



AUCKLAND

79 Edmonton Rd,
Henderson

equiti

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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Completed development at Waltham Road, 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	24
Building Specifications	26
Chattels List	27
Maintenance Period & Warranties	29
Rental Guarantee	30
Resident’s Society	31
Why Buy From Wolfbrook Residential	32
Purchasing a Wolfbrook Property	33
Completed Developments	34
Contact Us	37



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 340 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 Wolfbrook team provided an exceptional service throughout the entire sales & development process of my investment property. They kept me updated throughout the build and delivered an exceptional property I am thrilled with.

Deb,
Christchurch





All images are artist's impression only

The Development

At 79 Edmonton Road, Henderson, you'll find a development of 9 townhouses, each with a unique architectural design. These homes include off-street parking and come in 2- and 3-bedroom options, each featuring a study nook. Suitable for professionals, families, or as rental investments, these townhouses offer practicality and style in a convenient location.

The 2-bedroom townhouses are laid out across two levels with the open plan kitchen and living area on the lower level. The L-shaped kitchen is designed to maximise space and storage. With a Prime Stone benchtop and Samsung

stainless steel appliances, that are designed to last. The living area opens out to a beautifully landscaped courtyard area with a timber deck.

Upstairs, you will find the two bedrooms, both with built-in wardrobes for ample storage. There is also the main bathroom, with a tiled shower for easy cleaning and a floating vanity to create a sense of spaciousness and a conveniently placed laundry. Also on this level is a linen cupboard and a study nook.

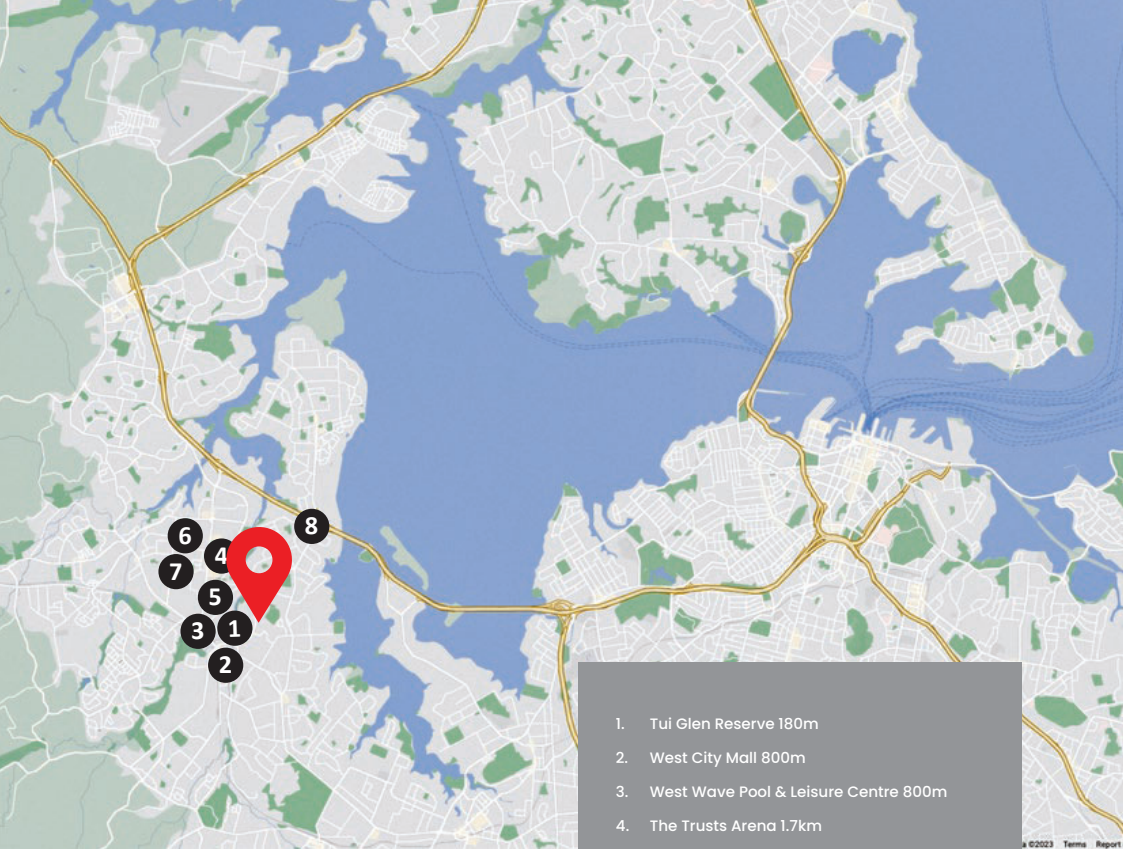
On the ground floor of the 3-bedroom townhouses, you'll find one double bedroom with a built-in wardrobe, a guest

