



AUCKLAND

42 Brandon Road,
Glen Eden

equiti

Licensed under the REAA 2008



Completed development at Milton Street, Christchurch

What’s inside?

Welcome to Wolfbrook Residential	2
Testimonials	3
The Development	6
Location	8
Amenities	9
Education	11
Landscape Plan	12
Subdivision Plan	14
Townhouse Details	18
Rental Appraisal	19
Floor Plans & Design	20
Interior and Exterior Finishes	22
Building Specifications	24
Chattels List	25
Maintenance Period & Warranties	27
Rental Guarantee	28
Resident’s Society	29
Why Buy From Wolfbrook Residential	30
Purchasing a Wolfbrook Property	31
Completed Developments	32
Contact Us	35



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 900 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

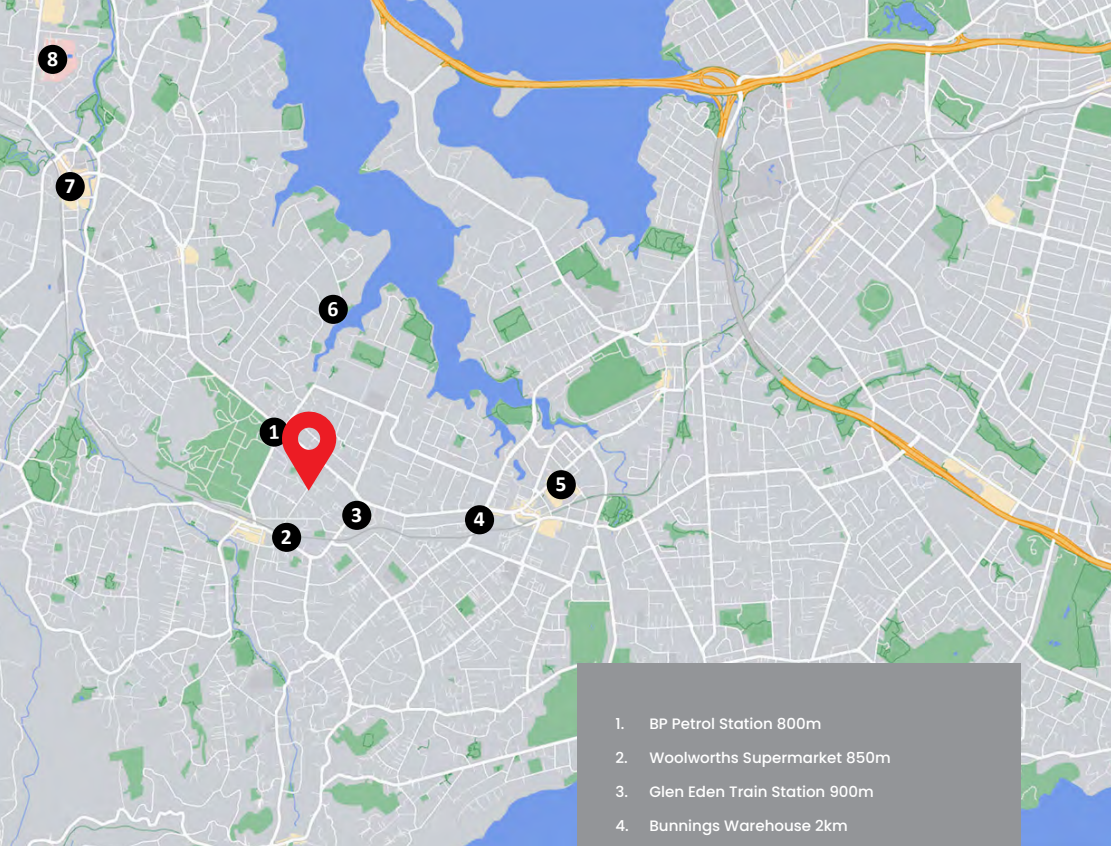
The Development

42 Brandon Road, Glen Eden, Auckland offers 15 architecturally designed townhouses with two bedrooms, one bathroom, and dedicated off-street parking for each resident. Situated in the heart of Glen Eden, this development is conveniently close to local amenities including shopping centres, the local train station, and many parks and reserves.

