



TERRACES ON DERRETT



Modern, architecturally designed homes
in the heart of Mangere Bridge

Welcome to **TERRACES ON DERRETT**



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Introduction



Terraces on Derrett offers a rare opportunity to purchase a high-quality, yet affordable home, in the heart of Mangere Bridge.

This new, boutique development is comprised of eight beautifully crafted homes, featuring a mix of two and three bedroom options, so you can choose the home that is just right for you.

Offered at a very attractive price point, these high quality townhouses do not compromise on location, style or finish. Terraces on Derrett have been carefully designed to provide you with a modern, low maintenance home and outdoor living area. Each of these architecturally designed homes sits on a freehold title, with its own carpark, to maximise convenience to your every day living.

Each home benefits from:

- 10 Year Master Builder Guarantee
- Modern kitchen with engineered stone benchtop
- High quality stainless steel appliances
- Two and three bedroom options, each with a dedicated carpark
- Tasteful outdoor landscaping, with low maintenance hedging and planting
- A friendly, quiet neighbourhood. This desirable location is only moments from the Kiwi Esplanade Reserve, Ambury Regional Park, the amenities of Mangere Bridge Village and just 14km from Auckland CBD

Estimated completion date Q3 2023

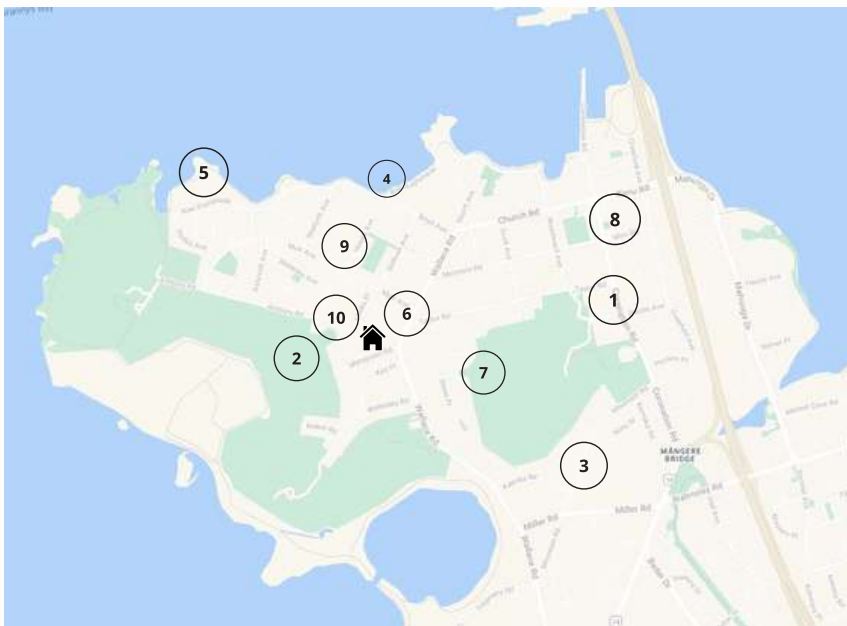
Location

3 Derrett Place, Mangere Bridge, is located on a quiet cul-de-sac in a tightknit neighbourhood. The ideal neighbourhood for young families or couples.

The nearby Mangere Bridge village provides access to a host of amenities (including cafes, restaurants, shops and a supermarket), while popular bus routes and the proximity to the motorway means all other amenities are within easy reach, including:

- Waterlea Primary School (900m)
- Kiwi Esplanade Reserve (1.4km)
- FreshChoice supermarket Mangere Bridge (1.5km)
- Mangere Bridge School (1.7km)
- Ambury Farm (2.1km)

Mangere Bridge and its neighboring suburbs provide a range of activities, from leisure, through to adventure. For those wanting to relax at or on the water, the Manukau Harbour is just a short stroll from Derrett Place, including several boat ramps with great water access along Kiwi Esplanade.



Map key:

1. Mangere Bridge School, 2. Ambury Regional Park, 3. Mountain View School, 4. Kiwi Esplanade Reserve, 5. Manukau Yacht Club, 6. Bus Stop, 7. Mangere Domain, 8. Fresh Choice Supermarket, 9. Waterlea School, 10. Mangere Bridge Kindergarten

Design and Building



Each townhouse benefits from a thoughtfully designed layout, offering an open plan kitchen, living and dining room which opens out to your own private, manicured yard.

The beautifully designed kitchen features an engineered stone benchtop, designer tapware, stainless steel appliances, completed with a subway tiled splash back.

Upstairs you will find generously sized bedrooms, all with built in wardrobes and spacious bathrooms featuring fully tiled floors, quality cabinetry and soft closed soft close drawers.



