



Robertson Residence

AVONDALE HEIGHTS



ARCHITECTURALLY
DESIGNED HOMES IN
AVONDALE HEIGHTS

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Introduction

ARCHITECTURALLY DESIGNED HOMES ELEVATED ON THE HILLS OF AVONDALE

Welcome to another exciting development by TDG Development Co. at 18 Robertson Road, Avondale. This elevated site on the hills of Avondale is close to major transport hubs, schools and amenities. The development consists of nine three bedroom architecturally designed homes perfect for first home buyers, working professionals and investors alike. These homes will be built to the highest standard, targeting a respectable 6 Homestar™ NZGBC rating for warmer, drier and more environmentally friendly homes. Built to impress with longevity in mind.

Robertson Residence is ideally situated in the central Auckland suburb of Avondale. The development is positioned a mere 10 minute walk to the Avondale train station and shops, 3 minute drive to SH16 on ramp and Waterview Tunnel entrance and a convenient 14 minutes drive to Auckland CBD. Surrounded by reserves, parks, harbour views, public transport and easy motorway access, you can see why this location is so desirable.

In zone for Avondale College



Interior Design

BUILT FOR MODERN LIVING



With a well-executed layout, offering an open plan kitchen, living and dining room which opens out to your beautifully landscaped private courtyard. The designer kitchen features engineered stone benchtop, efficient designer tapware and European appliances completed with 'on-trend' LED lit subway tiles splashback.



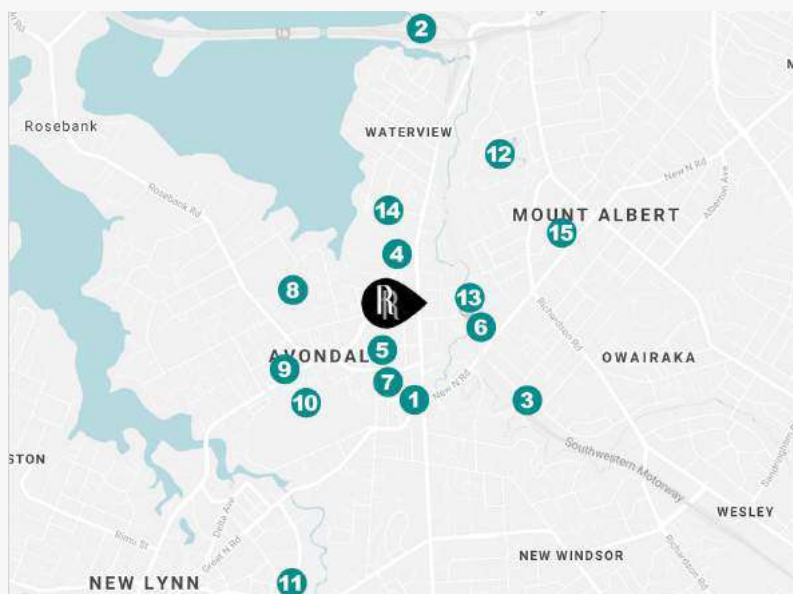
The sophisticated designer bathroom features fully tiled floor and walls, quality cabinetry with soft close drawers.



The master bedroom is covered with plush carpet with elevated views.

Location

WHAT'S IN THE NEIGHBOURHOOD



- 1 Avondale Train Station
- 2 State Highway 16
- 3 Waterview Tunnel
- 4 1679 Great North Rd Bus Stop
- 5 Browne St. Cafe
- 6 PAK'nSAVE Mt Albert
- 7 Avondale Primary School
- 8 Avondale College
- 9 Avondale Sunday Market
- 10 Avondale Race Course
- 11 The Tannery Cafe
- 12 Unitec Institute of Technology
- 13 Waterview Shared Path
- 14 Herron park
- 15 LIM Supermarket



Location

LOCAL AMENITIES



Shop

Avondale and the neighbouring suburbs of New Lynn and Mt Albert are home to many shops and establishments. Sunday brunch sessions are sorted at the ever popular Brown St. Cafe - just a few minutes walk away. Weekly grocery shops at PaknSave Mt Albert and the Avondale Sunday markets to support local growers. You are also a short drive away from Lynn Mall, a Kiwi Property shopping centre.