toilet, an open plan kitchen and living area.

The living area opens out to a beautifully landscaped courtyard area with a timber deck. The second floor comprises of a second bedroom with a built-in wardrobe, a master bedroom with an ensuite and a walk-in wardrobe, and the main bathroom. Both the bathrooms on this level have tiled showers, spacious vanities, and tiled floors. Also on this level is a study nook, linen cupboard, and laundry.

All townhouses are fitted with a keyless front door system, a heat pump, and blinds throughout which makes them truly move-in ready.

Amenities



1. Tui Glen Reserve 180m
2. West City Mall 800m
3. West Wave Pool & Leisure Centre 800m
4. The Trusts Arena 1.7km
5. Waitakere Hospital 1.9km
6. Pak'n Save Supermarket 2.9km
7. Mitre 10 MEGA 2.6km
8. Northwestern Motorway 3.8km



Location What's Nearby?

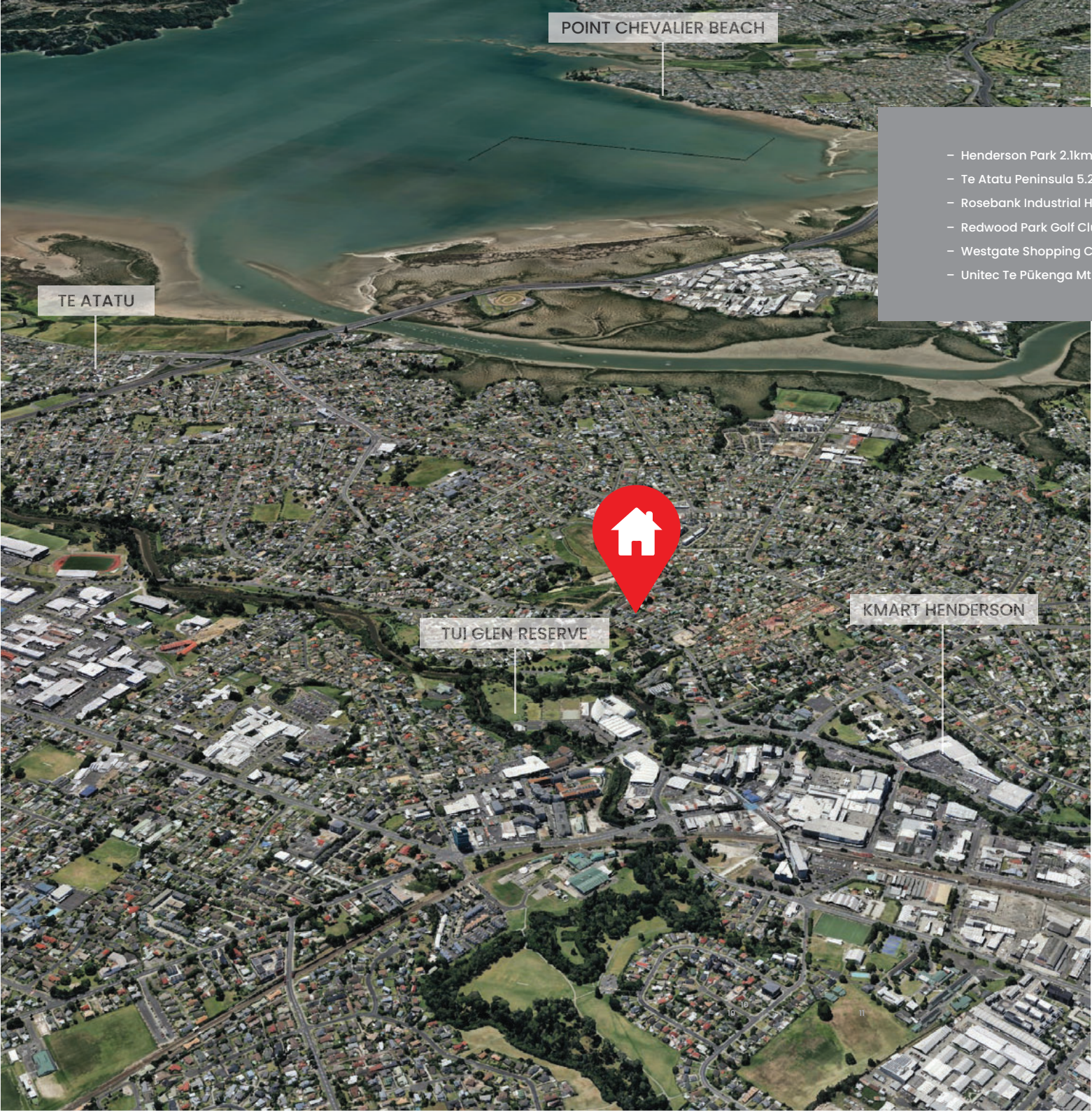
This new development located on Edmonton Road, Henderson, is a prime up and coming Auckland Suburb. With easy access to central Auckland via the Western Motorway or the Henderson Train Station, commuting would be a walk in the park!

