



AUCKLAND

41 Margaret Road
Papatoetoe

equiti

Licensed under the REAA 2008

Completed development at Milton Street, Christchurch



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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 380 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 600 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

Discover 41 Margaret Road, Papatoetoe, Auckland. This development is conveniently located in the heart of Manukau and is just a stone's throw away from public transport into the CBD, local schools and amenities.

This development consists of seven townhouses, with two bedrooms with one or two-bathroom options available. Each townhouse features an open plan living, dining and

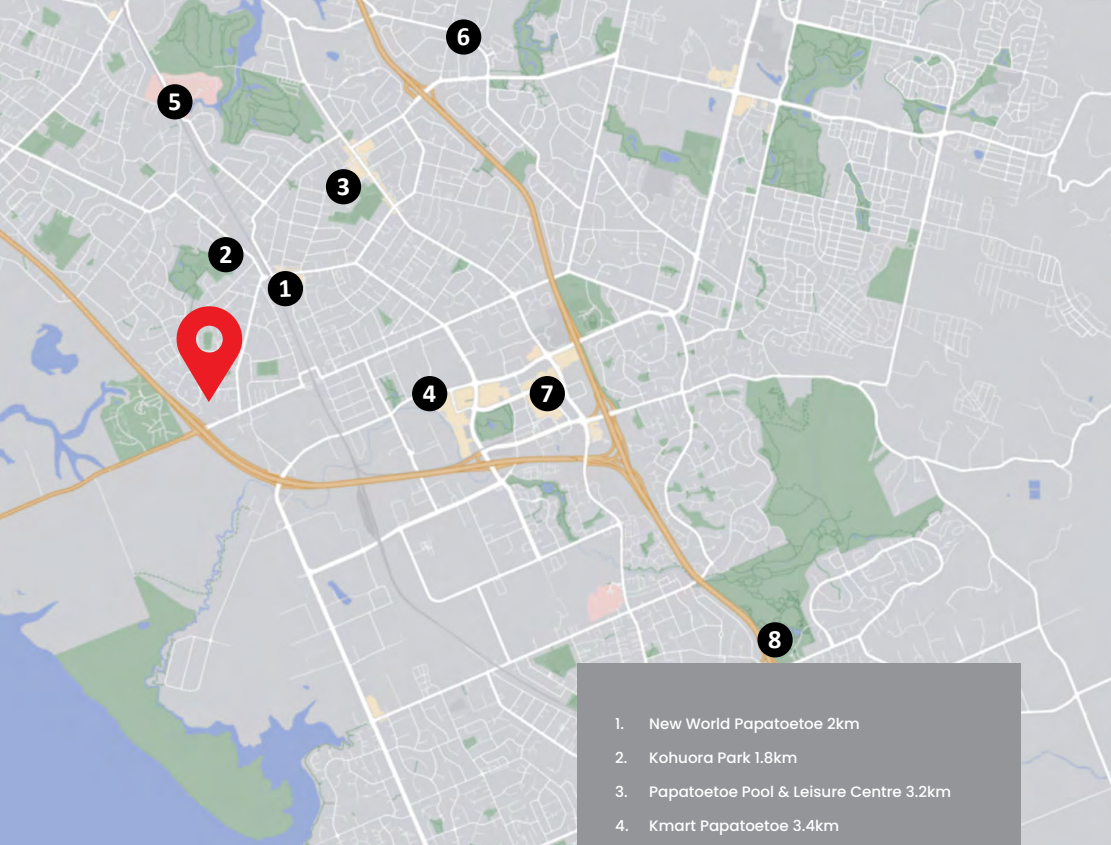
kitchen layout. Stepping out from the main living area you will have your own private outdoor deck and courtyard, perfect for entertaining or relaxing.

Upstairs you will find two bedrooms. The layouts offer the choice of one family bathroom, or two-bathrooms including one being an ensuite. All bathrooms feature a tiled, frameless glass shower and a space-saving floating

vanity. Each townhouses also includes an off-street car park for added ease.

41 Margaret Road ensures a hassle-free move-in experience with keyless front door systems, a heat pump, Samsung appliances, and window blinds included.

These townhouses are built for contemporary living, and are suited for all types of home buyers.



1. New World Papatoetoe 2km
2. Kohuora Park 1.8km
3. Papatoetoe Pool & Leisure Centre 3.2km
4. Kmart Papatoetoe 3.4km
5. Middlemore Hospital 3.9km
6. Manukau Institute of Technology 4.6km
7. Westfield Manukau 5km
8. Auckland Botanic Gardens 8.8km

Location What's Nearby?

