



**169 Beach Haven Rd. BEACH HAVEN.**

Brand new development with a mixture of 3 bed and terraced 2 bed townhouses.

**TUAKIRI**  
PROPERTY



WELCOME

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## the development :

169 Beach Haven Road consists of 8 brand new townhouses, being a mixture of 3bed/2bath and 2bed/2bath properties. The stand alone 3 bedroom properties feature their own private carport and all of the terraced properties have their own off-street carpark. All properties are split over two levels with ample North facing outdoor living area's.

Developed in the quiet neighborhood of Beach Haven on the North Shore this location offers future capital growth potential whilst only being a 20 minute commute to the CBD.

**PROJECTED BUILD TIMELINE:**  
Construction Commencing – October 2023  
Completion – June 2024

## location :

Beach Haven is located in prime position on Auckland's vibrant North Shore. Close to the city or the northern beaches, Beach Haven is the perfect place to set up the family for school, work and play.

Birkenhead shops:	3 km
Auckland cbd:	13 km
Takapuna beach:	8 km
Shore city mall:	8 km
Auckland airport:	7 km
North shore hospital:	7km



- Freehold title - no body corporate
- Outdoor living areas
- Bosch or Smeg appliances including electric cook top, oven, rangehood & dishwasher
- Designer kitchen & Engineered stone bench top
- Heat pump & LED lighting

- Double glazed aluminum joinery
- Ceramic tiles
- Solution dyed carpet & 12mm underlay
- Fully landscaped private yard/generous planting
- Healthy homes compliant

- RESIDENTS SOCIETY AGREEMENT

The Residents agreement will be in place to protect the quality of the development.

The Residents Agreement's purpose is to ensure any shared areas are maintained and repaired, to protect the value of the homes throughout their life. The common areas can include walkways, access areas, fences, and some garden areas. The Residents Agreement details each owner's obligations in relation to any retaining walls and building elements.

- 10 YEAR BUILD WARRANTY

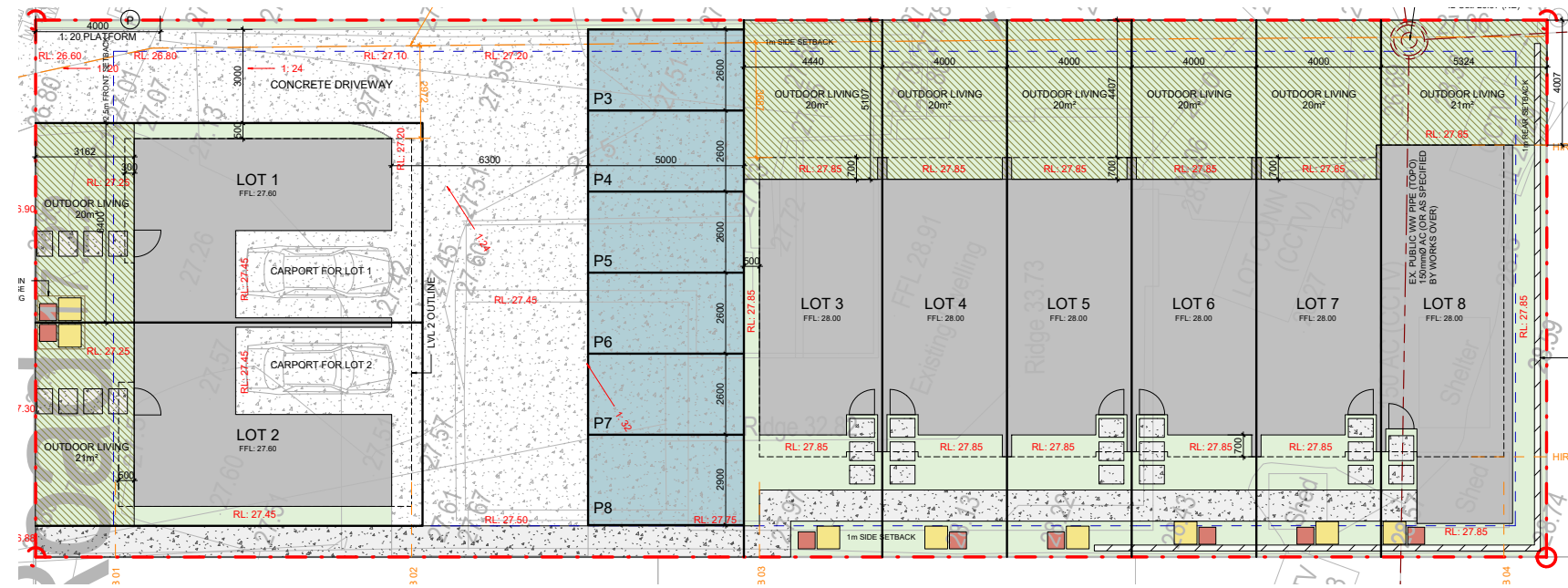
These townhouses come with a 10 year Building Warranty to offer further protection for purchasers.

