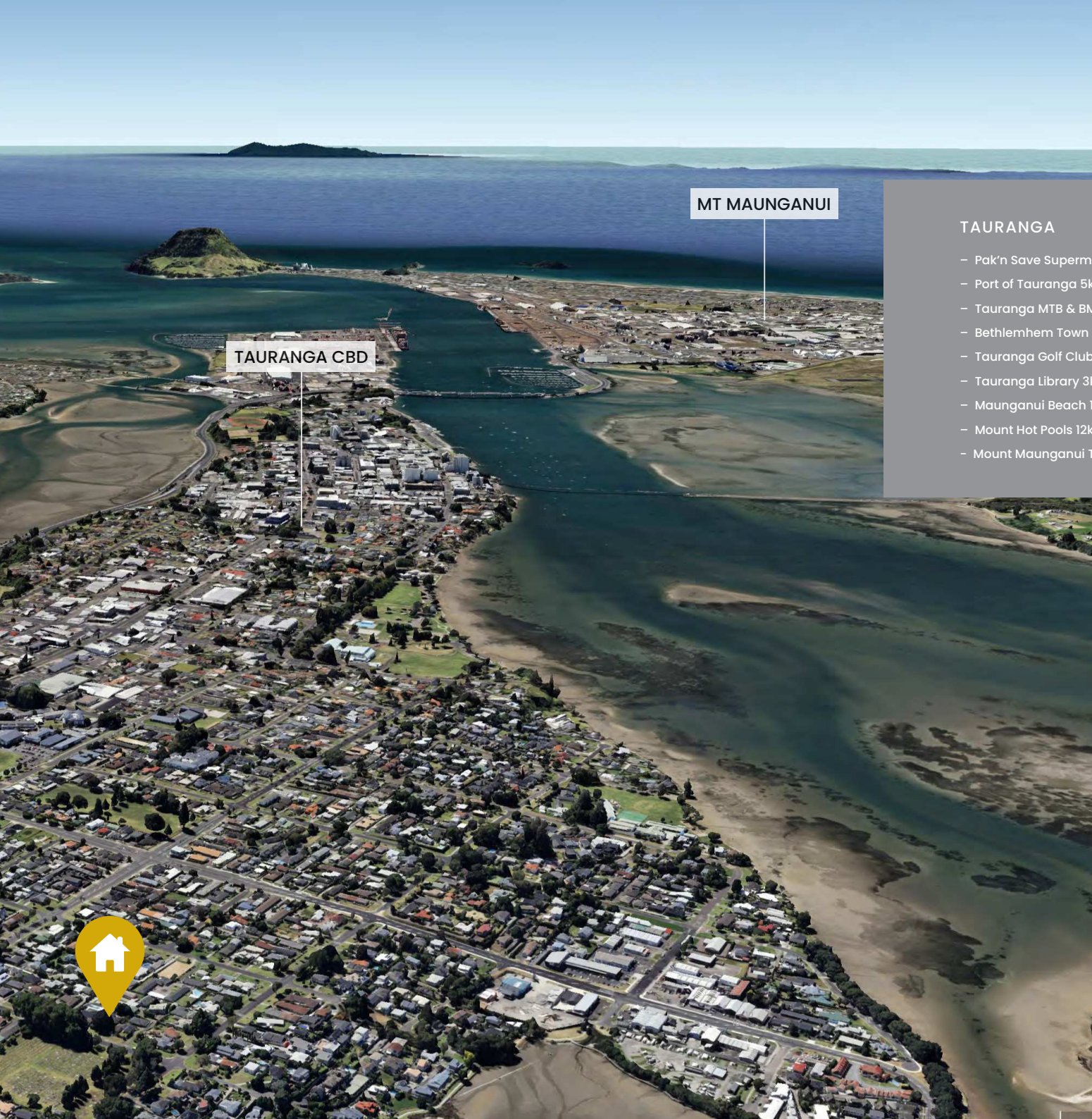
With excellent public transport options and the Tauranga CBD just a short drive away, this location provides the perfect balance of city access and relaxed suburban living.