Dine

Access a multitude of cuisines within a short drive, whether it's Chinese takeaway from Green Jade or Mexican at Taco Loco Cantina - the options are overwhelming.

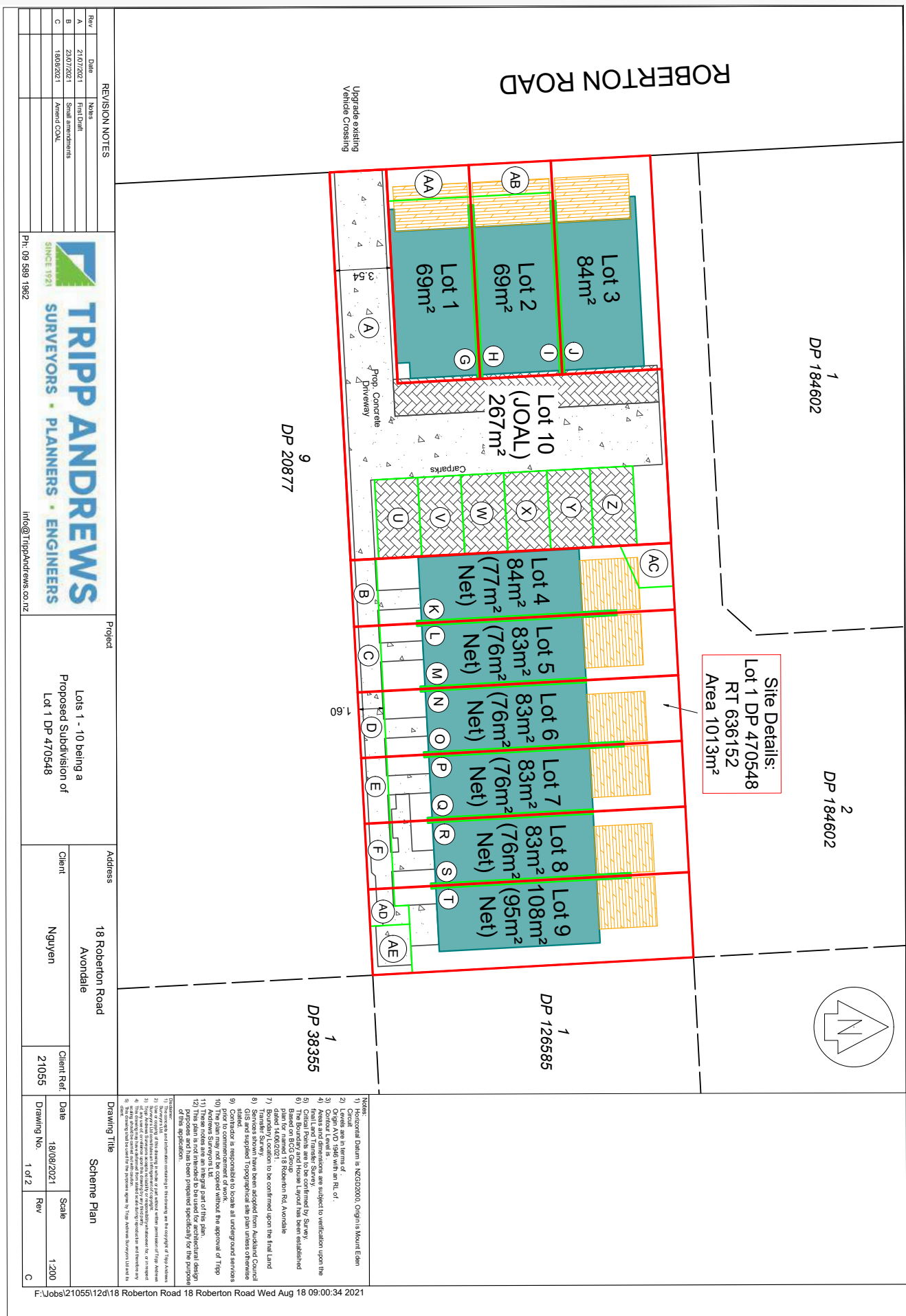


Explore

The Avondale train station and transport hub is only a short walk away from Robertson Residence, enabling easy and direct access to New Market and Auckland CBD once the City Rail Link is completed. If you prefer to stay local, there are plenty to explore - go for a walk around Herron Park or explore the Waterview Shared Path on your bike.