- LANDSCAPING

A generous low maintenance landscaping plan for each townhouse which is very complimentary to the property.



scheme plan :



site & landscape plan :



- ① Hedge clipped to 1.4m high in the street front
- ② Hedge clipped to 1.8m high in the backyard
- ③ Mail box
- ④
- ⑤
- ⑥ Evergreen specimen tree planting to street front and boundary
- ⑦ Deciduous tree
- ⑧ Mixed shrub planting
- ⑨ Standard concrete with no oxides
- ⑩ Artificial grass
- ⑪ Exposed aggregate concrete with black oxide
- ⑫ Timber deck off main living
- ⑬ Concrete / stone pavers with gravel / planting infill
- ⑭ Max 1.2m high timber slat fence
- ⑮ Max 1.8m high timber slat fence /screed to site boundary/ between private gardens
- ⑯ Fold down clothesline fixed to fence / building
- ⑰ Max 0.6m high timber slat fence
- ⑱ Max 1.8m high 50% visually permeable timber slat fence

# elevations :



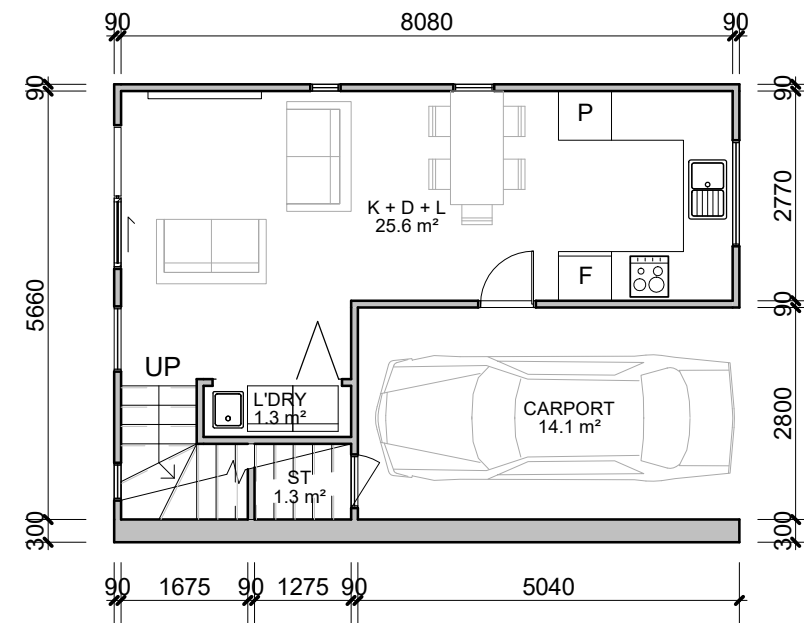
EXTERIOR FINISHES LEGEND	
VERTICAL WEATHERBOARD CLADDING	
C01 - DARK BROWN	
C02 - LIGHT	
C03 - LIGHT BROWN	
STEEL ROOFING COLORSTEEL PRE-PAINTED STEEL ROOF WITH MATCHING COLOR FASCIA & GUTTERS	
DARK COLOUR (IRON SAND)	
ALUMINIUM GLAZING & DOORS	
DARK COLOUR POWDER COATED FINISH	