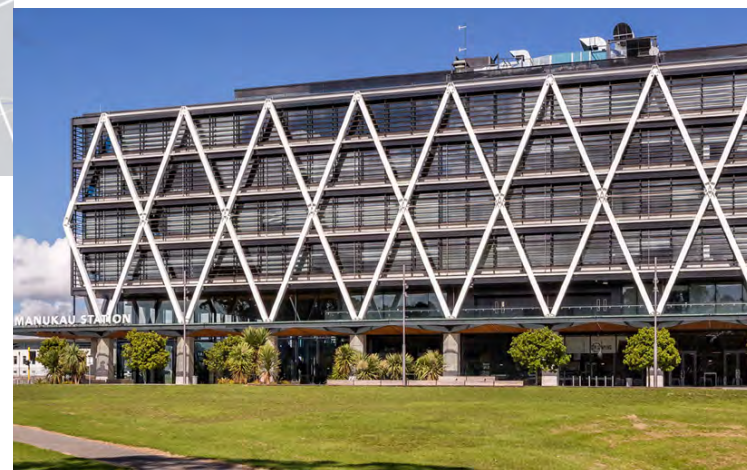
This neighbourhood is the perfect place for young families or couples looking to put their roots down. With a comfortable distance from city-living, the street provides access to public transport such as the Puhinui Train Station nearby to take you to the heart of the city. Additionally, just a short stroll away is the peaceful Murdoch Park.

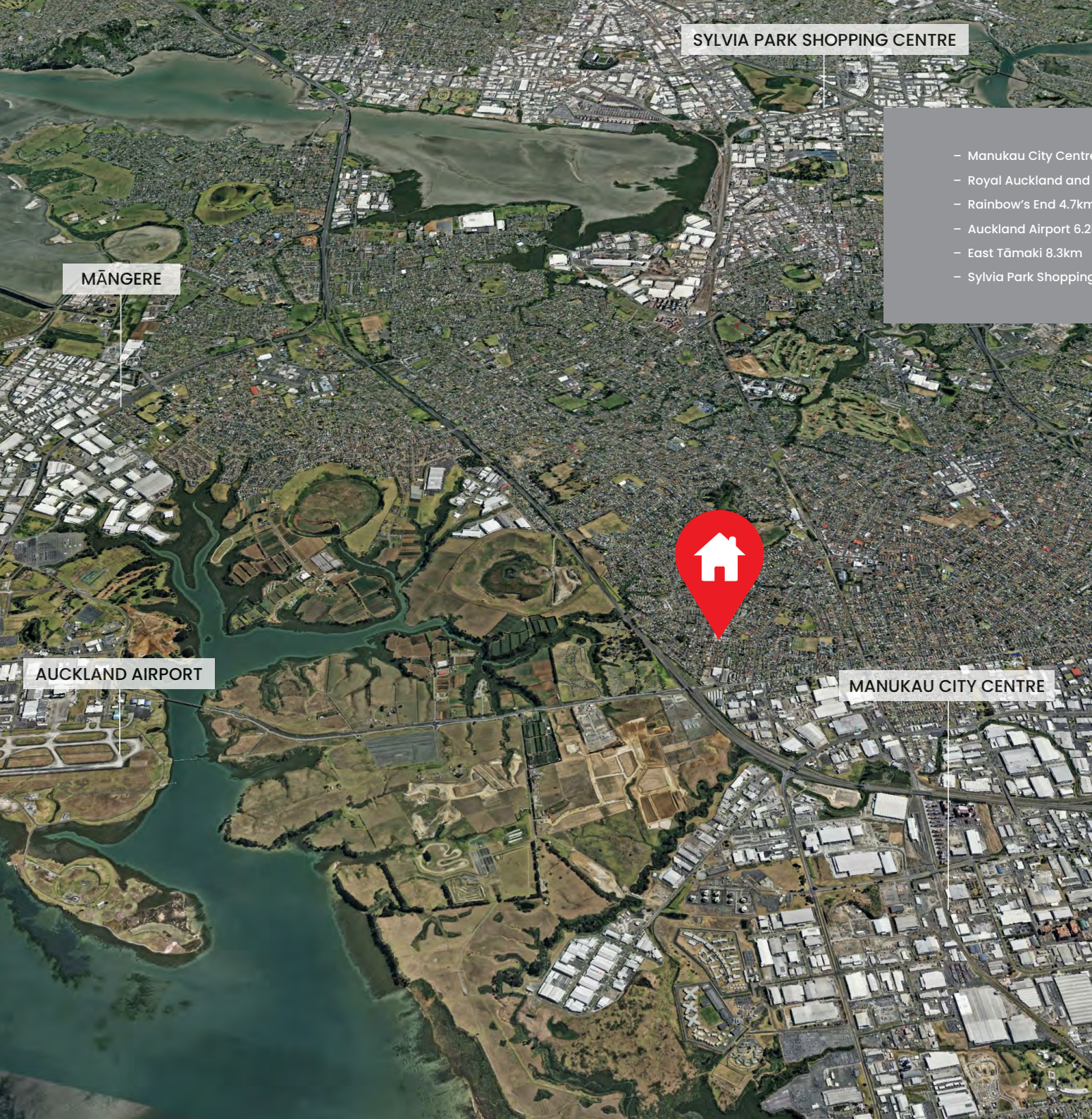
With New World just a quick drive away, essential shopping is always within reach. Nearby pharmacies