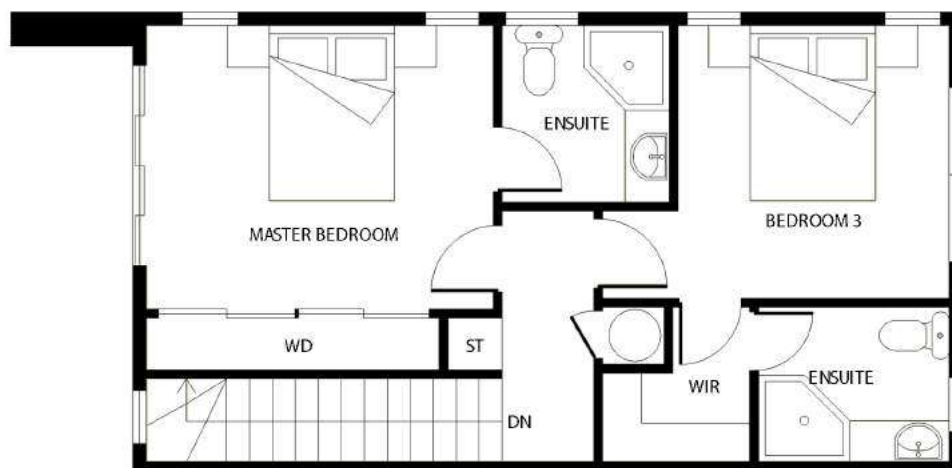




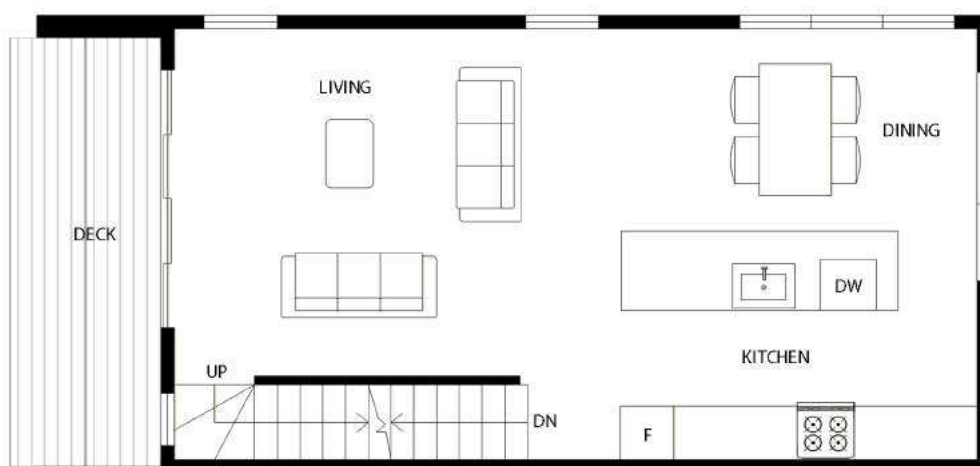
Floor Plans

LOT 1, 2 & 3

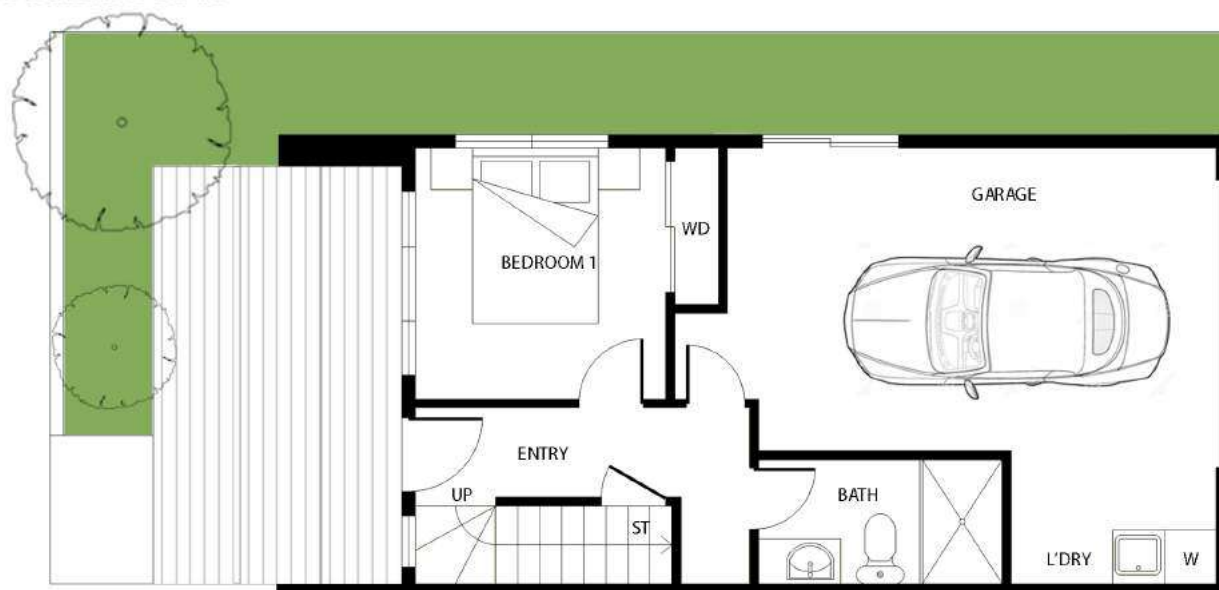
Second Floor



First Floor

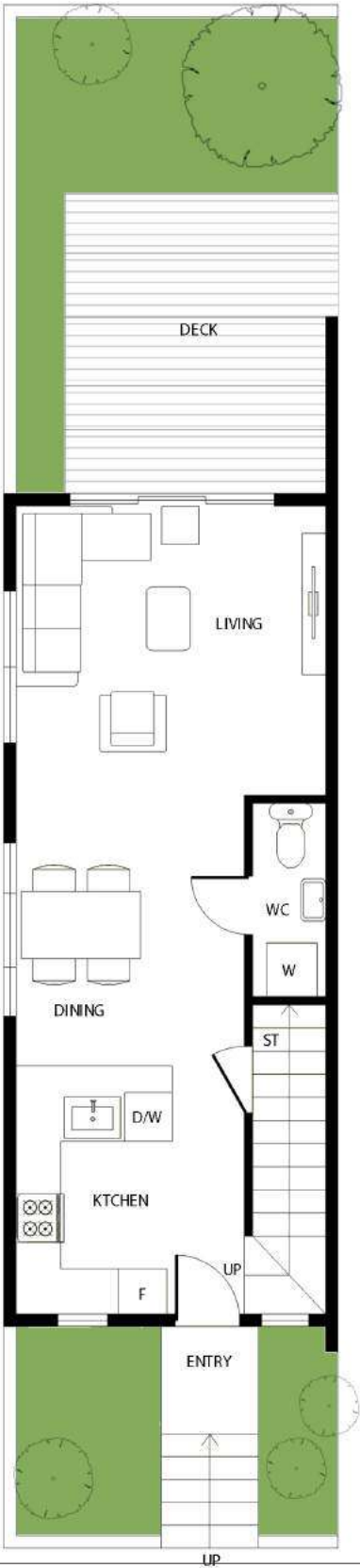


Ground Floor



LOT 4

Ground Floor

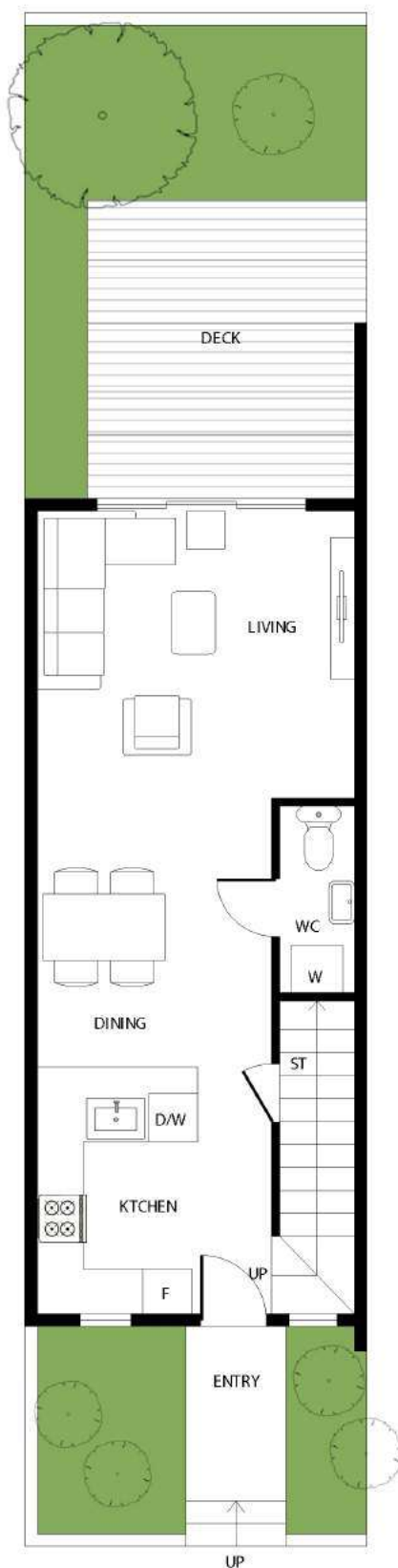


First Floor

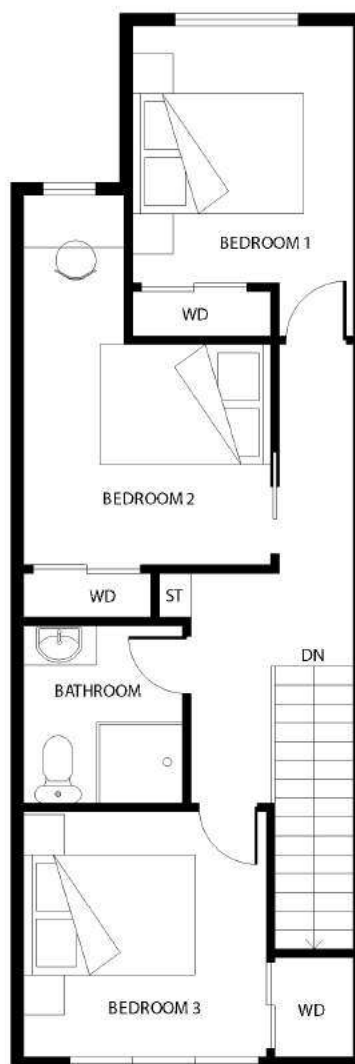


LOT 5, 6, 7 & 8

Ground Floor



First Floor



LOT 9

Ground Floor



First Floor



SPECIFICATIONS

General	<p>Designed to achieve 6 Homestar™ NZGBC rating (targeted)***</p> <p>Suitable foundation as per Building Consent</p> <p>Timber framing</p>
Aluminium Joinery	<p>Double glazing throughout</p> <p>Openable windows with restrictor stays for passive ventilation</p> <p>Powder coated black aluminium joinery</p>