Whether you're looking for a first home, a savvy investment, or a modern low-maintenance lifestyle, 39 Seventeenth Avenue is a fantastic opportunity in a thriving neighbourhood.

## Amenities







MT MAUNGANUI

TAURANGA CBD

## TAURANGA

- Pak'n Save Supermarket 2km
- Port of Tauranga 5km
- Tauranga MTB & BMX Park 5km
- Bethlehem Town Centre 5km
- Tauranga Golf Club 4km
- Tauranga Library 3km
- Maunganui Beach 12km
- Mount Hot Pools 12km
- Mount Maunganui Town Centre 9km

## Education

### PRIMARY SCHOOLS

- Gate Pa School (Year 1-6)
- St Mary's Catholic School (Year 1-9)

### INTERMEDIATE SCHOOLS

- Tauranga Intermediate (Year 7-8)
- Aquinas College (Year 7-15)\*

### HIGH SCHOOLS

- Tauranga Boys' College (Year 9-15)
- Tauranga Girls' College (Year 9-15)
- Aquinas College (Year 7-15)\*

\* By admission only

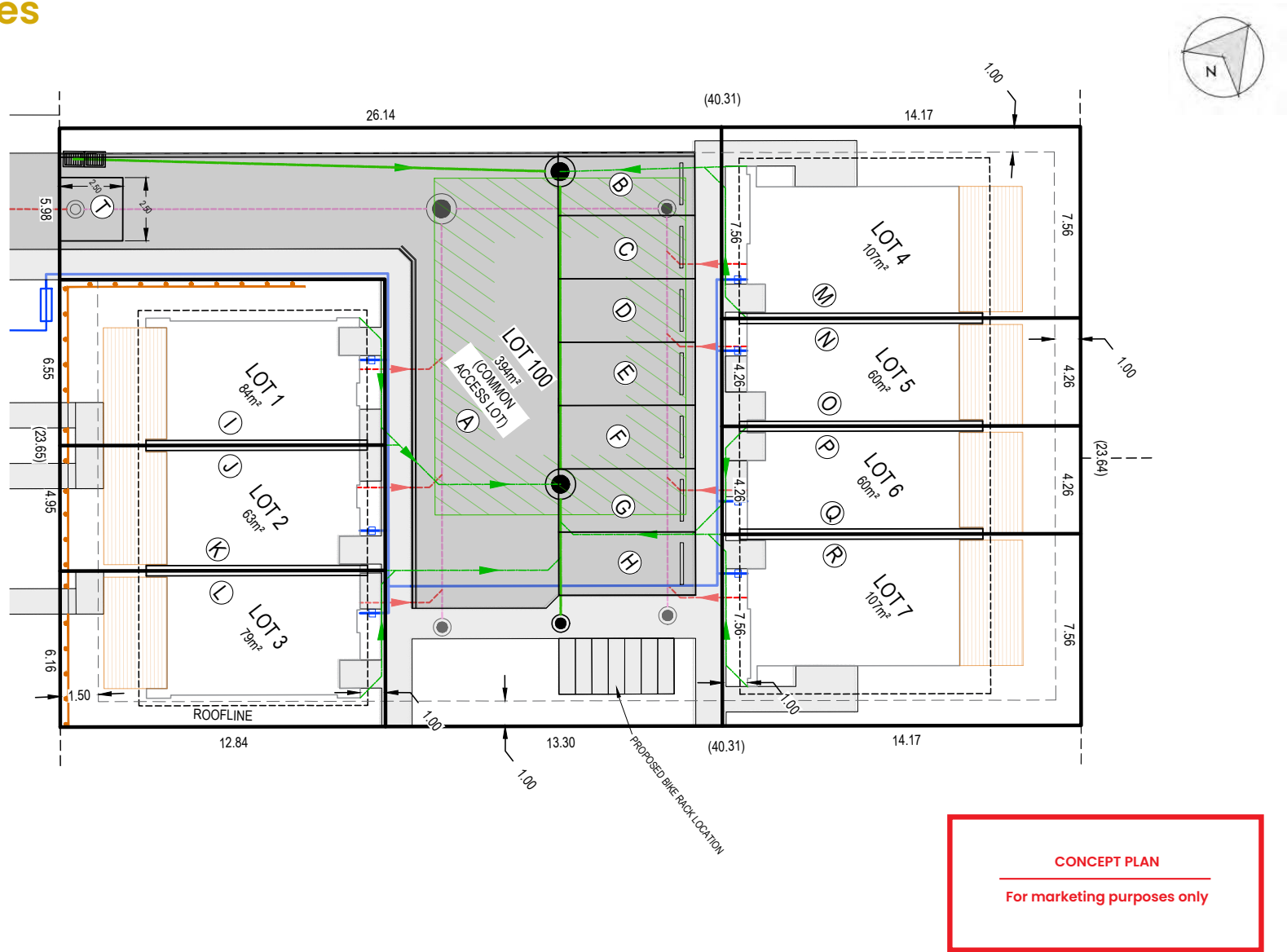
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# Subdivision Plan