The ground floor offers an open-plan living, dining, and kitchen layout fitted out with a Samsung heat pump. The ground floor also provides ample storage with a storage cupboard under the stairs. Upstairs, you will find two bedrooms, with built-in wardrobes and the main bathroom. The bathroom is completed with tiled flooring, a frameless

glass shower, and a floating vanity.

42 Brandon Road, Glen Eden ensures a hassle-free move-in experience with keyless front door systems, a heat pump, Samsung appliances, and window blinds included. These townhouses are designed for modern living, ready to welcome you home.



Amenities



1. BP Petrol Station 800m
2. Woolworths Supermarket 850m
3. Glen Eden Train Station 900m
4. Bunnings Warehouse 2km
5. LynnMall 2.8km
6. Akatea Park 3.2km
7. WestCity Shopping Centre 4.1km
8. Waitakere Hospital 5.6km

Location What's Nearby?

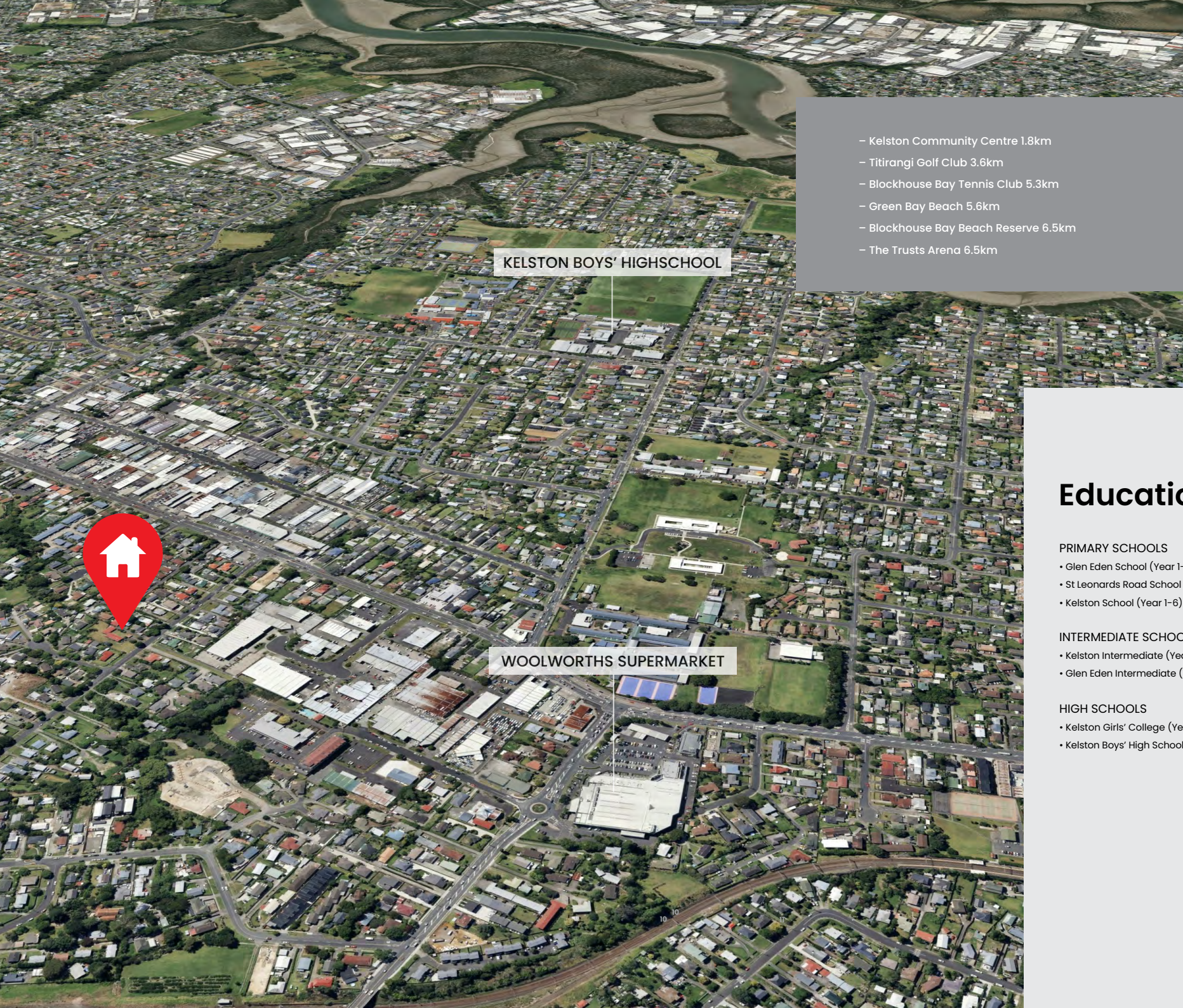
Nestled in the heart of Glen Eden, this development offers convenience. A leisurely stroll takes you to the bustling Glen Eden shops and train station, providing easy access to amenities and transport links.

