



AUCKLAND

6 Flavia Close,  
Torbay

**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

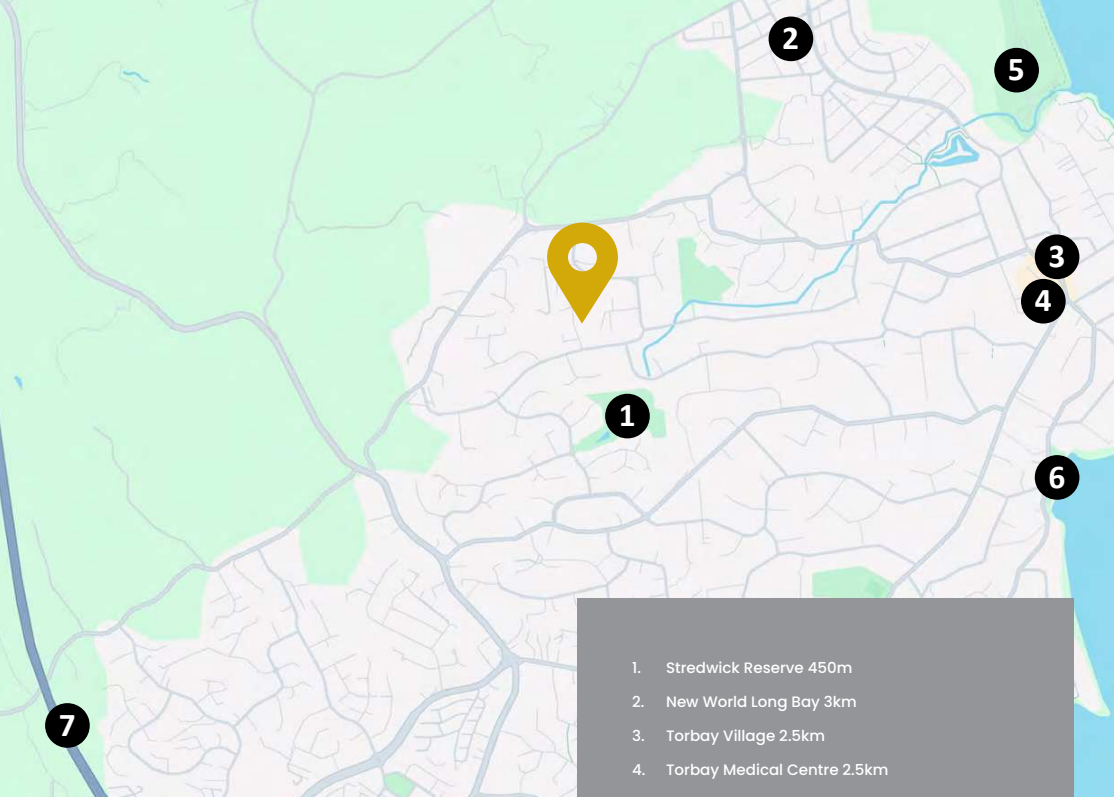
### Welcome to 6 Flavia Close, Torbay –

a boutique development of four freestanding homes in one of the North Shore's most sought-after coastal suburbs. These architecturally designed, two-storey homes each feature four bedrooms, 2.5 bathrooms, and internal-access garaging, making them ideal for both homebuyers and investors. With generous floorplans, every home offers space, privacy, and functionality in a quiet residential setting.

Designed with easy living in mind, each home features an open-plan kitchen, dining, and living area that flows effortlessly out to a private timber deck and landscaped garden. The kitchens are fitted with quality appliances and sleek finishes, complemented by considered storage solutions and a modern, light-toned palette with coastal accents. Upstairs, all four bedrooms provide ample space, while the master suite includes a walk-in wardrobe and ensuite for added comfort.