Almost everything you need is less than a two-minute drive away - Countdown Supermarket, Kmart, The Warehouse, banks, hairdressers, a pharmacy and more are all located at the West City mall. For families or those who love adventure, the West Wave Aquatic Centre which has something for everyone. From a hydro slide, diving

pool and wave pool through to a steam room, sauna, hydrotherapy pool, lap pool, group fitness and two gyms. Edmonton Road is also just a stone's throw from the Tui Glen Reserve which has playgrounds, picnic areas and walkways.

With the hospital close by, and many fantastic early childhood, primary and secondary schools in the area, families will be very well placed. Also, within walking distance is the Waitakere Campus of the Unitec Institute of Technology, and a 10-minute drive to Mt Albert Campus.





POINT CHEVALIER BEACH

TE ATATU

TUI GLEN RESERVE

KMART HENDERSON

- Henderson Park 2.1km
- Te Atatu Peninsula 5.2km
- Rosebank Industrial Hub 6km
- Redwood Park Golf Club 7.5km
- Westgate Shopping Centre 8.4km
- Unitec Te Pūkenga Mt Albert Campus 8.9km

Education

PRIMARY SCHOOLS

- Henderson Primary School (Year 1-6)
- Edmonton Primary School (Year 1-6)
- Tirimoana Primary School (Year 1-6)

INTERMEDIATE SCHOOLS

- Henderson Intermediate (Year 7-8)
- Rangeview Intermediate School (Year 7-8)
- Middle School West Auckland (Year 7-10)