Families will appreciate the proximity to education facilities, with Glen Eden Primary School just around the corner, along with Kelston Boys' and Kelston Girls'

High School close by. Nearby supermarkets such as Woolworths and essential services, including the local BP petrol station, are within easy reach, ensuring residents have everything they need at their fingertips.

Whether you're a young family seeking your first home, retirees looking to downsize, or savvy investors exploring opportunities, 42 Brandon Road offers an ideal choice.





- Kelston Community Centre 1.8km
- Titirangi Golf Club 3.6km
- Blockhouse Bay Tennis Club 5.3km
- Green Bay Beach 5.6km
- Blockhouse Bay Beach Reserve 6.5km
- The Trusts Arena 6.5km

KELSTON BOYS' HIGHSCHOOL

WOOLWORTHS SUPERMARKET

Education

PRIMARY SCHOOLS

- Glen Eden School (Year 1-6)
- St Leonards Road School (Year 1-6)
- Kelston School (Year 1-6)

INTERMEDIATE SCHOOLS

- Kelston Intermediate (Year 7-8)
- Glen Eden Intermediate (Year 7-8)

HIGH SCHOOLS

- Kelston Girls' College (Year 9-15)
- Kelston Boys' High School (Year 9-15)

Landscape Plan



14





Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m2	Land Size m2	Price
1	2	1	1	74.72	91.86	SOLD
2	2	1	1	73.82	71.94	SOLD
3	2	1	1	73.82	70.13	\$695,000
4	2	1	1	73.82	68.31	\$695,000
5	2	1	1	74.72	92.85	SOLD
6	2	1	1	74.64	83.53	SOLD
7	2	1	1	73.12	67.95	SOLD
8	2	1	1	73.12	68.07	SOLD
9	2	1	1	73.12	68.18	SOLD
10	2	1	1	74.64	92.37	\$689,000
11	2	1	1	74.64	88.72	SOLD
12	2	1	1	73.12	68.60	SOLD
13	2	1	1	73.12	68.72	SOLD
14	2	1	1	73.12	68.73	SOLD
15	2	1	1	74.64	112.13	SOLD

Rental Appraisal



Friday 7th March 2025

Thank you for the opportunity to appraise the fifteen townhouses at: 42 Brandon Road, Glen Eden, Auckland.

Being in such close proximity to Glen Eden Train Station and multiple shopping centres, these townhouses will be compelling rental opportunities for prospective tenants.

Furthermore, this is a spacious development with extra space for bike storage and plenty of outdoor space and includes a washer / dryer combo machine.

• Units 2, 3, 4, 7, 8, 9, 12, 13 & 14 (Middle units/smaller exterior) consists of:
Two bedrooms, one bathroom and an off-street parking space.

I have appraised the weekly rental for these units at **\$580.00 / week** in this current market.

• Units 1, 5, 6, 10, 11 & 15 (End units/larger exterior) consists of:
Two bedrooms, one bathroom and an off-street parking space.

I have appraised the weekly rental for these units at **\$600.00 / week** in this current market.