## Freehold Titles





# Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m <sup>2</sup>	Land Size m <sup>2</sup>	Price
1	2	2	1	75.05	84	\$789,000
2	2	2	1	74.28	63	\$779,000
3	2	2	1	75.05	79	\$789,000
4	3	2	1	97.30	107	\$899,000
5	2	2	1	74.34	60	\$789,000
6	2	2	1	74.34	60	\$789,000
7	3	2	1	97.30	107	\$889,000

# Rental Appraisal



Tuesday, 25 February 2025

Thank you for the opportunity to appraise the seven townhouses at:  
**39 Seventeenth Avenue, Tauranga.**

- Units, 1, 2, 3, 5 & 6, consist of 2 bedrooms, 2 bathrooms and an off street car park  
**I have appraised the weekly rent for this unit at \$630.00 in this current market.**
- Units 4 & 7 Consist of 3 bedrooms, 2 bathrooms and an off street car park  
**I have appraised the weekly rent for this unit at \$700.00 in this current market.**

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

Kind regards,

**Hayley Reid** | General Manager

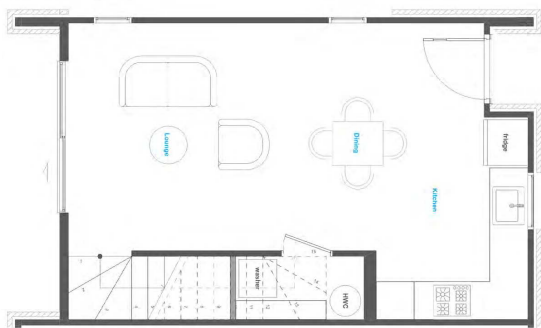
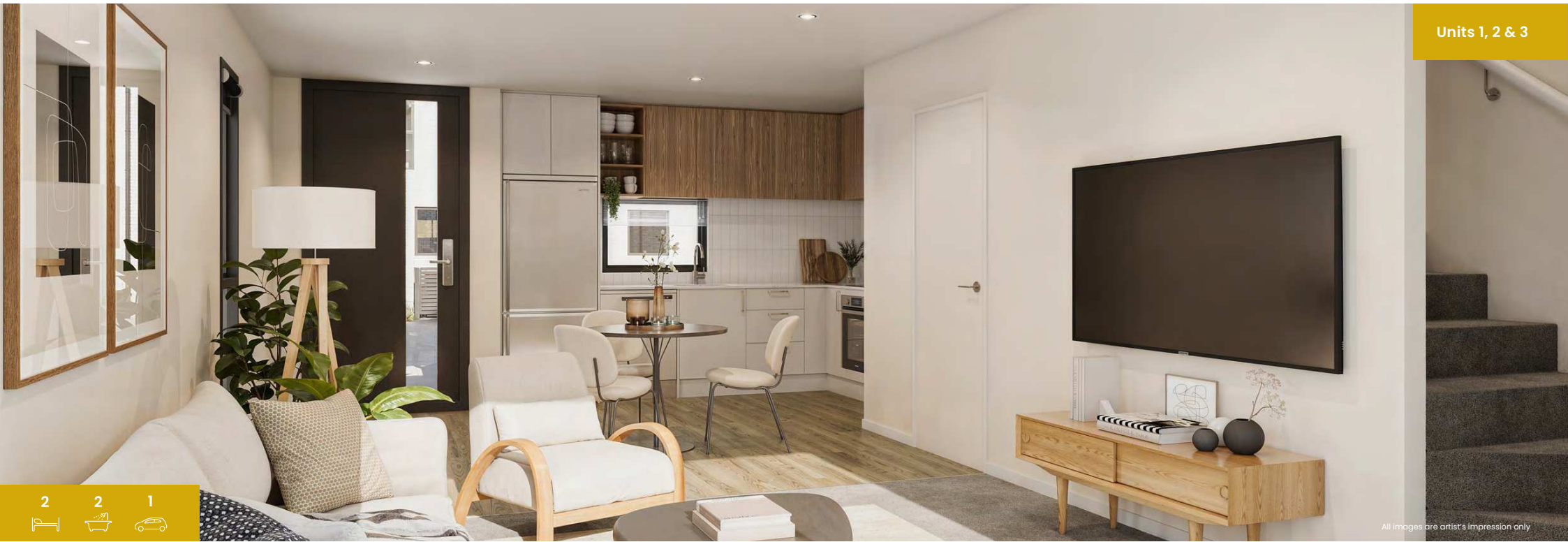
**Wolfbrook Property Management**

