

22nd March 2020

**AURANGA VILLAS – now
advancing to contract**

Auranga is certainly shaping up to be a one of Auckland next best master-planned community living, working, visiting and investing environments. First homes are due to complete this month and a future rail station recently announced will make this a highly desirable growth node in Auckland.

We are about to get underway! Site works to form the lots, rear access way and all the necessary services are due to get underway next week (w/c 23rd March), with Lots 1-4 due to start construction in June 2020 – so now is the time to sign up for one of these highly sought after villas.

All the necessary land use consents are now in place. And individual building consents have been lodged for all villas and are also expected to issue shortly.

The overall project timeline remains on track with first completions for a Spring 2020 move in.

If you have already reserved one of these quality designed villas, then your \$1,000 deposit will secure the price and your interest and is non-refundable. If you are yet to reserve your interest, then now is the time to do so.

Note that turn-key funding is available, subject to suitable evidence of your capacity to finance the property, this will require a deposit of 10% of the total purchase price. Our sales consultants can discuss the additional financing costs.

Pricing includes the detailed design, proposed colours and materials, landscaping, fencing and paved and landscaped shared areas. The updated pricing is attached for your consideration, along with:

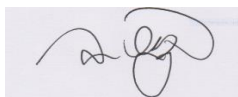
- Detailed landscaping plan – each garden area and shared spaces
- Fixtures & Fittings as proposed – all-inclusive package per villa
- Options – appliances, irrigation systems & internal finishes
- Standard S&P agreement
- Lot layout & certificate of title
- Kitchen plans

Designed to suit first homeowners, dual households, down-sizers or the astute investor, these spacious single storey villas present great quality and value at prices rarely seen in the new home market in Auckland – be quick!

AURANGA VILLAS – release 1, Lot 300

Villa type	Lot number	Lot size m ²	House size m2 (IGFA) & description *	Sales Price (H&L) \$
A(i)	1	175	90m2 – 2 bed , 2 bath, single storey villa with carport – covered front deck, private rear courtyard	\$605,000
A(i)	2	170	90m2 – 2 bed , 2 bath, single storey villa with carport – covered front deck, private rear courtyard	under offer
A(i)	3	168	90m2 – 2 bed , 2 bath, single storey villa with carport – covered front deck, private rear courtyard	\$605,000
A(i)	4	181	90m2 – 2 bed , 2 bath, single storey villa with carport – covered front deck, private rear courtyard	under offer
C(ii)	5	265	110m2 – 3 bed , 2 bath, single storey villa with carport & extra park – covered front deck, private rear courtyard	\$707,500
D(iii)	6	287	103m2 – 3 bed , 2 bath, single storey villa with carport & extra park – covered front deck, private rear courtyard	\$730,000
B(i)	7	203	108m2 – 2 bed , 2 bath, single storey villa with garage & extra park – covered front deck, private rear courtyard	\$668,000
B(i)	8	204	108m2 – 2 bed , 2 bath, single storey villa with garage & extra park – covered front deck, private rear courtyard	\$668,000
D(ii)	9	281	121m2 – 3 bed , 2 bath, single storey villa with garage & extra park – covered front deck, private rear courtyard	\$730,000
B(i)	10	203	108m2 – 2 bed , 2 bath, single storey villa with garage & extra park – covered front deck, private rear courtyard	\$668,000
B(i)	11	203	108m2 – 2 bed , 2 bath, single storey villa with garage & extra park – covered front deck, private rear courtyard	\$668,000
B(i)	12	203	108m2 – 2 bed , 2 bath, single storey villa with garage & extra park – covered front deck, private rear courtyard	under offer
C(i)	13	271	130m2 – 3 bed , 2 bath, single storey villa with garage & extra park – covered North facing front deck, private rear courtyard	under contract
D(i)	14	279	130m2 – 3 bed , 2 bath, single storey villa with garage & extra park – covered North facing front deck, private rear courtyard	under contract

** All villas have high quality front and rear year landscaping, privacy fencing, letterboxes and well-constructed bin storage areas. Lot sizes have now been confirmed through survey and Resource Consents lodged. Building consents have been lodged for all lots 1 – 14 inclusive. Titles will be freehold with an easement enabling shared access and maintenance of the JOAL (jointly owned rear access lane) including shared fully landscaped common spaces. All purchasers are required to join the Auranga Residents Association, with a commencing annual membership of approximately \$298.00.*



Sean Bignell, General Manager