HIGH SCHOOLS

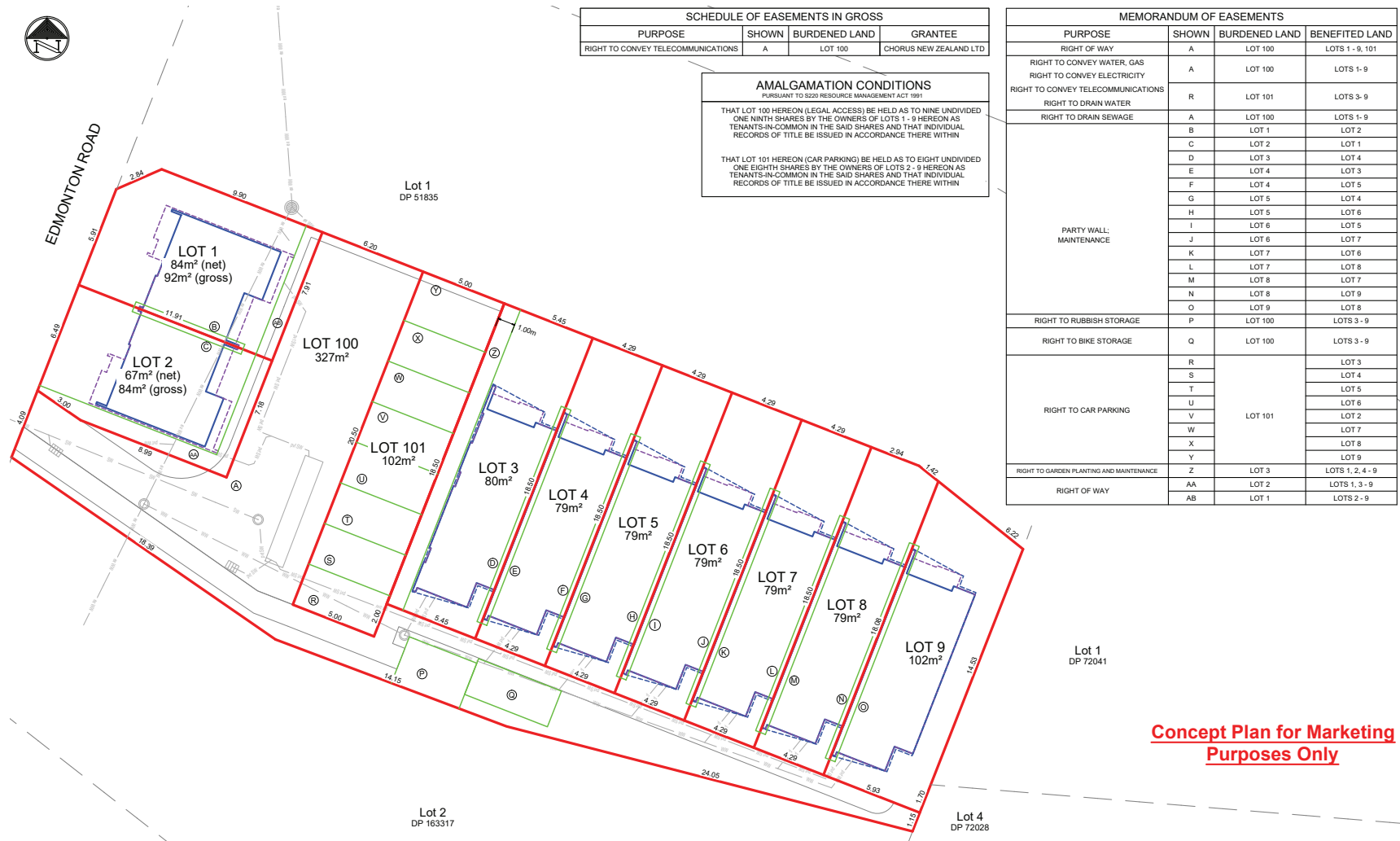
- Henderson High School (Year 9-15)
- Waitakere College (Year 9-15)
- Liston College (Year 7-15)

Landscape Plan



Subdivision Plan

Freehold Titles



Concept Plan for Marketing
Purposes Only



Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Internal m2	Land Size m2	Price
1	2	1	0	73.80	92	\$689,000
2	2	1	1	73.80	84	\$729,000
3	3	2	1	96.91	80	\$889,000
4	3	2	1	95.32	79	\$879,000
5	3	2	1	95.32	79	\$879,000
6	3	2	1	95.32	79	\$879,000
7	3	2	1	95.32	79	\$879,000
8	3	2	1	95.32	79	\$879,000
9	3	2	1	95.32	102	\$889,000

Rental Appraisal



Monday 20th November 2023

Thank you for the opportunity to appraise the nine townhouses at 79 Edmonton Road, Henderson, Auckland.

In close proximity to central Auckland via the Western Motorway, almost everything you need is less than a two-minute drive away, many fantastic early childhood, primary and secondary schools. Countdown Supermarket, Kmart, The Warehouse, banks, hairdressers, a pharmacy and more are all located at the West City mall. This location would make a great rental option.