and food establishments provide further convenience for residents. Live in close proximity to two medical centers and the Auckland Airport which is less than 8km away.

Families will value the close proximity to nearby schools and kindergartens, benefiting from zoning for Kedgley Intermediate, Aorere College, and Papatoetoe South School. Middlemore Hospital is under 5km away from this development, giving you prime medical access without having to venture into the CBD.

Amenities





SYLVIA PARK SHOPPING CENTRE

- Manukau City Centre 4.2km
- Royal Auckland and Grange Golf Club 4.5km
- Rainbow's End 4.7km
- Auckland Airport 6.2km
- East Tāmaki 8.3km
- Sylvia Park Shopping Centre 9.8km

MANGERE

AUCKLAND AIRPORT

MANUKAU CITY CENTRE

Education

PRIMARY SCHOOLS

- Kingsford Primary School (Year 1-6)
- Mangere East Primary School (Year 1-8)
- Papatoetoe South School (Year 1-6)

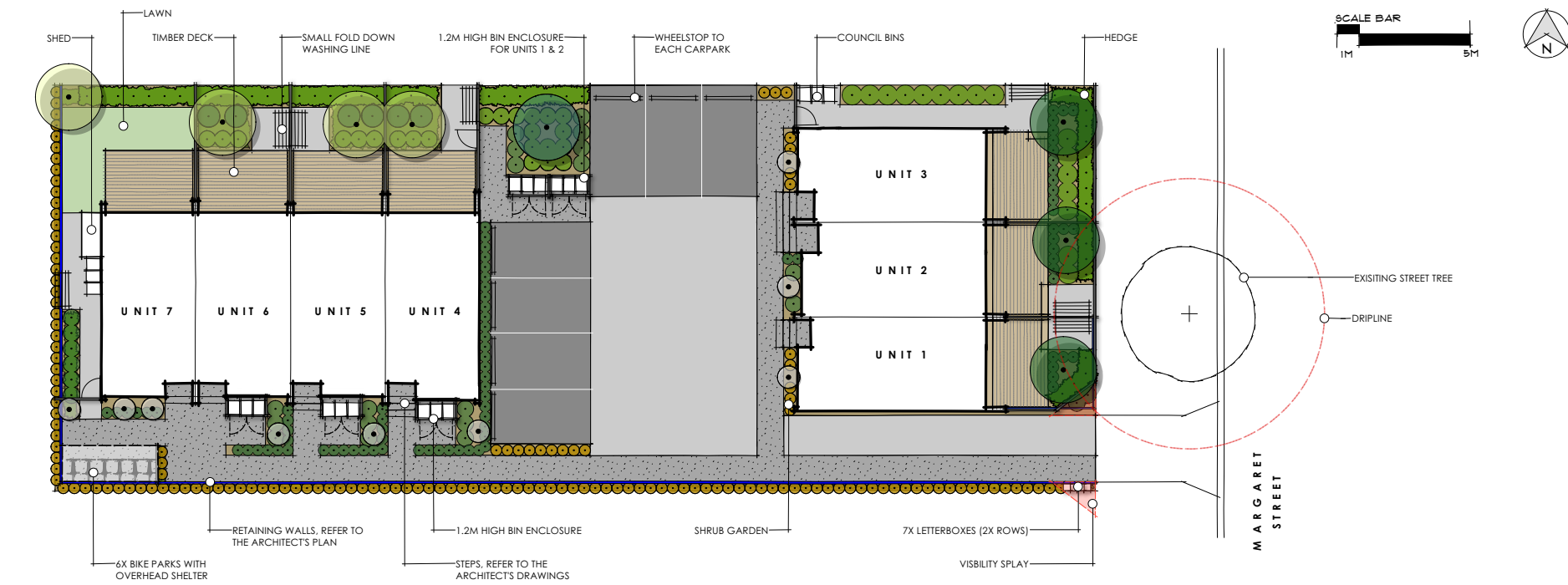
INTERMEDIATE SCHOOLS

- Papatoetoe Intermediate School (Year 7-8)
- Ferguson Intermediate School (Year 7-8)
- Kedgley Intermediate School (Year 7-8)

HIGH SCHOOLS

- Papatotetoe High School (Year 9-15)
- Aorere College (Year 9-15)

Landscape Plan



SURFACES KEY		
TOTAL SITE AREA 857 M ²		
	GARDEN BED (BARK MULCH)	146.6 M ²
	LAWN	17.0 M ²
	TIMBER DECK	77.8 M ²
	STANDARD CONCRETE	159.1 M ²
	COLOURED CONCRETE	82.5 M ²
	EXPOSED AGGREGATE WITH DECORATIVE CUTS	130.8 M ²
	RETAINING WALLS, REFER TO THE ARCHITECT'S DRAWINGS	-

NOTE
REFER TO THE ARCHITECT'S DRAWINGS FOR LEVELS

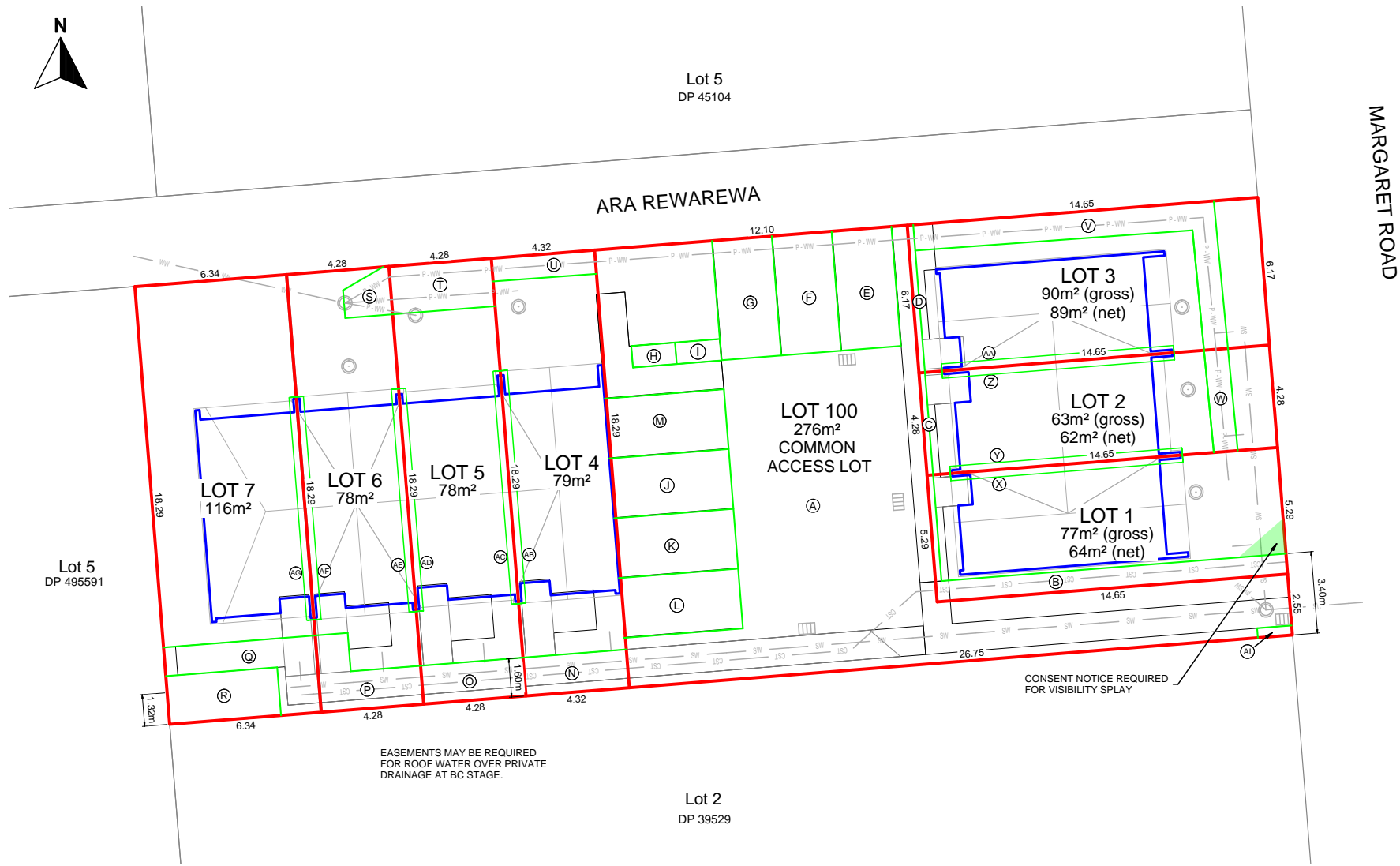
REFER TO CIVIL DRAWINGS FOR LEVELS, DRAINAGE AND RETAINING WALLS.