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Landscape Plan



Key	
1	South facing concrete driveway and car park with deep black oxide paint for 1000mm
2	Pedestrian pathway finished in brushed concrete with deep black oxide paint for 1000mm
3	Permeable pavers to car park for natural drainage and to further break up the landscape
4	Highly permeable concrete with deep black oxide paint to entrances with light brown finish
5	Plants within grass / lawn living to suit car driveways and pedestrian areas with concrete to match driveway
6	Slow lawn / artificial grass - Tiger Turf or similar to private rear gardens
7	Timber decks accessed from ground floor living areas with tapered balustrade to 1.1m
8	1.8m high rough sawn timber vertical slat screen between balconies and between private gardens
9	1.2m high dressed timber vertical slat fencing painted black to street frontage
10	Grass access to private gardens (L4/1 to L4/8)
11	Thatching to partially screen and soften bin enclosures along rear alleyway
12	Slats to be dressed within timber enclosures to match the look of the timber screen
13	First down clotheslines fixed to fencing
14	Hardy native grass and shrub planting to border carpark and soften adjacent fencing
15	Tree planting along the northern boundary to soften the transition between the terraces and neighboring site and for privacy to rear gardens
16	Low maintenance native and exotic shrub planting to external boundaries and outdoor living areas


3 DERRETT PLACE, MANGERE BRIDGE
L-102 LANDSCAPE GENERAL ARRANGEMENT PLAN
 SCALE 1:150
 19.10.21
 DRAWN BY: J. L. L.
 RESOURCE CONSENT: STELLAR

Floor Plans

Type A (Units 1 and 2)



Type B (Units 3, 4, 5, 6 and 7)



Floor Plans

Type C (Unit 8)



Specifications

General Specifications

- **Foundation** Rib raft foundation as designed by the Structural Engineer
- **Framing** Timber framing
- **Internal Doors** Smooth panel hollow core paint quality doors
- **Entry Door** Powder coated aluminium door
- **Windows** Clear double glazing with powder coated aluminum joinery
- **Electrical** LED Lighting, sockets, phone and TV jacks, heated towel rails and bathroom fans
- **Water Heater** 180L Electric Hot Water Cylinder
- **Landscaping** In accordance with the Landscape Architect's plan
- **Build Guarantee** Each comes with a 10-year Master Builders Guarantee

External

- **Roof** Longrun Colorsteel
- **Fascia, Guttering and Downpipes** Timber Fascia, Colorsteel guttering and PVC downpipes
- **Cladding** Traditional timber weatherboards
- **Soffits** Soffits are lined with fibre cement, flush stopped

Interior Lining

- **Insulation** R 3.2 Pink Batts to ceilings, R 2.2 Pink Batts to external walls
- **Gib** Walls and ceilings to engineers requirements, with Gib Aqualine to bathroom
- **Gib Stopping** All to a level 4 finish
- **Skirting** All skirting is to be single bevel radiata pine suitable for paint finish

Kitchen and Living

- **Appliances** High quality stainless steel appliances (Hobs / Dishwasher / Oven / Rangehood)
- **Benchtop** Engineered Stone
- **Flooring** Oak veneer flooring to kitchen and living area

Bathroom

- **Shower** White acrylic tray with clear glass door
- **Vanity and Mirror** Frameless mirror over vanity
- **Tapware** Chrome
- **Toilet** White ceramic back to wall

Internal Colours

- **Tiles** Light grey from builders range
- **Carpet** Light grey from builders range
- **Kitchen Cabinetry** Artic White with stainless steel handles
- **Kitchen Bench** Black Pearl
- **Kitchen Splashback** White Gloss laid brick style, with grey mortar
- **Walls and Ceiling** Resene Half Black White

Please note that these specifications were prepared prior to construction commencing. While the developer and their designers will use best endeavours to ensure each of townhouses are constructed in line with the plans and the specifications detailed above, the developer and its designers reserve their rights to vary the information at any time.

Price List

Townhouse	Bedrooms	Bathrooms	Floor (sqm)	Lot (sqm)	Carpark	Price
1	3	1	87	128	1	\$899,000
2	3	1	87	128	1	\$899,000
3	2	2	70	85	1	\$799,000
4	2	2	70	66	1	\$799,000
5	2	2	70	66	1	\$799,000
6	2	2	70	66	1	\$799,000
7	2	2	70	66	1	\$799,000
8	3	2	90	138	1	\$949,000

**All prices are subject to change without notice*

**All areas are approximate only*



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Expert Advice

We are off-the-plans experts and we will help you navigate the tricky process of buying a new build. Sunset clauses, vendor conditions, safety of your deposit – we have seen it all. We are a skilled legal team giving plain English advice making the process as smooth and hassle-free as possible.

Purchasing Off-The-Plans

\$1,850 plus GST and disbursements

Extra Fees

KiwiSaver applications	\$100 + GST
Homestart Grant applications	\$100 + GST



Amie Wallwork

P 027 456 5455

E amiewallwork@hendersonreeves.co.nz



Pierre Wong

P 027 371 8540

E pierrewong@hendersonreeves.co.nz

Call us for 15 minutes free
no obligation legal advice
– we are happy to help.

P 09 281 3723 F 09 438 6420



CONTACT US

**Scott Gordon Real Estate
Professional**

027 406 3684

scott.gordon@wallacestratton.co.nz

www.wallacestratton.co.nz

www.scottgordon.estate



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