With timeless design, fully fenced outdoor areas, and Healthy Homes compliance, these homes combine relaxed coastal living with long-term peace of mind. Whether you're stepping onto the property ladder, adding to your portfolio, or searching for your new home, 6 Flavia Close offers an exceptional opportunity to secure a stylish, low-maintenance home in a high-demand location.





1. Stredwick Reserve 450m
2. New World Long Bay 3km
3. Torbay Village 2.5km
4. Torbay Medical Centre 2.5km
5. Long Bay Regional Park 4km
6. Waiake Beach 3km
7. State Highway One 4km
8. Browns Bay Centre 5km (Out of View)

## Location What's Nearby?

Nestled in the coastal suburb of Torbay, 6 Flavia Close offers a rare opportunity to enjoy relaxed seaside living with all the conveniences of the North Shore close at hand. Known for its strong sense of community and laidback charm, Torbay is a favourite among families, professionals, and investors alike.

Top schools are within easy reach, including Torbay School, Northcross Intermediate, and Long Bay College – all highly regarded for their academic and extracurricular offerings. For weekend adventures or daily walks, the beautiful Long Bay Regional Park and Beach are just a short drive away, providing expansive green space, coastal tracks, and picnic spots for the whole family.

Daily amenities are well catered for, with Torbay Village offering a selection of cafés, eateries, and local shops, while larger retail and dining destinations can be found in nearby Albany. Commuters benefit from convenient motorway access and public transport options, including the Albany park-and-ride, connecting you easily to the Auckland CBD and surrounding areas.

Whether you're looking to settle into a family-friendly neighbourhood or invest in a high-demand area, Torbay delivers the perfect blend of lifestyle, connectivity, and long-term value. Discover your next chapter in this sought-after North Shore neighbourhood.

## Amenities

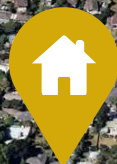




LONG BAY REGIONAL PARK

WAIAKE BEACH

STREDWICK RESERVE



## NORTH SHORE - UPPER EAST

- Westfield Albany 5km
- Takapuna Central 15km
- Milford Beach Reserve 12km
- Pupuke Golf Club 9km
- North Harbour Stadium 5km
- Massey University Auckland Campus 6km

## Education

### PRIMARY & INTERMEDIATE

- Glamorgan School | Years 1-6
- St John's School (Mairangi Bay) | Years 1-6
- Northcross Intermediate | Years 7-8

### HIGH SCHOOLS

- Long Bay College | Years 9-13
- City Impact Church | Years 1-13
- Pinehurst School | Years 1-13
- Te Kura Kaupapa Māori o- | Years 1-13  
Te Raki Paewhenua