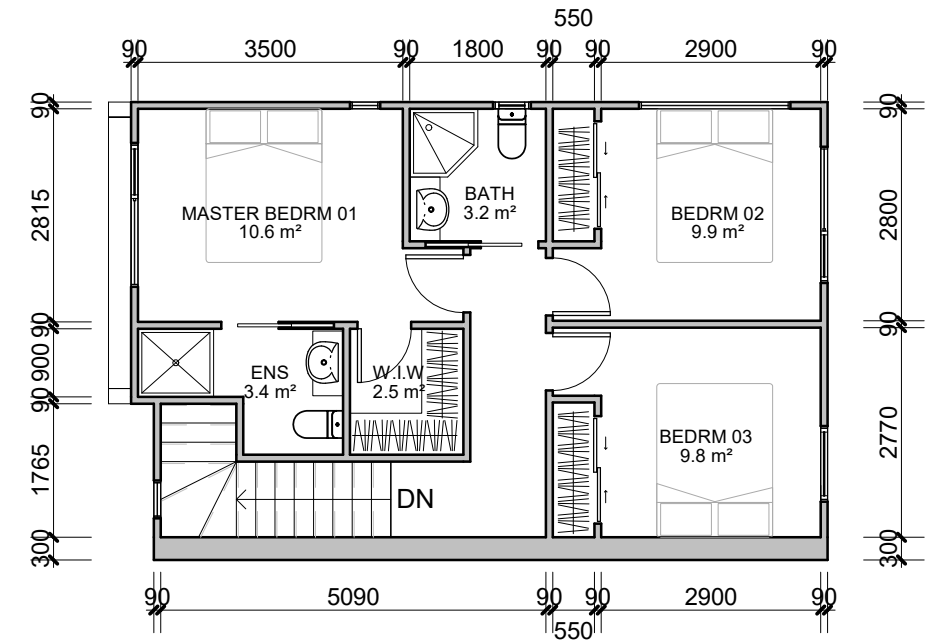
# FLOOR PLAN

TYPE A  
TOWNHOUSE  
(units 1 - 2)