Roof	<p>Timber trusses with long run steel roofing (Flaxpod)</p>
Insulation	<p>Ceilings R3.6</p> <p>Walls R2.6</p> <p>Exceeds NZBC H1 Compliance</p> <p>Environmentally friendly - GreenTag Greenrate level A certified</p>
Cladding	<p>Fibre cement cladding in a variety of profiles</p> <p>James Hardie Stria* - White</p> <p>James Hardie Linea Oblique* vertical weatherboards in alternative pattern - Dark grey/ Black</p> <p>James Hardie Linea Weatherboard* (Lot 4 - 9 only) - White</p> <p>Aluminium vertical louvres (Lot 1 - 3 only)</p>
General interior	<p>Intertenancy Wall: GIB Barrierline System* 61 STC rating - Above the NZ Building Code (58STC)</p> <p>Gib lining with square stopped and painted finish</p> <p>Smoke alarms</p> <p>Electrical hot water cylinder 180L capacity</p> <p>Energy efficient heat pump in living room - 5kW (heat) capacity</p> <p>Skylight (Sun Tunnel) providing natural light to the hallway area (lot 4 - 9 only)</p> <p>LED stair lights</p>
Floor Coverings	<p>Quick-step Classic™ Midnight Oak* (made in Belgium) waterproof laminate flooring with underlay for Kitchen/ Living GF toilet and laundry – PEFC certified</p> <p>High quality solution-dyed propylene/ nylon carpet with plush underlay for stairs and bedrooms</p> <ul style="list-style-type: none"> - Godfrey Hirst Inspirational range in Manatee* - ACCS Level 5, ECS Level 4 certified (Environmental Certification Scheme) <p>Fully tiled bathrooms including wet area</p> <ul style="list-style-type: none"> - Milano light grey matte*