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



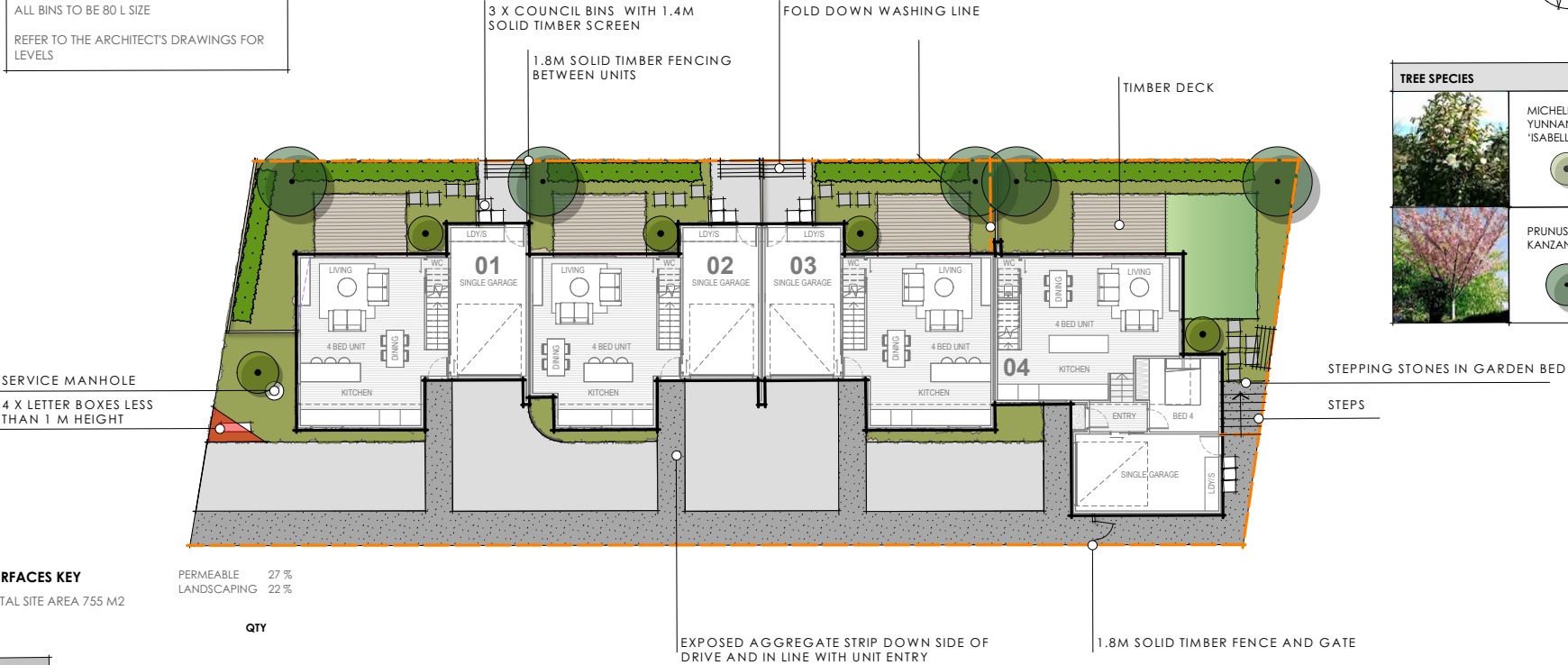
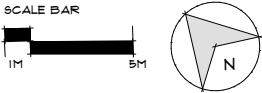
# Landscape Plan

**NOTES**

REFER TO FENCING PLAN ON PAGE 2

ALL BINS TO BE 80 L SIZE

REFER TO THE ARCHITECT'S DRAWINGS FOR LEVELS



**SURFACES KEY**

TOTAL SITE AREA 755 M2

	QTY
STANDARD CONCRETE (BRUSHED FINISH)	211 M2
EXPOSED AGGREGATE	100 M2
TIMBER DECK	41 M2
GARDEN BED	148 M2
ARTIFICIAL TURF	19 M2
RETAINING WALL (REFER TO CIVIL ENGINEERS DRAWINGS)	