- 3 bedroom
- 2 bathroom  
(incl en-suite)
- Private carport
- 88sqm



1 1 : 100 Plan  
TYPE A FLOOR PLAN - LEVEL 1

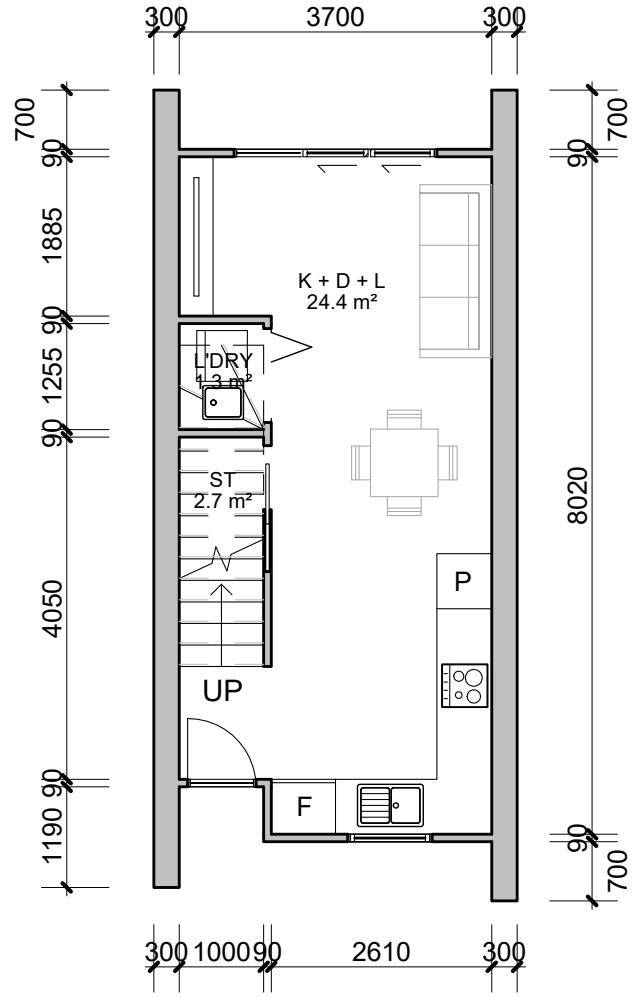


2 1 : 100 Plan  
TYPE A FLOOR PLAN - LEVEL 2

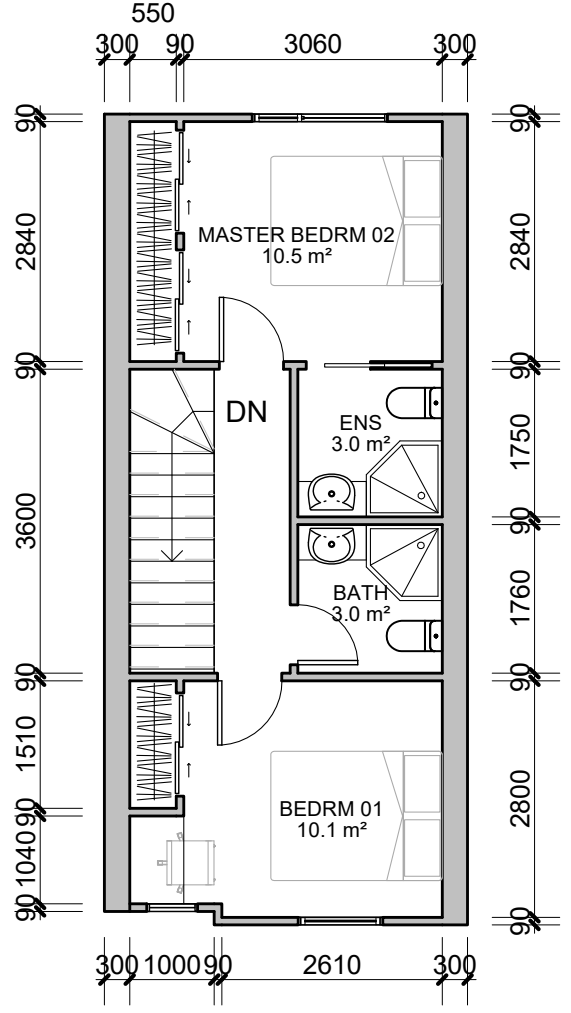
# FLOOR PLAN

TYPE B  
TOWNHOUSE  
(units 3-7)