HEDGE SPECIES	SHRUB SPECIES		
GRISELINIA LITTORALIS	ARTHROPODIUM CIRRATUM	LOMANDRA LIME TUFF	LIBERTIA IXIOIDES
	DIANELLA 'LITTLE REV'	HEBE 'PRETTY N PINK'	PITTOSPORUM 'HEDGEHOG'

TREE SPECIES	
	SOPHORA TETRAPTERA
	PRUNUS 'KANZAN'
	MERTYA SINCLAIRII
	PSEUDOPANAX FEROX

Subdivision Plan

Freehold Titles





Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m2	Land Size m2	Price
1	2	2	1	74.69	77	\$679,000
2	2	1	1	72.30	63	\$669,000
3	2	2	1	74.69	90	SOLD
4	2	2	1	74.68	97	\$669,000
5	2	1	1	70.99	78	\$669,000
6	2	1	1	70.86	78	\$669,000
7	2	1	1	70.88	116	\$685,000

Rental Appraisal



Wednesday, 12 February 2025

Thank you for the opportunity to appraise the seven townhouses at 41 Margaret Road, Papatoetoe, Auckland.

In such close proximity to neighbourhood parks, shops and main transport options these townhouses present a compelling rental option.

- Units 1, 3 and 4 consist of 2 bedrooms with a bathroom and an ensuite. All are end units with good outdoor areas. **I have appraised these at \$630 / week in the current market.**
- Units 2, 5 and 6 consist of 2 bedrooms with 1 bathroom. All are middle units with good sized outdoor areas. **I have appraised these at \$610 / week in the current market.**
- Unit 7 is the rear unit and consists of 2 bedrooms and 1 bathroom. It's an end unit with a larger outdoor area. **I have appraised this at \$630 / week in the current market.**

Kind regards,

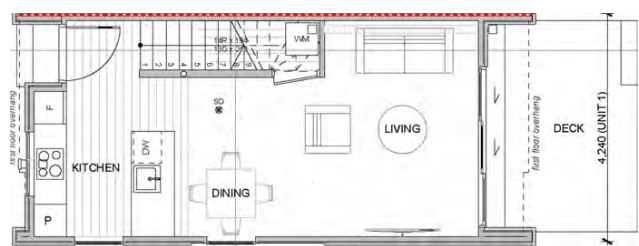
Ed Crothall | Business Development Manager

Wolfbrook Property Management

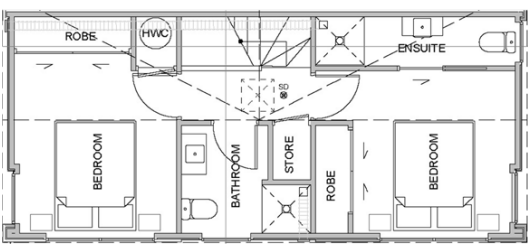
This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

Ph: 0800 90 90 30 E: pm@wolfbrook.co.nz Unit 4, 25 Churchill Street, Christchurch 8013 wolfbrookpm.co.nz