*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.*

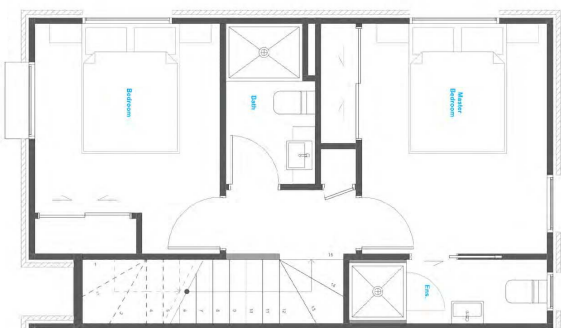
Ph: 0800 90 90 30    E: pm@wolfbrook.co.nz    10 Show Place, Addington, Christchurch 8024    wolfbrookpm.co.nz



# Floor Plans & Design

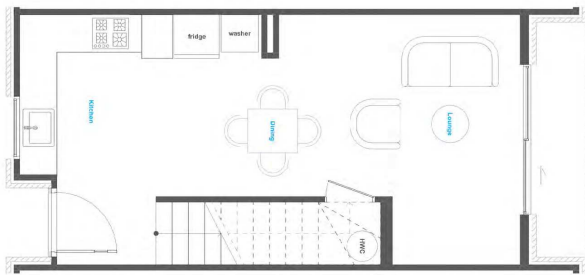


GROUND FLOOR

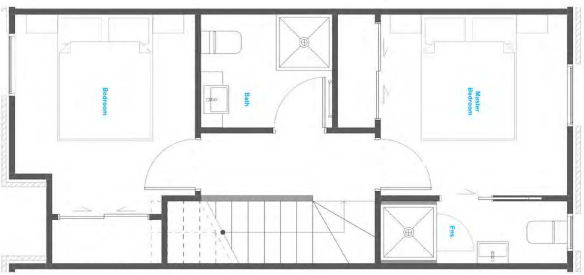


FIRST FLOOR

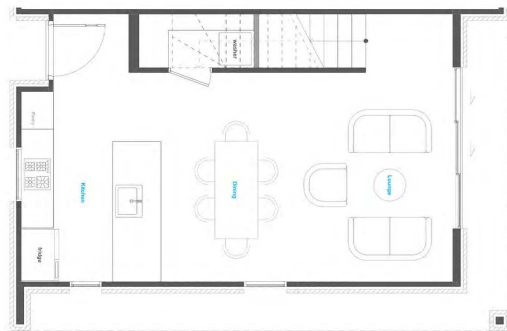




GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



# Interior & Exterior Finishes

## Exterior Finishes

Roof	Colorsteel Ironsand
Gutter & Fascia	Colorsteel Ironsand
Window Joinery	Colorsteel Ironsand
Brick	Midland Brick - Tipico Range Albillo
Cedar	Dryden - Lite Oak
Soffits	Resene - White
Entrance Door	Colorsteel Ironsand
Window Shroud	Colorsteel Ironsand



