



AUCKLAND

52 Tramway Road,  
Beach Haven

**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 1000 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.





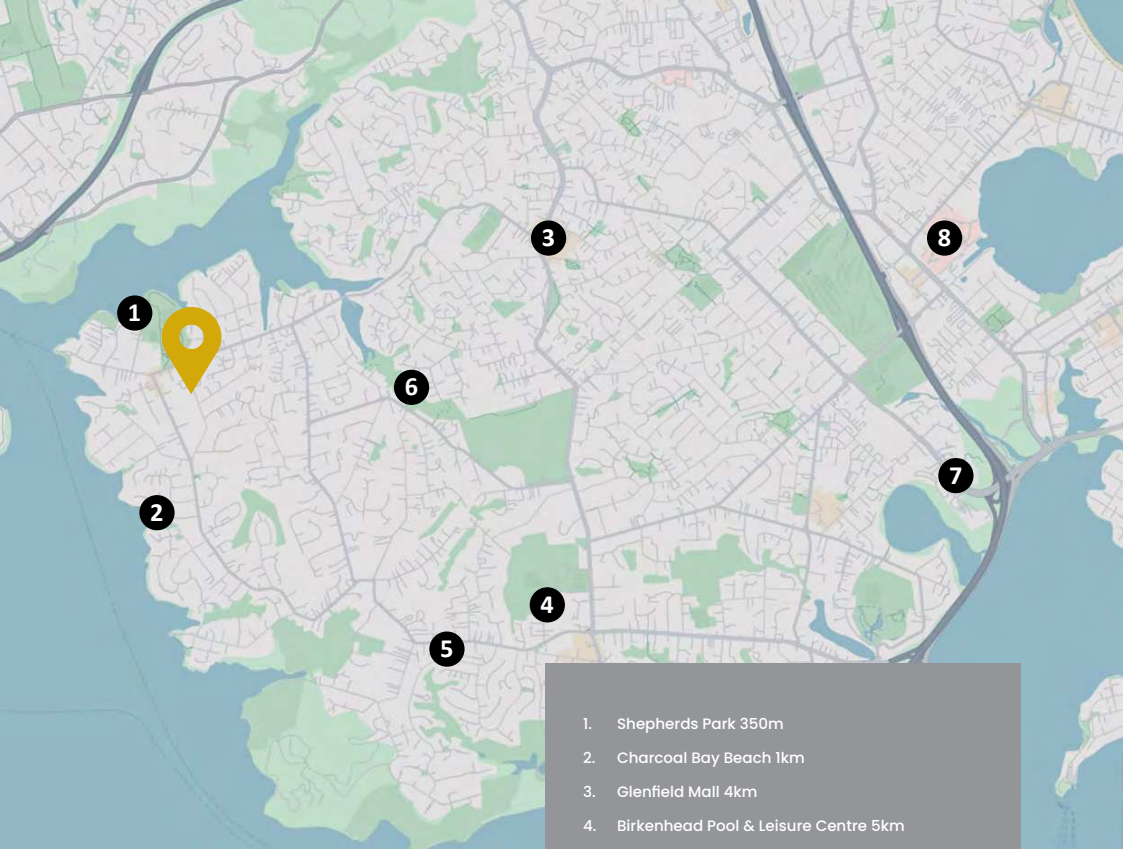
## The Development

### Welcome to 52 Tramway Road, Beach Haven.

This development includes nine architecturally designed homes, offering an exceptional opportunity for both home buyers and investors. Thoughtfully arranged to include two standalone homes, this new development features a mix of two- and three-bedroom, one- and two-bathroom homes, each with an off-street car park and private outdoor living space.

Designed with a modern coastal feel, these homes feature open-plan layouts that create a natural flow between kitchen, dining, and living areas, extending out to private, sun-filled courtyards – perfect for relaxing or entertaining. A soft, contemporary palette, quality appliances, smart storage solutions, and low-maintenance landscaping complete the picture, blending style with everyday practicality and comfort.

Whether you're looking for a stylish first home or a smart investment in a high-demand area, 52 Tramway Road offers modern living in a location that truly delivers. Enjoy the convenience of nearby shops, cafes, schools, and coastal walkways – all within easy reach. With its appealing design and thoughtful layout, this development is an ideal choice for those seeking comfort, and long-term value.