Floor Plans & Design



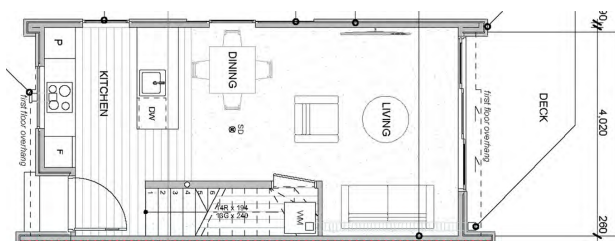
GROUND FLOOR



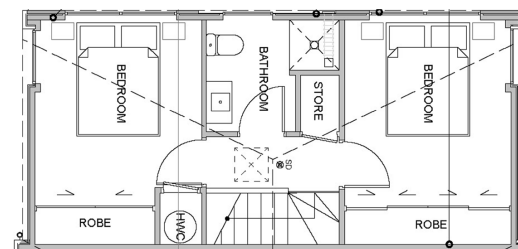
FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

- Roof
- Gutter & Fascia
- Window Joinery
- Plaster
- James Hardie Linea Oblique
- Soffits
- Entrance Door

- Coloursteel Sandstone Grey
- Coloursteel Sandstone Grey
- Coloursteel Sandstone Grey
- Resene Milk White
- Resene Taupe Grey
- Resene White
- Coloursteel Sandstone Grey



Interior Finishes

- Hard Flooring
- Carpet
- Tiles

- Godfrey Hirst Ultimo Vinyl, Lucca *
- Feltex Awana Bay, Cloud with 11mm underlay *
- 600 x 600 Tiles in Pacific White Lappato



Colour Scheme

- Ceiling
- Trims, Doors & Windows
- Walls

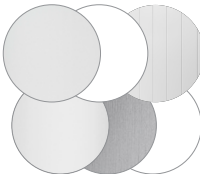
- Dulux Mt Aspiring
- Dulux Mt Aspiring
- Dulux Half Haast



Kitchen

- Benchtop
- Cabinetry
- Detailed Back Panel
- Handles
- Sink mixer
- Appliances
- Splashback

- Prime Classic Collection - Aoraki Polished *
- Prime Melamine - Te White
- Designatek Profiled Back Lacquered to Match Kitchen
- Archant -Anizo - Brushed Nickel
- Robertson Ion Kitchen Mixer - Brushed Nickel
- Samsung - Stainless Steel
- Subway Tile Crest - Vertical Stacked - White matt



*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



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	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	James Hardie Linea Oblique & Plaster
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 Base	Atlantis Easy Tile Square 2 Wall Shower – Pacific White Lappato
Shower Walls	Tiles – Pacific White Lappato
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion Fittings – chrome
Toilet	Newtech – Casalino back to wall Toilet
Vanity	Newtech Citi Wall Hung Vanity in Seal Grey with White Top & Roma Handle – 750mm
W/C & Ensuite Vanity	Newtech Junior Wall Hung Vanity in Seal Grey with White Top & Roma Handle – 500mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet in Seal Grey – 750mm
W/C & Ensuite Mirror	Newtech Avon Wall Hung Mirror Cabinet in Seal Grey – 450mm
Heated Towel Rail	Evoke Heated Towel Ladder – Chrome
Wall Heater	Serene Bathroom Heater – Stainless Steel *
Tiled Splashback	75 x 300 Subway Tile Crest White Mat with aluminium trim
W/C Vanity	Tivoli Wall Hung Vanity – 400mm – Vintage Ash Timberland
W/C Mirror	400x700mm Polished Edge – No Fittings – Vintage Ash Timberland

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

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 – Black
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 Square 2 Wall Shower

Shower Base Tiles: Pacific White Lappato

Shower Walls Tiles: Pacific White Lappato

Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Pacific White Lappato



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



All images are artist's impression only

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

\$2700 – \$3400

INCLUDING INSURANCE.

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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



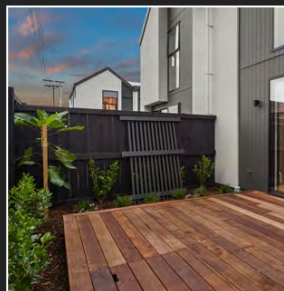
LINCOLN ROAD
Addington, Christchurch
60 Residential Units



ARMAGH STREET
Linwood, Christchurch
10 Residential Units



MILTON STREET
Somerfield, Christchurch
6 Residential Units



17TH AVE
Tauranga
7 Residential Units

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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