- 2 bedroom
- 2 bathroom  
(incl en-suite)
- 1 off-street carpark
- 70sqm



1 1 : 100 Plan  
TYPE B FLOOR PLAN - LEVEL 1



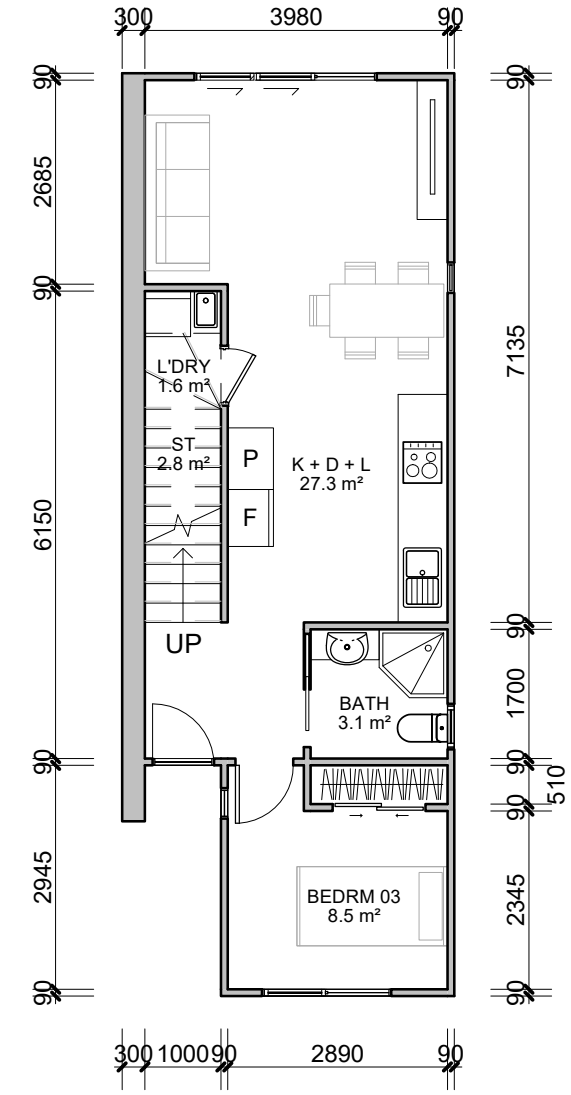
2 1 : 100 Plan  
TYPE B FLOOR PLAN - LEVEL 2



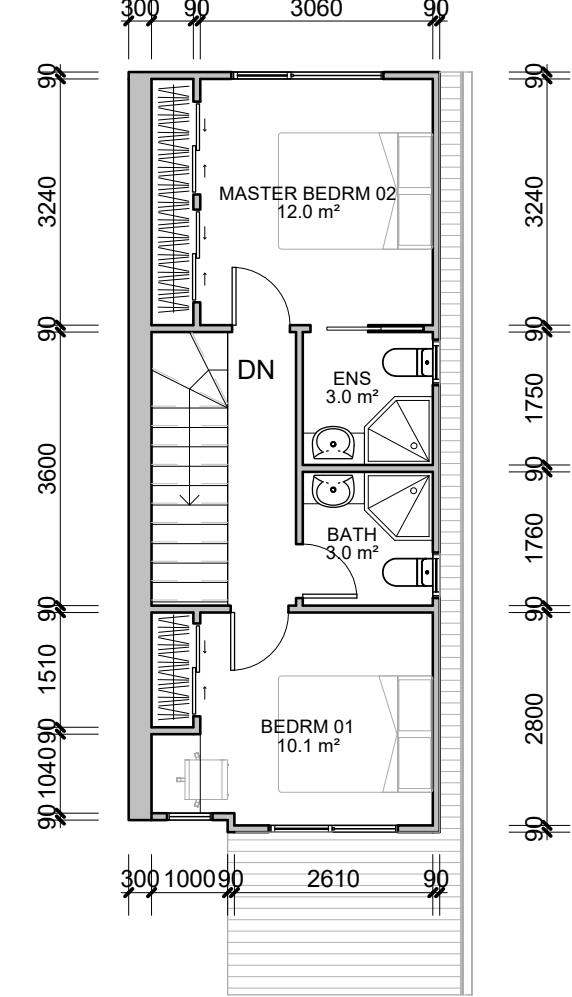
# FLOOR PLAN

TYPE C  
TOWNHOUSE  
(unit 8)

- 3 bedroom
- 3 bathroom
- (incl en-suite)
- 1 off-street carpark
- 87sqm








1 1 : 100 Plan  
TYPE C FLOOR PLAN - LEVEL 1





2 1 : 100 Plan  
TYPE C FLOOR PLAN - LEVEL 2





**ROOF | FASCIA | SPOUTING | DOWNPIPES**

Roof:	Colorsteel Long run roofing. Corrugate profile or similar - colour Grey Friars.	
Fascia:	Colorsteel - colour Grey Friars.	
Fascia Boards:	Painted in Dulux Grey Friars.	
Spouting:	Folded Colorsteel gutters - colour Grey Friars.	
Downpipes:	Coloursteel - Colour Grey Friars.	