# Amenities



1. Shepherds Park 350m
2. Charcoal Bay Beach 1km
3. Glenfield Mall 4km
4. Birkenhead Pool & Leisure Centre 5km
5. New World Supermarket 4km
6. Eskdale Reserve 3km
7. AUT North Campus 8km
8. North Shore Hospital 8km



## Location What's Nearby?

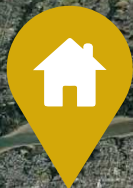
Situated in the heart of Beach Haven, 52 Tramway Road offers the perfect blend of coastal charm and everyday convenience. Located right next door to Beach Haven Primary School, it's an unbeatable spot for families looking for walkable access to education, as well as investors targeting long-term tenants.

Residents will enjoy easy access to local cafés, supermarkets, parks, and coastal walkways, while the Beach Haven ferry terminal provides a scenic and direct link to the Auckland CBD. With its laidback community feel, natural beauty, and strong

connectivity, Beach Haven remains a standout choice for both living and investing on Auckland's North Shore.

With continued growth and development in the area, Beach Haven is fast becoming one of the North Shore's most desirable suburbs. The combination of established amenities, ongoing infrastructure improvements, and a welcoming community makes 52 Tramway Road a smart choice for those seeking future value alongside a relaxed, coastal lifestyle.





TAKAPUNA

HARBOUR BRIDGE

AUCKLAND CENTRAL

## NORTH SHORE

- Chelsea Estate Heritage Park 5km
- PAK'nSAVE Supermarket 7km
- Southern Motorway Access (to CBD) 7km
- Takapuna 9km
- North Shore Golf Club 9km
- Westfield Albany 11km
- Devonport 14km

## Education

### PRIMARY SCHOOLS

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

### INTERMEDIATE SCHOOLS

- Birkdale Intermediate (In Zone) Years 7-8
- Carmel College | Years 7-13
- Rosmini College | Years 7-13

### HIGH SCHOOLS

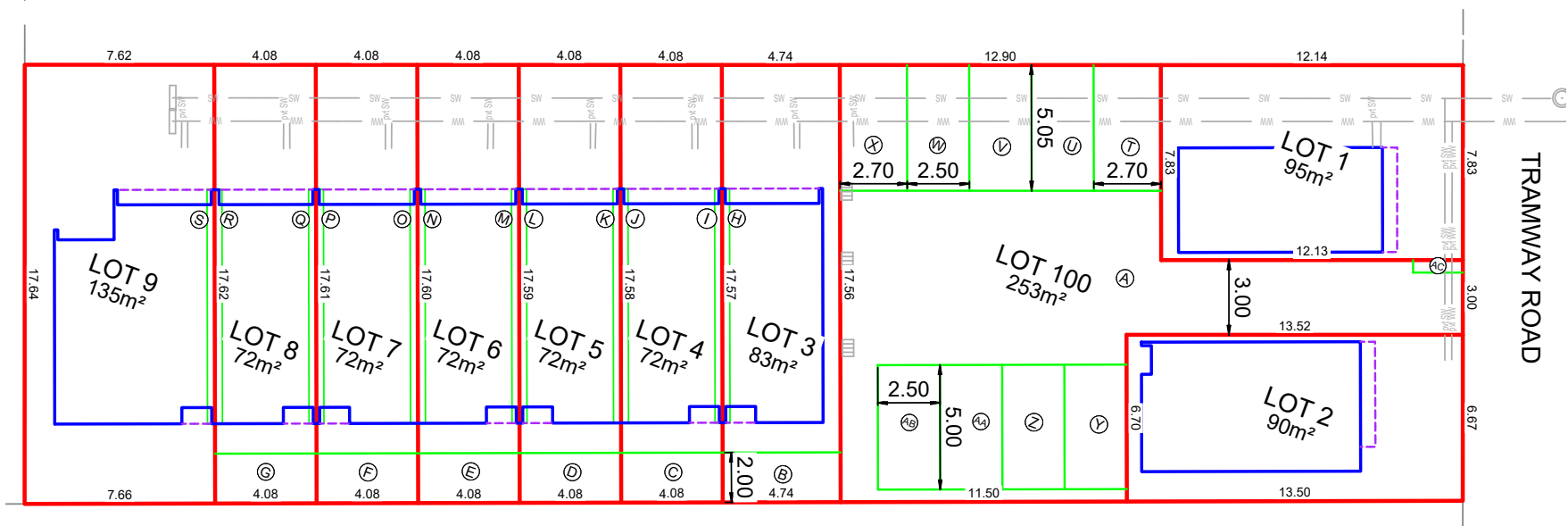
- Birkenhead College (In Zone) Years 9-13
- Glenfield College | Years 9-13
- Carmel College | Years 7-13
- Rosmini College | Years 7-13