Hayley Reid | Manager
Wolfbrook Property Management

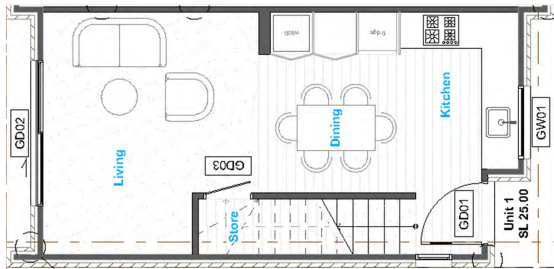
This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

Floor Plans & Design

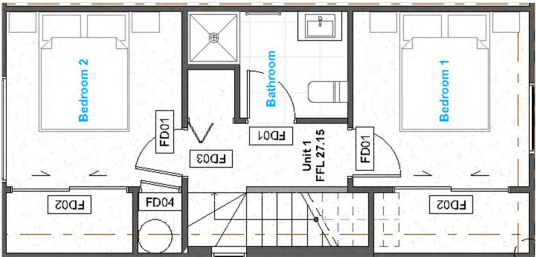
Unit 1 - 15



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Coloursteel Flaxpod
Gutter & Fascia	Coloursteel Flaxpod
Window Joinery	Flaxpod
James Hardies Linea Oblique Cladding	Resene Bokara Grey
James Hardies Linea Easy Lap Panel	Resene Bokara Grey
Firth Strata Brick	Antique Blend
Soffits	Resene White
Entrance Door	Flaxpod



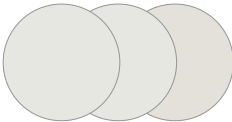
Interior Finishes

Hard Flooring	Godfrey Hirst Olympus Vinyl Plank - Autumn Oak *
Carpet	Feltex Cable Bay - Pelorus with 11mm underlay *
Tiles	600 x 600 Tiles in Pacific White Lappato



Colour Scheme

Ceiling	Dulux Mt Aspiring
Trims, Doors & Windows	Dulux Mt Aspiring
Walls	Dulux Half Haast



Kitchen

Benchtop	Laminate 30mm - Ghost Gum *
Cabinetry	Bestwood Melamine - Vintage Ash Timberland
	Prime Melamine - Quarter Napa
Handles	Archant - Sarnen - Brushed Nickel
Sink mixer	Robertson Ion Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Fluted White Wall Tile - White matt



*or similar



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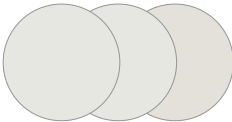
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Building Specifications



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 Stria Cladding, James Hardies Linea Easy Lap Panel & Firth Strata Brick
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 Vintage Ash Timberland with White Top & Roma Handle – 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet in Vintage Ash Timberland – 750mm
Heated Towel Rail	Evolve Heated Towel Ladder – Chrome
Wall Heater	Serene Bathroom Heater – Stainless Steel *
Tiled Splashback	75 x 300 Subway Tile Crest White Matt with aluminium trim

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
LG Front Loader Washer/Dryer Combo
Samsung WindFree™ Heatpump/Air Purifier
Blinds
Bike Storage (refer landscape plan)
Digital Touch Pad – Schlage Artus – Black
Clothesline
Boxdesign – Letter Box
EV Charger – Cable Conduits are provided between the units and associated carpark for occupants to add EV



The Schlage Ease™ S2 Smart Entry Lock is packed full of features that give homeowners unparalleled control over access to their 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.



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 – \$3100

INCLUDING INSURANCE.

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Completed Developments

WOLFBROOK HAVE COMPLETED OVER 600 PROPERTIES IN THE LAST 3 YEARS
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



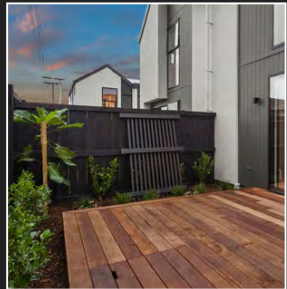
LINCOLN ROAD
Addington, Christchurch
60 Residential Units



DELLWOOD AVE
Henderson, Auckland
7 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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