SPECIFICATIONS

Entry

Selected aluminium entrance door
Digital door lock with touch enabled keypad

Kitchen

Engineered stone benchtop - white/ grey
Bosch 60cm built-in rangehood*
Bosch 60cm built-in oven - stainless steel*
Bosch 60cm electric cooktop*
Bosch stainless steel dishwasher*
Stainless steel kitchen sink
European style mixer with pullout
- Greens Galiano Pull Out in Matte Black*
- **WELS 5 Star 6L/M**
White subway tiles splashback with LED strip light
White and light oak kitchen cabinetry with soft close drawers and hinges
- **ECNZ certified**
Pendant lights above kitchen island (lot 1 - 3 only)

Bathroom

Fully tiled with oversized tiles in slate grey
Vera 900mm soft close double drawer vanity with white basin*
Methven (designed in New Zealand) water efficient tapware - matte black*
- **Basin tap: WELS 5 star, 6L/M or better**
- **Shower head: WELS 3 stars, 8L/M or better**
Mirror cabinet above vanity with built in power point - providing much needed storage
Dual flush toilet with soft close lid
- **WELS 4 star, 4.5/3L dual flush**
Toilet roll holder - matte black
Frameless glass shower screen
Heating light combination with extraction fan
Heated towel ladder - matte black

Laundry Cupboard

(Lot 1 - 3 only)

Washing machine taps & waste to laundry area
Extraction fan/ ventilation pipe for dryer

SPECIFICATIONS

Electrical

Double power points
LED lights throughout
LED spotlight with motion sensor at front door
LED outdoor light with motion sensor in the rear yard (lot 4 - 9 only)
LED outdoor light with motion sensor on the balcony (lot 1 -3 only)
TV + phone jack into living/ dining
Internal switchboard

Landscaping & additional inclusions:

Timber decking - natural pine, unstained
Vinyl/ PVC decking plank to balcony (lot 1 - 3 only)
Fully Landscaped as per Landscaping Design**
External garden hose taps
Folding clothesline
Individual letterboxes
Black stained timber fencing
Black stained timber retaining wall

* or similar with equivalent quality and design.

** refer to Landscaping Design by Nick Robinson

*** designed and specified to achieve 6 Homestar as per the NZGBC guidelines however this is subject to final inspection and approval by the NZGBC.

DISCLAIMER – the developer reserves the right to change plans, specifications, materials and suppliers where necessary including but not limited to shortages of supply, delay in shipments and significant price fluctuations.

HOW HOMESTAR WORKS



A home is rated on a 6-10 scale. A 6 Homestar rating or higher means the home will be easier and more cost effective to keep warm, healthy and more environmentally friendly than a typical new house built to building code. A 10 Homestar rating means you've built a world leading home. Most existing New Zealand homes would only achieve a 2-3 Homestar rating on the scale. A new home built only to Building Code would achieve 3-4 Homestar on the scale.

At 6 Homestar you'll start to notice a real difference in terms of better warmth, dryness, health and water efficiency. That's because it's certified as having:

- + better levels of insulation than Building Code requires, so your home is cheaper to heat.
- + moisture-control measures.
- + water-efficiency measures such as dual flush toilets and low-flow showers, to save you money on water and/or hot-water bills.

To achieve a 6 Homestar™ design, the developer has implemented the following key changes to the development specification:

1. Superior thermal envelope through smart design i.e. window to floor area ratio, double glazing throughout
2. Efficient water saving tapware throughout
3. Use of non-toxic materials
4. Reduced construction waste and waste management programme
5. Heat pump and electric hot water cylinder included
6. Improved ventilation - all windows are openable
7. Enhanced security - external lights with motion sensor



ABOUT THE DEVELOPER



TDG Development Co was formed to fill a gap in the affordable new homes market by delivering design-focused, low maintenance homes close to transport hubs, schools and amenities. We are passionate about creating quality developments and long-term relationships with our buyers.

