



AUCKLAND

77 Matipo Rd,
Te Atatu Peninsula

equiti

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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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 design 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 700 homes across New Zealand in the last four 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.



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The Development

77 Matipo Road is comprised of eight stylish architecturally designed townhouses in Te Atatū Peninsula, Auckland.

These thoughtfully designed 2 bedroom, and 1-2 bathroom homes, each have an allocated off street parking space. On the ground floor, the open-plan kitchen and living area flows seamlessly to the outdoor area which features a timber deck, planting and a garden/bike shed.

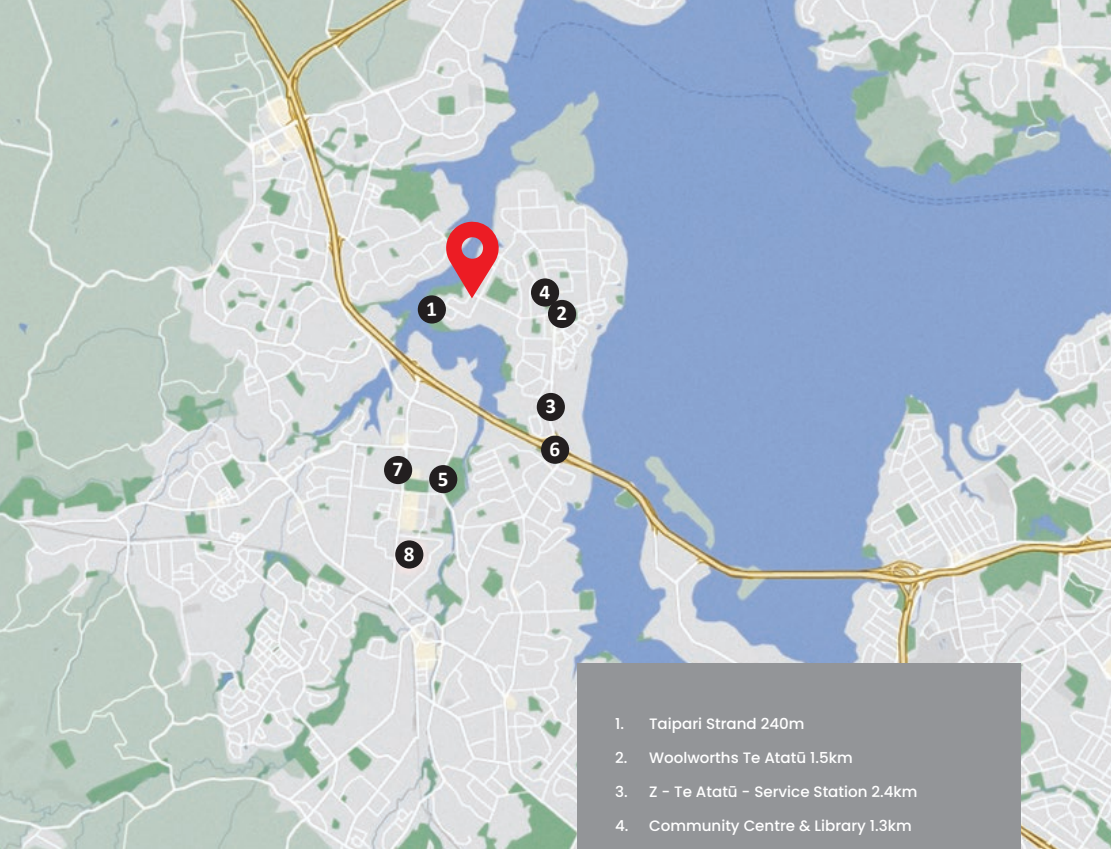
The stylish kitchen is well laid out featuring quality finishes including a stone bench top, tiled splashback and stainless-steel Samsung appliances.

On the first floor, you will find the two inviting bedrooms with built-in wardrobes, ensuring plenty of storage space. Units 1 and 3 offer the additional luxury of an en-suite bathroom for the master bedroom. All homes house the main bathroom on the first floor, which is finished with a frameless glass shower,

horizontal stacked tiles and urban oak mirror cabinets.