# Landscape Plan



# Subdivision Plan

## Freehold Titles



CONCEPT PLAN  
For marketing purposes only

# Townhouse Details

Unit	Bedrooms	Bathrooms	Car Park	Unit Size m <sup>2</sup>	Land Size m <sup>2</sup>	Price
1	2	2	1	73.23	95	\$809,000
2	3	2	1	84.78	90	\$909,000
3	2	1	1	72.53	83	\$749,000
4	2	1	1	72.88	72	\$749,000
5	2	1	1	72.88	72	\$749,000
6	2	1	1	72.88	72	\$749,000
7	2	1	1	72.88	72	\$749,000
8	2	1	1	72.88	72	\$749,000
9	3	2	1	90.35	135	\$879,000

# Rental Appraisal



Wednesday, 5 May 2025

Thank you for the opportunity to appraise the nine homes at:  
52 Tramway Road, Beach Haven, Auckland.

- Unit 1 (Front unit) consists of 2 Bed | 2 Bath | 1 Carpark  
I have appraised the weekly rental for this unit at \$655.00 per week in the current market.
- Unit 2 (Front unit) consists of 3 Bed | 2 Bath | 1 Carpark  
I have appraised the weekly rental for this unit at \$710.00 per week in the current market.
- Units 3, 4, 5, 6, 7 & 8 (Side Units)– consists of 2 Bed | 1 Bath | 1 Carpark  
I have appraised the weekly rental for these units at \$645.00 per week in the current market.
- Unit 9 (Rear unit) with a larger outside area consists of 3 Bed | 2 Bath | 1 Carpark  
I have appraised the weekly rental for this unit at \$710.00 per week in the current market.

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

Kind regards,

Ché Desmond | General Manager - Auckland

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.*

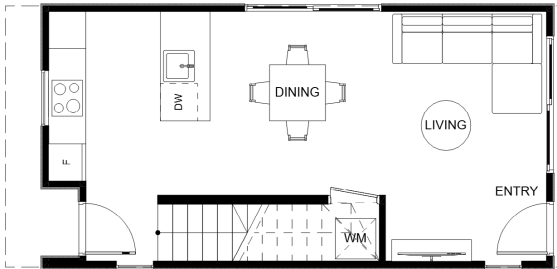
Ph: 0800 90 90 30    E: pm@wolfbrook.co.nz    10 Show Place, Addington, Christchurch 8024    wolfbrookpm.co.nz

# Floor Plans & Design

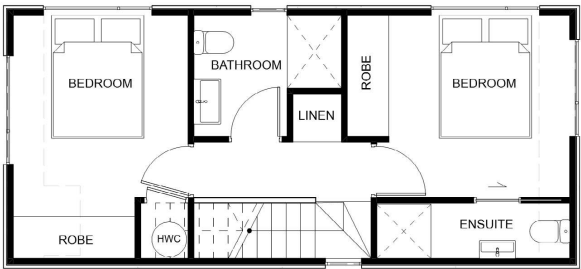
Unit 1



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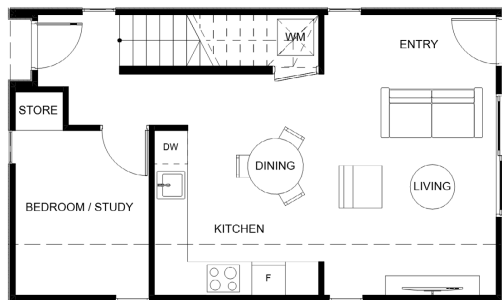
GROUND FLOOR



FIRST FLOOR

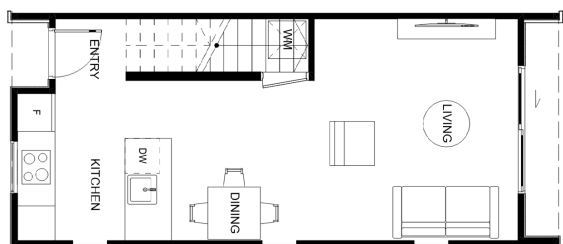


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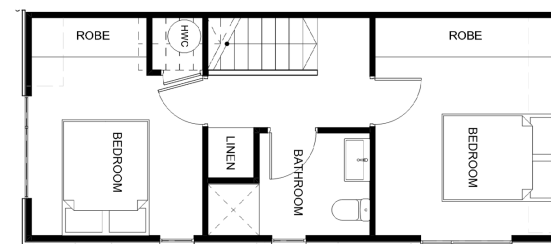