## Interior Finishes

Hard Flooring	Godfrey Hirst - Ultimo Vinyl - Amalfi
Carpet	Feltex Cable Bay - Beech
Tiles	Reptiles - Atlas Ash Matt - 600 x 600mm



## Colour Scheme

Ceiling	Resene Alabaster
Doors & Windows	Resene Alabaster
Walls & Skirting	Resene Half Merino



## Kitchen

Benchtop	Primestone - Athena - Polished
Cabinetry Colour 1	Bestwood - Limestone Velvet
Cabinetry Colour 2	Laminex - Danish Walnut
Handles	Elite - Catalina - Brushed Nickel
Sink Mixer	Robertson Uno Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Subway Tile - White Matt - 75 x 300mm



# 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
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	Atlantis - 900x900mm - Easy Tile
Shower	Atlantis - 1200x900mm - Easy Tile
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion - Chrome
Toilet	Newtech - Casalink Back to Wall Toilet
Vanity (Main Bathrooms)	Newtech - Sahara Double Draw - French Oak - 750mm
Mirror (Main Bathrooms)	Newtech - Avon Wall Hung Mirror Cabinet - French Oak - 750mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Chrome
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless
Tiled Splashback	Reptiles - Crest Subway - White Matt - 75 x 300m

## 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.

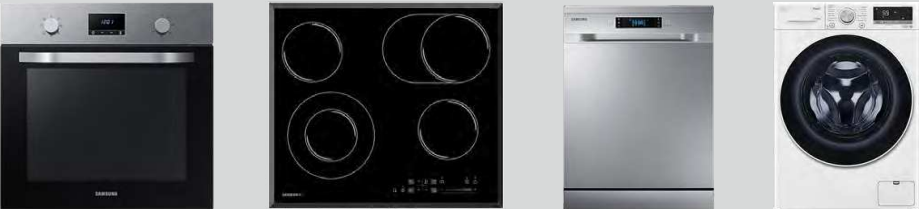
# Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung ARISE WindFree™ Heatpump/Air Purifier
- Laundry Washer & Dryer - LG 10kg/6kg Front Loader
- Blinds - Blockout Roller Shades
- Faux-Timber Venetians (Kitchen & Bathroom)
- Digital Touch Pad - Schlage Artus - Satin Nickel
- Clothesline
- Boxdesign - Letter Box
- EV Charger - Supply and install available for an additional \$1,400.00 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 Tiles:** Atlas Ash Matt 600x600mm

**Splashback:** Crest Tile White Matt

**Glazing:** Frameless Glass

## FLOOR

600 x 600mm  
Atlas Ash Matt

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

**WOLFBROOK**  
RESIDENTIAL







## 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](http://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](http://wolfbrook.co.nz/residents-society)

**ESTIMATED ANNUAL LEVY**

**\$2900-\$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.



Completed development at Dellwood Ave, Auckland



## 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.

[wolfbrook.co.nz](http://wolfbrook.co.nz)

# 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 900 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



## LINCOLN ROAD

Addington, Christchurch  
60 Residential Units



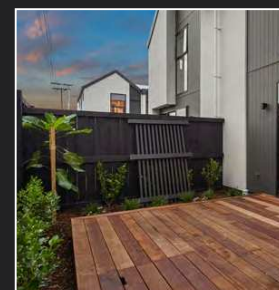
## ARMAGH STREET

Linwood, Christchurch  
10 Residential Units



## MILTON STREET

Somerfield, Christchurch  
6 Residential Units



## 17TH AVE

Tauranga  
7 Residential Units

# 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 draws on 17 years of experience in both the financial service and new-build space. Hamish is the director of the company. He is also an licensed salesperson.



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

Jordan has worked within real estate for the last 9 years. She manages the systems and IT, implements process and strategy and is the glue to our company. She also assists the sales team with admin support.







**equiti.co.nz**

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