All Wolfbrook homes are move in ready, complete with window blinds, a Samsung heat pump, modern keyless entry for convenience and ready for utilities connections. These townhouses are located on a quiet street in the sought-after suburb of Te Atatū Peninsula.

Amenities



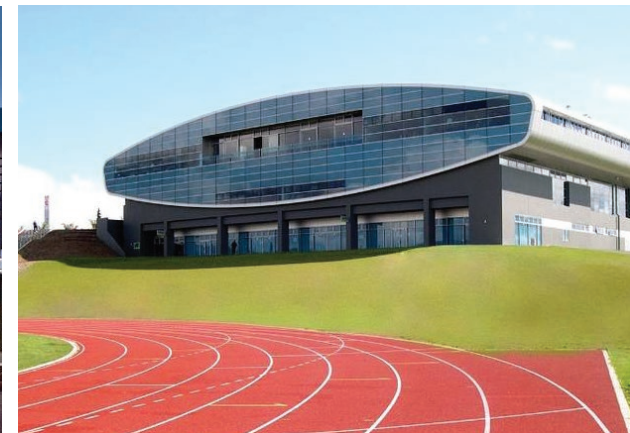
1. Taipari Strand 240m
2. Woolworths Te Atatū 1.5km
3. Z - Te Atatū - Service Station 2.4km
4. Community Centre & Library 1.3km
5. The Trusts Arena 5.6km
6. Northwestern Motorway 4km
7. Mitre 10 MEGA 6.5km
8. Waitakere Hospital 7km



Location What's Nearby?

This development is located in Te Atatū Peninsula, a waterfront suburb of West Auckland. It has everything you need within a short distance. Woolworths is just a three-minute drive away, and the Te Atatū Peninsula Community Centre and library is just a five-minute drive away, the site of the monthly Te Atatū night markets.

The Te Atatū Peninsula park is accessible, being just one minute away by foot, offering a relaxing spread of greenery, and Tapari Strand is only a ten-minute walk away. Local kindergartens, primary and intermediate schools are all within walking range of this development, and the sought-after Rutherford College is a mere 4-minute drive away.



CITY CENTRE

PT CHEVALIER BEACH

- Taikata Sailing Club 1.8km
- Waimanu Bay Reserve 2.5km
- Harbourview - Orangihina Park 2.2km
- Rosebank Industrial Hub 5km
- Westgate Shopping Centre 9.2km
- Unitec Te Pūkenga Mt Albert Campus 9km



HENDERSON

Education

PRIMARY SCHOOLS

- Matipo Road School (Year 1-5)
- Lincoln Heights School (Year 1-8)
- Ranui School (Year 1-6)