**JOINERY**

Doors / Windows Aluminium Profile:	Powder coated double glazed - colour Grey Friars Matt with standard colour-matched hardware.	
Front Door:	Aluminium to match joinery.	




**CLADDING**




Type 1.	<p>Weathertex Vertical cladding.</p> <p>Painted in Dulux Half Haast.</p>	
Type 2.	<p>FJ Cedar shiplap weatherboard.</p> <p>Stained in Resene Waterborne Woodsman Walnut and Uluru</p>	
Type 3.	<p>James Hardies Linea Oblique.</p> <p>Painted in Dulux Half Haast.</p>	
Soffits:	Painted in Dulux Okarito.	

**EXTERIOR**




Concrete	Standard aggregate, 4kg black oxide paths. Standard concrete broom finish as per landscape plan.	
Deck:	Pine Decking.	
Balustrades:	Metal or timber as required.	
Clothes Line:	Deytek Compact fold down or similar.	
Letterbox	Black powder coated. Either apartment style or post mounted.	
Exterior Taps:	Brass tap x 1.	

**INTERIOR FINISHES**


Ceilings:	Plasterboard lining to ceilings. Painted - colour Quarter Haast.	
Walls:	Plasterboard lining to walls. Painted - colour Dulux Haast Half.	
Coving:	Square stopped.	


Doors:	Flush Panel MDF - Painted - colour Dulux Haast Half.	
Bathroom Walls and Skirting:	Painted – Colour Dulux Midhurst.	
Bathroom Ceiling:	Painted - colour Dulux Quarter Haast.	

**FLOORING**






Hard Flooring:	<p>Luxury Vinyl Tile.</p> <p>Colour as pictured or similar.</p>	
Carpet:	<p>100% Solution dyed polyester or nylon.</p> <p>Colour as pictured or similar.</p> <p>12mm underlay.</p>	
Tiled Flooring - To bathrooms.	<p>Ceramic Tile   Colour Grey as pictured or similar.</p> <p>600mm x 600mm tile.</p> <p>Cement grey grout to match tile.</p>	

**DOOR HARDWARE**




Door Hardware:	<p>Brushed nickel.</p> <p>Privacy locks to bathrooms and WC.</p>	
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Door Stops:	Wall mounted, brushed nickel.	
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**DESIGNER KITCHEN**






Cabinetry:	<p>Bestwood   Southern Oak, Timberland Finish.</p> <p>Complementing cabinetry in Bestwood Feather White, Velvet Finish.</p>	
Bench Top:	Engineered Stone. Soft White.	
Sink Mixer:	<p>Single level kitchen mixer. Brushed nickel.</p> <p>As pictured or similar.</p>	
Sink:	Stainless steel undermounted single sink.	
Splashback:	<p>Painted glass.</p> <p>Colour Dulux Glinks Gulley Double or similar neutral.</p> <p>Frosted / Matte finish.</p>	

**KITCHEN APPLIANCES**


Wall Oven:	Smeg 60cm wall oven.	
Cooktop:	Smeg 60cm induction hob.	
Dishwasher:	Smeg Dishwasher.	
Rangehood:	Smeg Powerpack BOSCH	