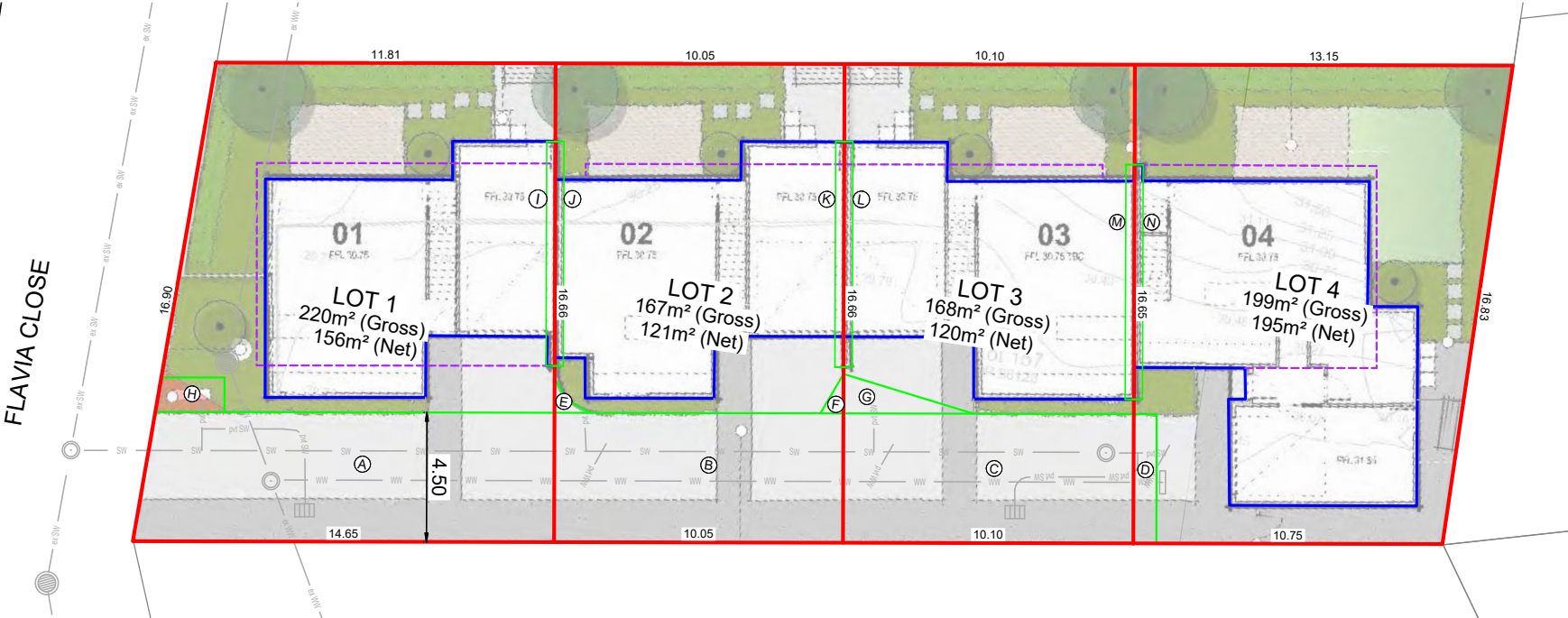
TREE SPECIES	
	MICHELIA YUNNANENSIS 'ISABELLA'
	PRUNUS KANZAN

GROUND COVER SPECIES			
DIANELLA 'LITTLE REV'	HEBE 'PRETTY N PINK'	LIRIOPE MUSCARI	LOMANDRA LIME TUFF

HEDGE SPECIES
GRISELINIA 'BROADWAY MINT'

# Subdivision Plan

## Freehold Titles



CONCEPT PLAN  
For marketing purposes only



# Townhouse Details

Unit	Bedrooms	Bathroom	Garage	Unit Size m <sup>2</sup>	Land Size m <sup>2</sup>	Price
1	4	2.5	1	144.25	220	\$1,200,000
2	4	2.5	1	139.25	167	\$1,150,000
3	4	2.5	1	141.75	168	\$1,150,000
4	4	2.5	1	147.45	199	\$1,220,000

# Rental Appraisal



Monday, 31 March 2025

Thank you for the opportunity to appraise the four homes at:  
**6 Flavia Close, Torbay, Auckland.**

- Units 1 & 4 (End units) consist of: 4 bedrooms, 2.5 bathrooms and garage.  
**I have appraised the weekly rental for these units at \$795.00 per week in this current market.**
- Units 2 & 3 consist of: 4 bedrooms, 2.5 bathrooms and garage.  
**I have appraised the weekly rental for these units at \$775.00 per week 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.*