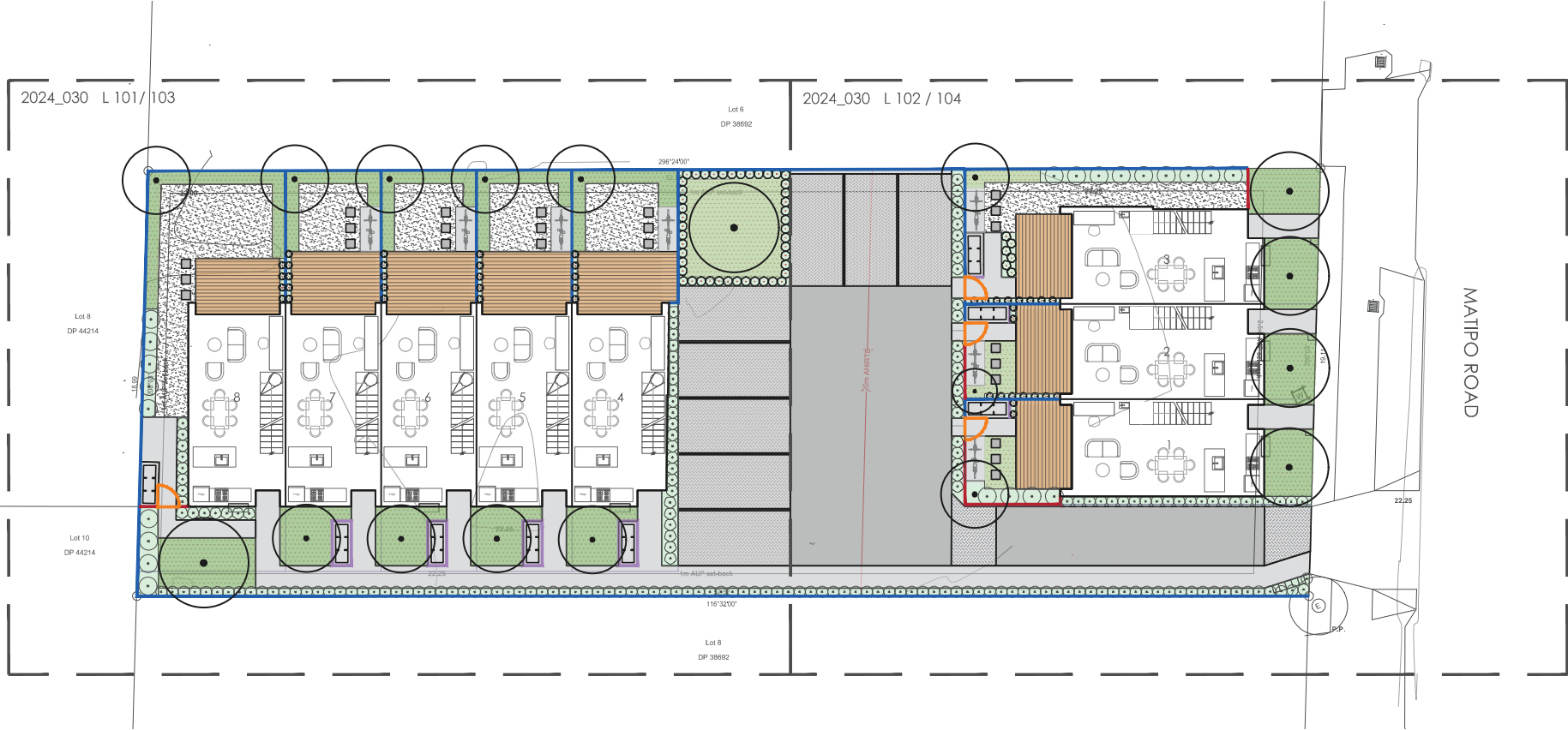
INTERMEDIATE SCHOOLS

- Te Atatū Intermediate (Year 7-8)
- Middle School West Auckland (Year 7-10)

HIGH SCHOOLS

- Rutherford College (Year 9-15)
- Te Kura Kaupapa Māori o Hoani Waititi (Year 1-15)

Landscape Plan



Subdivision Plan

Freehold Titles



CONCEPT PLAN
For marketing purposes only



Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m2	Land Size m2	Price
1	2	2	1	75.48	84	\$799,000
2	2	1	1	74.02	67	\$769,000
3	2	2	1	74.73	95	\$799,000
4	2	1	1	74.73	100	\$769,000
5	2	1	1	74.02	81	\$759,000
6	2	1	1	74.02	81	\$759,000
7	2	1	1	74.02	81	\$759,000
8	2	1	1	75.48	121	\$789,000

Rental Appraisal



Wednesday, 8 May 2024

Thank you for the opportunity to appraise the eight townhouses at 77 Matipo Road, Te Atatū Peninsula, Auckland.

Being in such close proximity to multiple parks, Matipo Primary School, shops and major transport links the properties here at 77 Matipo Road will make for compelling rental options.

- Units 1 and 3 consist of 2 bedrooms and 2 bathrooms, both with an allocated car park. I have appraised the weekly rent for these units at \$670.00 per week in this current market.
- Units 2,4,5,6 & 7 (middle units) consist of 2 bedrooms and 1 bathroom, both with an allocated car park. I have appraised the weekly rent for these units at \$640.00 per week in this current market.
- Unit 8 (larger section) consist of 2 bedrooms and 1 bathroom, all with allocated car parks. I have appraised the weekly rent for these units at \$650.00 per week in this current market.