TDG Development Co's core values are built around long-term quality outcomes. We aim to produce quality new homes for first home buyers and investors alike. Our homes are designed with the occupier's comfort and practicality at the forefront.

We are advocates of the NZGBC Homestar rating system, a holistic tool that awards points across various credits to rate a home's performance and environmental impact. Homes that are designed and built to Homestar rating of 6 or above will be easier to keep warm and healthy, more cost effective to run, and more environmentally friendly than a home built to the Building Code. Our first development Eighty Nine Beach is certified NZGBC Homestar 7 rating.



Information

PREVIOUS PROJECT eighty nine beach



We are currently in the final stages of the sold out Eighty Nine Beach development located in the heart of Te Atatu Peninsula. This development is now fully certified 7 Homestar by the New Zealand Green Building Council. Our purchasers signed up off the plan in November 2020 and are now getting ready to move into their new homes.

You can visit this development at 89 Beach Road, Te Atatu Peninsula. Contact us for a private tour.



PRICE LIST

Lot Number	Stories	Bedrooms	Bathrooms	Garage	Car Parks	Gross Floor Area (GFA)	Lot Area	Price
1	3	3	3	1		140m ² + 8m ² balcony	84m ²	Not Available
2	3	3	3	1		140m ² + 8m ² balcony	69m ²	Not Available
3	3	3	3	1		140m ² + 8m ² balcony	69m ²	Not Available
4	2	3	1.5		1	88m ²	84m ²	SOLD
5	2	3	1.5		1	88m ²	83m ²	SOLD
6	2	3	1.5		1	88m ²	83m ²	SOLD
7	2	3	1.5		1	88m ²	83m ²	\$1,100,000
8	2	3	1.5		1	88m ²	83m ²	SOLD
9	2	3	1.5		1	88m ²	108m ²	SOLD



RayWhite



Rental Appraisal

Lots 4-9 18 Roberton Road, Avondale \$710.00-\$730.00 31/08/2021

Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. Based on current market and comparable properties in the area, we would consider the current market value for to be **\$710.00 - \$730.00 per week**.

Property Description

Proposed stylish new build on an elevated sunny site, lots 4-9 comprise of 6 townhouses, each with 2 levels. The ground level includes a large open plan kitchen/living area opening to a private courtyard. The upper level includes 3 double bedrooms and a family bathroom. Each townhouse includes one dedicated off street parking space.

*****Current Ministry of Business Innovation and Employment Statistics report that the average 3-Bedroom home in the Avondale area rents for \$700.00 per week.***

Comparable Rental Properties

1. 22 Oakley Avenue—3 Bedrooms, 1 Bathroom \$720.00
2. 3238 Great North Road—3 Bedrooms, 2 Bathrooms \$680.00
3. 54 Fir Street—3 Bedrooms, 1 Bathroom \$730.00

The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant tenancy agreements
9. Personalised service offerings



Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.



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This appraisal is only valid for a period of 30 days from today's date. Any use of this appraisal after this period will not be validated by Austar Property Services. This appraisal is based on REINZ statistics, experience and local knowledge. Please note that market and seasonal conditions at the actual time of letting may influence the final rent obtained. The agent has not viewed this property. It is assumed the property appraised complies with all tenancy-related requirements (e.g.. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

Contact

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DISCLAIMER

These materials were obtained prior to obtaining all necessary consents and the commencement of construction. Every precaution has been taken to establish accuracy at the time of printing; however, no responsibility will be taken for any errors and omissions. Floorplans are indicative only and not drawn to scale. All plans, images and artist impressions of exteriors and interiors are intended as a guide only. The developer reserves the right to make changes to the development and the units (including the final fittings, finishes, dimensions and specifications of the development and the units) without notice. Furnishings and finishes are included if and to the extent provided in the Agreement for Sale and Purchase. Interested parties are directed to rely on their own enquiries, and the terms set out in the Agreement for Sale and Purchase.