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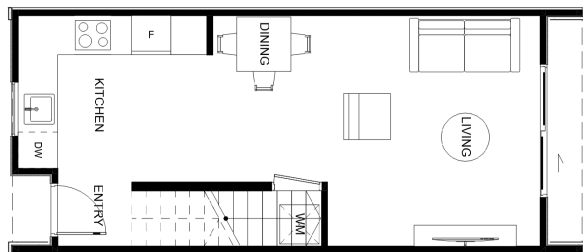
GROUND FLOOR



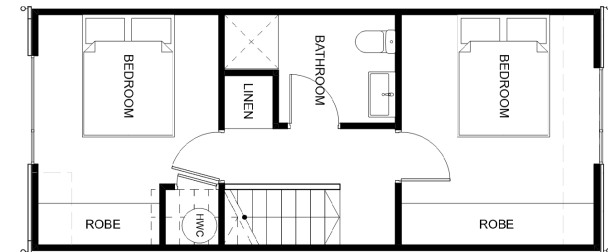
FIRST FLOOR



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GROUND FLOOR



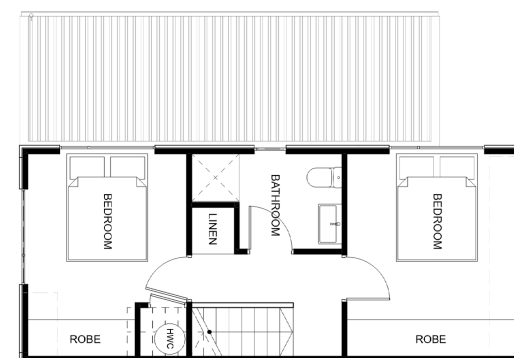
FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

# Interior & Exterior Finishes

## Exterior Finishes

- Roof
- Gutter & Fascia
- Window Shroud
- Entrance Door
- Window Joinery
- Rockcote Plaster
- James Hardie Stria
- Cedar
- Soffits

- Colorsteel Gull Grey
- Colorsteel Gull Grey
- Colorsteel Gull Grey
- Colorsteel Gull Grey
- Aeonex - Silver
- Resene Sea Fog
- Resene Half Delta
- Dryden Dune
- Resene White



## Interior Finishes

- Carpet
- Hard Flooring
- Tiles

- Feltex Cable Bay - Beech
- Godfrey Hirst - Ultimo Vinyl - Lucca 300
- Reptiles - Pacific Mist Lappato



## Colour Scheme

- Walls & Skirting
- Doors & Windows
- Ceiling

- Resene - Quarter White Pointer
- Resene - Quarter Black White
- Resene - Quarter Black White



## Kitchen

- Benchtop
- Cabinetry
- Cabinetry
- Sink Mixer
- Appliances
- Splashback

- Primestone - Athena Polished
- Bestwood - Velvet Limestone
- Laminex - Urban Ash
- Robertson - Square Mixer - Brushed Nickel
- Samsung - Stainless Steel
- Crest Tile - White Matt - 75 x 300mm



# 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	Cedar, James Hardie Stria & Rockcote 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	Atlantis 900 x 900 Easy Tile
Shower	Atlantis 1200 x 900 Easy Tile
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion - Chrome
Toilet	Newtech - Casalink Back to Wall Toilet
Vanity	Newtech - Sahara Double Draw - Planked Urban Oak
Mirror	Newtech - Avon Wall Hung Mirror Cabinet - Planked Urban Oak
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Chrome
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless
Tiled Splashback	Reptiles - 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

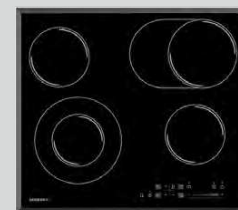
# Chattels

Samsung Stainless Steel 60cm Built in Oven  
Award Power Pack Rangehood  
Samsung Stainless Steel Dishwasher  
Samsung Ceramic Cooktop  
Samsung ARISE WindFree™ Heatpump/Air Purifier  
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 | Atlantis 900 x 900 Easy Tile  
Fittings | Robertson Elementi Ion Chrome  
Glazing | Frameless Glass

## FLOOR

600 x 600mm  
Pacific Mist Lappato

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.