- Unit 1 consist of: Two bedrooms, one bathroom and no off-street parking space.
I have appraised the weekly rental for these units at \$570/week in this current market.
- Unit 2 consist of: Two bedrooms, one bathroom and an off-street parking space.
I have appraised the weekly rental for these units at \$600/week in this current market.
- Units 3-9 consist of: Three bedrooms, two bathrooms and an off-street parking space.
I have appraised the weekly rental for these units at \$680/week in this current market.

Should you have any questions regarding the above, please do not hesitate to give me a call.

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.

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

Floor Plans & Design

Unit 1 & 2



2

1

0-1

*Unit 2 includes a carpark



GROUND FLOOR



FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

- Roof
- Window Joinery
- James Hardies Stria Cladding
- 400mm Vertical Pattern *
- James Hardies Linea Oblique
- 200mm Vertical Pattern *
- Metal Flashing *
- Entrance Door

- Diamond Flaxpod
- Flaxpod
- Resene Half Cloud & Resene Bokara Grey *
- Resene Eighth Bokara Grey & Resene Half Cloud *
- Flaxpod
- Flaxpod



Interior Finishes

- Hard Flooring
- Carpet
- Tiles

- Godfrey Hirst Vega Vinyl Plank in Chocolate *
- Feltex Cable Bay in Pelorus with 11mm underlay *
- 600 x 600 Tiles in Pacific White Lappato & Pacific Mist Lappato *



Colour Scheme

- Ceiling
- Trims, Doors & Windows
- Walls

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



Kitchen

- Benchtop
- Cabinetry

- Prime Classic Collection - Papamoa Polished *
- Prime Melamine Black Forest Oak Timberland & Te White Melamine
- Archant - Edge Straight - Black
- Robertson Elementi Ion Kitchen Mixer - Chrome
- Samsung - Stainless Steel
- 3D Chevron White - Reptiles



*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	Dimond Rib Profile Roofing
Fascia and Gutte	Colorsteel
Downpipes	80mm matched to roof colour
Exterior Cladding	James Hardie Stria Cladding 400mm Vertical*, James Hardies Linea Oblique 200mm Vertical Pattern* & Metal Flashings *
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 Mist Lappato
Shower Base (Ensuite)	Atlantis Easy Tile II Commander - 3 Wall Shower - Pacific Mist 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 Black Forest Oak Timberland with White Top & Roma Handle - 750mm
Mirror	Newtech Avon Wall Hung Mirror Cabinet in Black Forest Oak Timberland-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 Matt with aluminium trim
W/C Vanity	Tivoli Wall Hung Vanity - 400mm - Black Forest Oak Timberland
W/C Mirror	400x700mm Polished Edge - No Fittings

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

Fujitsu Heatpump with remote to ground floor

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 Chargers in future.



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.



Fujitsu Heat Pump

Its compact, slim design fits any interior and the many clever features will add more power savings, convenience and healthier fresh air to create your warm and comfortable environment.



SHOWER

Shower: Atlantis Easy Tile Square 2 Wall Shower

Shower Base Tiles: Pacific Mist Lappato

Shower Walls Tiles: Pacific White Lappato

Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Pacific Mist Lappato

All images are artist's impression only



Completed development at Hume St, Christchurch

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



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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

\$3200

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 Rahera Street, Christchurch



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.

Ten 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

A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



LINCOLN ROAD

Addington, Christchurch
60 Residential Units



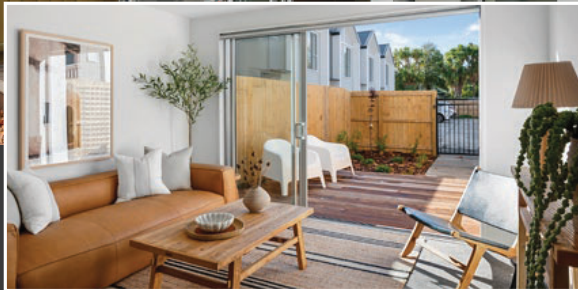
ARMAGH STREET

Linwood, Christchurch
10 Residential Units



CHURTON CRESCENT

Tatīā, Lower Hutt
10 Residential Units



LINWOOD AVE

Linwood, Christchurch
16 Residential Units



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