**BATHROOM / ENSUITE + TOILETS**

Shower:	Acrylic Shower. As pictured or similar. Size to fit space.	
Shower Slide:	Slide shower rose with handheld shower set. Brushed nickel finish. As pictured or similar.	
Shower Mixer:	Brushed nickel Shower Mixer. As pictured or similar.	
Vanity:	Wall-Hung Vanity with Drawer and Open Shelf. Size to fit space. Light Timber look Melamine finish as pictured or similar.	
Basin Mixer:	Single lever basin mixer. Matte black finish.	
Mirror:	Glass mirror wall mounted	

Wall finishes:	Painted Aqualine plasterboard. Colour Dulux Midhirst.	
Bathroom Floors:	Ceramic Tile   Colour Grey as pictured or similar. 600mm x 600mm tile. Cement grey grout to match tile.	
Toilet:	Back to wall suite.	
Paper Holder:	Wall mounted. Brushed nickel. As pictured or similar.	
Heated Towel Rail:	Square bar heated towel rail. As pictured or similar.	
Extraction:	Extraction unit ducted to exterior.	

**WINDOW TREATMENTS**

Roller Blinds:	As pictured or similar. Colour - Warm white throughout.	
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**HEATING + INSULATION**

Hot Water:	Hot water cylinder. Electric 180L or similar.
Heat Pump:	Heat pump Toshiba PKV16 or similar- 5KW Heating, 4.2 KW cooling.
Insulation:	Ceilings: Fibreglass insulation to all ceilings R2.9. External Walls: Fibreglass insulation to all walls R1.9 Floors: Fibreglass insulation R1.3

**ELECTRICAL**

Recessed LED Lights:	To kitchen, living, entry, bedrooms, bathrooms.
Outdoor Lights:	To exterior, entrance and balcony/decking areas.
Power Points:	Double. To kitchen, living, entry, bedrooms, hallway and bathrooms.
Smoke Alarms:	Installed.
Data Points:	Fibre internet installed to boundary.



## Wall oven

Bosch or Smeg 60cm  
Wall oven.



## Cook top

Bosch or Smeg 60cm  
induction hob.



## Dishwasher

Bosch or Smeg  
Dishwasher.



## Rangehood



## Heatpump





48 SALISBURY RD,  
BIRKDALE

Completed August 2022

2 x 3 Bed / 2 Bath  
6 x 2 Bed / 1.5 Bath

Project value \$6,430,000



89 SALISBURY RD,  
BIRKDALE

Completed September 2022

2 x 3 Bed / 2 Bath  
5 x 2 Bed / 1.5 Bath  
1 x 3 Bed / 2.5 Bath

Project value \$6,779,000



For more projects and developments check out [tuakiriproperty.co.nz](http://tuakiriproperty.co.nz)



## Ryan Matthews :

Managing Director

Ryan has been in the building industry for two decades, following in the footsteps of several of his family members. Ryan worked his way through the construction industry from the ground up, initially cold calling building sites selling plasterboard. This led to Ryan starting his first company, offering interior lining and decorating services, a company he remains involved with - meaning his attention to detail is second to none.

Later Ryan founded a concrete swimming pool construction business which has grown to become one of the top pool builders in the country.

Ryan has always had a passion for property and thrives on the journey that is property development - from site acquisition, to design and finally delivery of the finished project to his buyers.

## Broden Race :

General Manager

Broden is an accomplished property professional with a demonstrated history working in commercial real estate investment, asset & portfolio management and property syndication. Broden is licensed Real Estate Agent in both New Zealand and Australia and graduated The University of Auckland with a Bachelor of Commerce with a Commercial Law major.

Broden spent 5 years managing a substantial commercial property portfolio across NZ/AUS for a boutique property syndicator, undertaking several value add developments. More recently, Broden held the role of Asset Manager for NZ's largest industrial occupier, responsible for maximising value and minimising occupancy cost through effective transactions - with notable involvement in special projects, site acquisition and developments.

Broden brings investment grade property expertise to Tuakiri Property which complements our core values being able to deliver high quality products and a fantastic experience to our buyers.



# TUAKIRI

PROPERTY

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