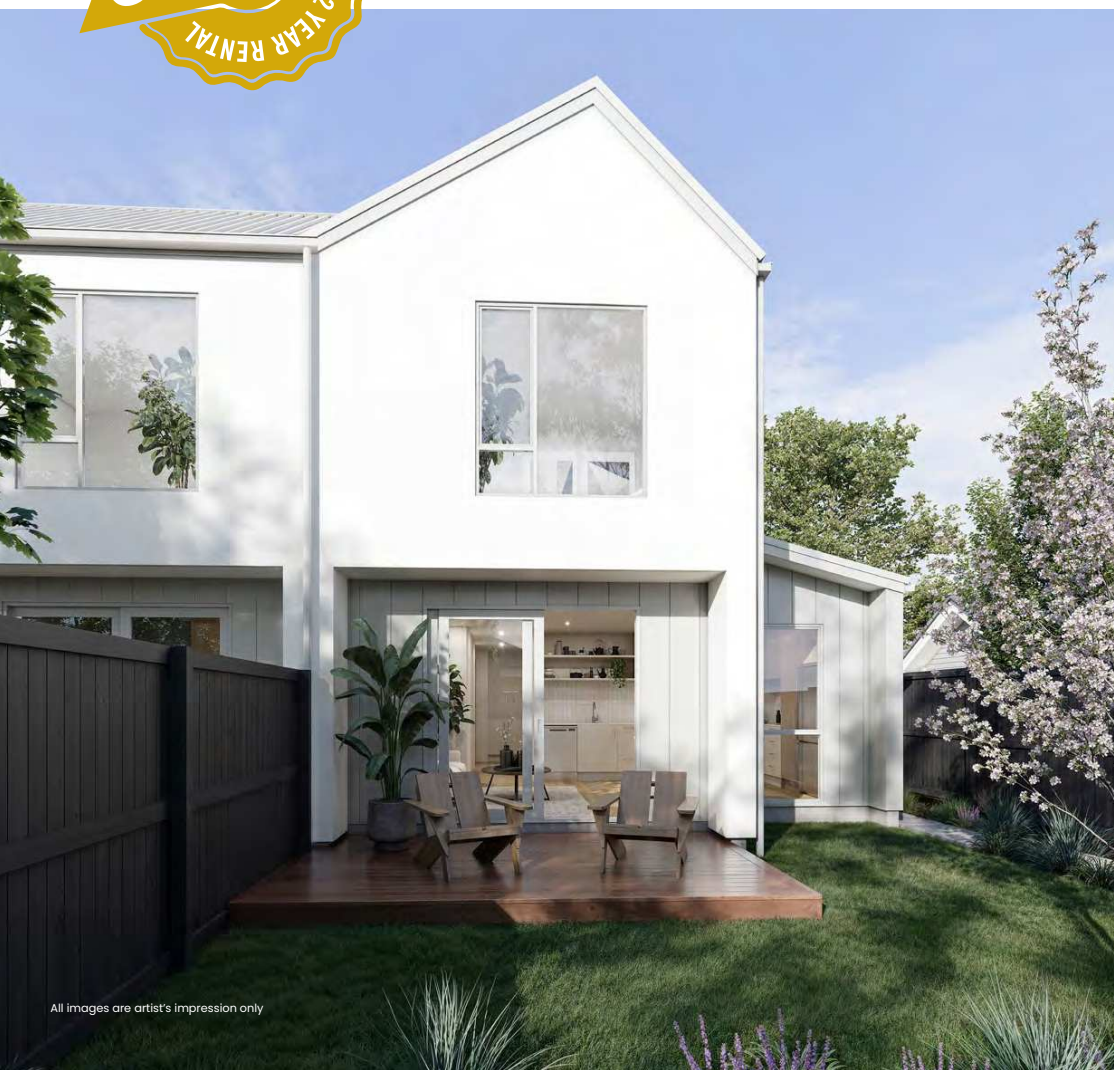
**WOLFBROOK**  
RESIDENTIAL



## 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**

**\$3000–\$3300**

**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



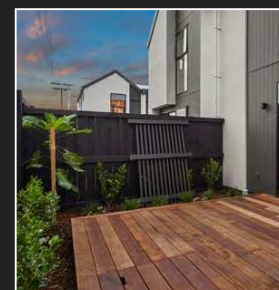
## ARMAGH STREET

Linwood, Christchurch  
10 Residential Units



## EDMONTON ROAD

Henderson, Auckland  
9 Residential Units



## 17TH AVE

Tauranga  
7 Residential Units



## Like what you see?

For pricing and more information on this Wolfbrook property visit [wolfbrook.co.nz](https://wolfbrook.co.nz) or simply contact your Wolfbrook property consultant.

\*All information in this brochure was correct at the time of publication but is subject to change.

# 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.

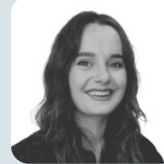
Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial 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.



**James Crouch** | Client Success Manager  
james@equiti.co.nz | 021 022 66095

James brings extensive expertise in the property and finance industries. As Equiti's Client Success Manager, he is committed to earning trust, delivering outstanding service, and instilling confidence at every stage of the client journey.





**equiti.co.nz**

info@equiti.co.nz

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Auckland

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