Kind regards,

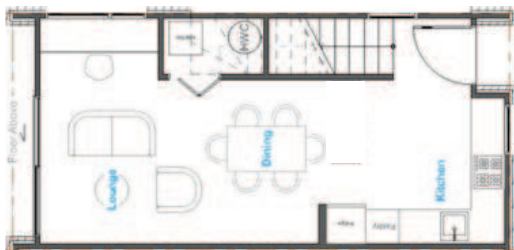
Ed Crothall | Business Development Manager - Property Management

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

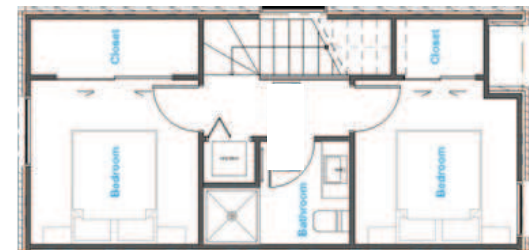
Unit 2, 4, 5, 6, 7 & 8



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Colorsteel Ironsand
Gutter & Fascia	Colorsteel Ironsand
Window Joinery	Colorsteel Ironsand
Cedar	Dryden Wood Oil - Dryhills
Brick	Viblock - Shotover - Cream
Soffits	Resene Ironsand
Entrance Door	Ironsand



Interior Finishes

Hard Flooring	Godfrey Hirst Ultimo Vinyl - Lucca *
Carpet	Feltex Cable Bay - Omer - 11mm underlay *
Tiles	600 x 600 Tiles - Olympia Shell - Matte



Colour Scheme

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



Kitchen

Benchtop	Primestone - Cardrona - Polished *
Cabinetry Colour 1	Prime Melamine - Tusk/Quarter Napa - Velvet
Cabinetry Colour 2	Metelca - Classic Oak - Puregrain
Handles	Archant -Anizo - Brushed Nickel
Sink mixer	Robertson Ion Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Subway Tile Crest - Vertical Stacked - White matte



*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.



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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	James Hardie Stria Cladding, Firth Strata Brick & 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 Base	Atlantis Easy Tile Square 2 Wall Shower – 900x900mm
Shower Walls	Tiles – Olympia Shell Matte
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion Fittings – chrome
Toilet	Newtech – Casalino back to wall Toilet
Vanity	Newtech Citi Wall Hung Vanity – Planked Urban Oak with White Top & Roma Handle – 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet – Planked Urban Oak – 750mm
Heated Towel Rail	Evoke Heated Towel Ladder – Chrome
Wall Heater	Serene Bathroom Heater – Stainless Steel *
Tiled Splashback	75 x 300 Subway Tile Crest White Matte – Horizontal Stack

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 WindFree™ Heatpump/Air Purifier
- LG Series 5 Front Loader Washer/Dryer Combo
- 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 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.



SHOWER

Shower: Atlantis Easy Tile Square 2 Wall Shower

Shower Base Tiles: Olympia Shell Matt

Shower Walls Tiles: Olympia Shell Matt

Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Olympia Shell Matt

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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.

5 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 5 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

MAY 2024 ONLY INVESTMENT OFFER



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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

ESTIMATED ANNUAL LEVY

\$2700 – \$3000

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.



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



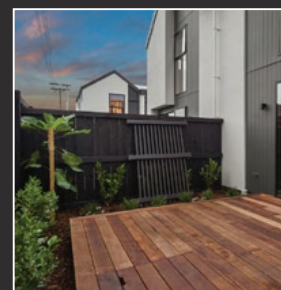
ARMAGH STREET

Linwood, Christchurch
10 Residential Units



MILTON STREET

Somerfield, Christchurch
6 Residential Units



17TH AVE

Tauranga
7 Residential Units



equiti.co.nz

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