# Floor Plans & Design



All images are artist's impression only



GROUND FLOOR



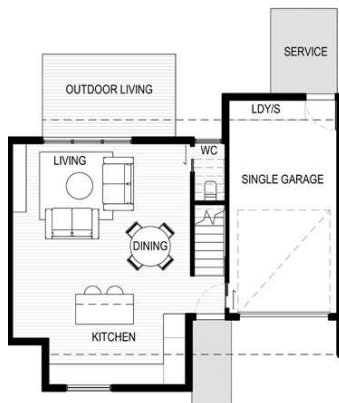
FIRST FLOOR





4 2.5 1

All images are artist's impression only



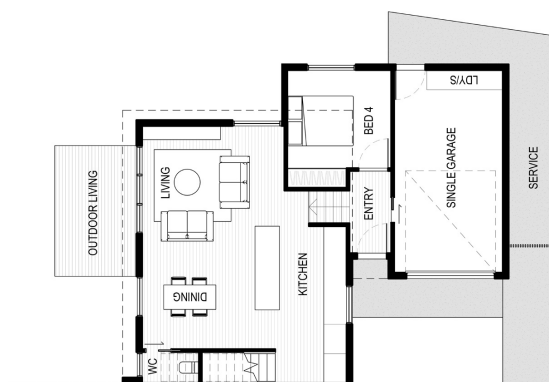
GROUND FLOOR



FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR



# Interior & Exterior Finishes

## Exterior Finishes

Roof	Colorsteel Titania
Gutter & Fascia	Colorsteel Titania
Window Joinery	Colorsteel Titania
Cedar	Dryden Slate
Soffits	Resene Sea Fog
Aluminium Louvers	Colorsteel Titania
Entrance Door	Colorsteel Titania
Garage Doors	Colorsteel Titania
James Hardie Stria	Resene Half Titania
James Hardie Oblique	Resene Sea Fog



## Interior Finishes

Hard Flooring	Godfrey Hirst - Amor - Daisy
Carpet	Feltex Cable Bay - Beech
Tiles	Reptiles - Atlas Ash Matt - 600 x 600mm
Garage Carpet	Charcoal Black



## Colour Scheme

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



## Kitchen

Benchtop	Primestone - Alto - Polished
Cabinetry	Melteca - Mist Naturale
Cabinetry	Melteca - Danish Walnut
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Cabana Bone Matt - 75 x 300mm
Lighting	LED Strip Lighting & Matt Black Pendant Lighting



## Laundry

Benchtop	Prime Panels - Nataio Walnut
Cabinetry	Melteca - Mist Naturale
Handles	Elite - Catalina - Brushed Nickel
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
Splashback	Reptiles - Cabana Bone Matt - 75 x 300mm



wolfbrook.co.nz



All Images are artist's Impression only

# 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	Colorsteel
Exterior Cladding	Cedar & James Hardie Oblique and Stria
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	250L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

## Bathroom

Shower	Atlantis - 900x900mm - 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 - 750mm
Mirror	Newtech - Avon Wall Hung Mirror Cabinet - Planked Urban Oak - 750mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Chrome
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless
Tiled Splashback	Reptiles - Cabana Bone 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
- 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

**Tiles** | Atlas Ash Matt 600x600mm  
**Fittings** | Robertson Elementi Ion Chrome  
**Glazing** | Frameless Glass

## FLOOR

600 x 600mm  
Atlas Ash Matt Tile

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)





# 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.

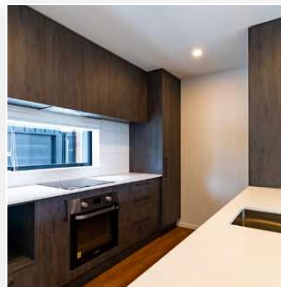


Completed development at Dellwood Ave, Auckland



# 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



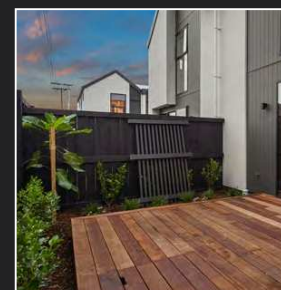
## ARMAGH STREET

Linwood, Christchurch  
10 Residential Units



## EDMONTON ROAD

Henderson, Auckland  
9 Residential Units



## 17TH AVE

Tauranga  
7 Residential Units

# 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.



**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**

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