

PARKSIDE.

on Devonport



353 Devonport Road
Corner of Eleventh Avenue
Tauranga

18 homes, across from eleven hectares of
harbourside parkland, a short walk from
the centre of Tauranga.



PARKSIDE puts you opposite eleven hectares of parkland, a short walk from the centre of Tauranga, in a home that has already been thought through so that you do not have to.

Whether you are buying your first home and had assumed central was out of reach, leaving a large section without leaving the city, or looking for an address on a street that is genuinely changing, this is where those things meet.

Your home takes the morning light. Your living space opens up to your own courtyard. And the green across the road is public reserve, so the outlook you buy is the outlook you keep.

Life at PARKSIDE is connected by design. The city, work, play and everything between, within easy reach of one front door.

Prices, plans and availability by request.



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What's Nearby

How long it takes to get there, on foot and in the car.

01	Memorial Park	Pools, playground, cenotaph, miniature railway	Across the road
02	The Waterfront Path	Through the park to the harbour edge	4 minute walk
03	Supermarket	On Cameron Road	5 minute walk
04	Cafés and Bakeries	Ninth, Tenth and Eleventh Avenue	5 minute walk
05	The Cameron Road Cycleway	Connected by Eleventh Avenue	5 minute walk
06	Schools	In zone, Tauranga Primary (6a), Tauranga Intermediate (6b), Tauranga Girls (6c) and Tauranga Boys (6d)	12 minute walk
07	Tauranga City Centre	He Puna Manawa and the new civic precinct	20 minute walk 5 minute drive
08	The Strand and the Waterfront		22 minute walk 6 minute drive
09	Tauranga Hospital		6 minute drive
10	Mount Maunganui and the Beach		25 minute eBike 15 minute drive





PARKSIDE.
on Devonport



Opposite Memorial Park

Eleven hectares of harbourside parkland, on the other side of your road, in public ownership since 1940.

What makes a home is what sits outside it. You can change a kitchen. You can move a wall. You cannot change the view from your own front door.

Memorial Park runs from Eleventh Avenue down to the water. There are the swimming pools, busy from Labour Weekend and audible from the footpath on a still morning. There is the playground, rebuilt for each new generation of Tauranga children. There is the cenotaph, the miniature railway, the waterfront path that runs the length of the park and then carries on, and enough open lawn for a Sunday with no particular plan attached to it.

The part that matters, if you are buying a home opposite, is that none of it

is going anywhere. A public reserve is a public reserve. Your outlook is protected not by a covenant or a height rule but by the plain fact that the land across the road belongs to everybody, including you.

Behind you, Tauranga is rebuilding its middle. A library, a museum, council offices and a public square, all within a walk of your door, in the largest civic project the city has taken on in decades. Buying here means arriving before it finishes rather than after.

Mornings are when the corner is at its best. The light comes low across the park and reaches the upper windows before it reaches the street.

THE PARK	DISTANCE	ASPECT
11 ha	Opposite	Morning
Harbourside reserve	Across Devonport Road	Sun in every home

Connected living, in the heart of Tauranga

The park across the road • The city a walk away





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We fell for the story of this location, right down to why the dairy company picked this stretch of road in the first place. It came down to the water. In a way it still does. The harbour is minutes away, the park is across the road, and that is exactly what makes somewhere worth living.

Damien Taylor
Director, Taylored Group



The Story of This Corner

In 1885 this stretch of road was chosen for its water. A hundred and forty years later, the water is still the reason it works.

In 1883 a group of local farmers and investors met to discuss forming a dairy company, and raised half the capital they needed before the evening was out. Two years later the Tauranga Dairy Company's butter factory opened on Eleventh Avenue, on a site chosen for its reliable supply of fresh water.

The factory stood across Devonport Road, on the ground that later became the Hauraki Army Hall, a building that is a significant piece of Tauranga's built history in its own right. This corner was the company's other half: the offices where the head office staff worked and, in time, the store the whole town came to.

It is the store people remember. Dairy goods, farm supplies and ice cream, bought by the pound. Norm Fletcher managed it until he retired in 1969. Doris Holloway worked behind the counter through the sixties and is still spoken of warmly by people who were children at the time. Before refrigerated transport the cream came

in by hand, carted from farms at Pyes Pa and beyond, and the route was still running forty years later.

When the dairy years ended the corner became Moreland House, home of Moreland Fabrics, and a destination for cloth, craft and a haircut. It is the name a good many people in this city still use.

What has not changed is why the corner was chosen. Water. The harbour is minutes away, eleven hectares of harbourside parkland sit directly opposite, and the city centre has spent the last few years turning itself back towards its own waterfront. An office, a shop, a fabric store, and now homes. The same piece of ground, still working.

The lane running through the middle of the site is called Moreland Mews, named for what stood here, and it is the address your home will carry. The butter in this brochure's palette is not a decorating decision.

1883

The Tauranga Dairy Company is formed, with half the capital raised on the first night.

1885

The butter factory opens across the road. This corner becomes the offices and the store.

1969

Norm Fletcher retires and the trading store closes. Moreland House follows.

2026

Eighteen homes, and a lane named for what stood here.

The full history, along with the memories Tauranga has sent us, is at tayloredgroup.co.nz/parkside-site-history

Dairy Factory, 1969. Photo by Renwood Studios
Image courtesy of Pae Koroki, Ref. 99-941



Opening of the Tauranga Dairy Factory,
cnr 11th Ave/Devonport Rd, 2 October 1910
Pae Koroki, Ref. 99-1181



Moreland House, photographed early 2000s.
Original source unknown.



Tauranga Dairy Company staff photo from the 1950s
Norm Fletcher pictured, front row (fourth from the left)



Every home takes the morning sun

Oriented to it before anything else was settled



What Every Home Comes With

We have spent the time to curate a home with very little left for you to sort out.

Every home here is brand new, so there is nothing to strip out, nothing behind the wall lining and none of a previous owner’s decisions to undo.

Every one is oriented to the morning. Every one has its own private outdoor space and its own parking, either a carpark or an internal garage, some with both. Every one is double glazed, with a heat pump in the living space and a Fisher and Paykel kitchen on engineered stone.

Flooring and landscaping are done before you arrive, and the specification was settled once, by an interior designer, so the only decision left to you is the one worth making rather than the two hundred that come with a renovation.

Resource consent was granted in July 2026. Construction starts in early 2027 and finishes in early 2028, and you will hear from us at each milestone along the way.

BEDROOMS	LEVELS	INTERNAL	PARKING
2* or 3	2 or 3	70 to 126	Every home
*Combinations of 2 bedrooms and 2 + a study	Depending on the type	Square metres	Carpark, Selected units have carpark + internal garages





The Devonport Road elevation at dusk, from the roundabout at Eleventh Avenue.
Painted brick to the ground floor, vertical grooved panel above, and a Colorsteel roof and aluminium louvres. Artist's impression.



Three Ways to Live Here

Two bedrooms with a courtyard, three bedrooms facing the park, or two bedrooms and a study behind a garage door. Which is which, and who each tends to suit.

Three home types were drawn for this site and the differences between them are larger than a bedroom count suggests. All three share the same specification,

the same choice of two schemes, and the same orientation to the morning. What follows is the shape of each, and the plans that go with them.

Type A • Lots 1 to 10

The Courtyard

2 2 2 Levels
Carpark 70-74 m²

Two levels, everything where you would expect to find it, a private courtyard off the living room and a carpark. 3 are end homes, and one holds the corner of its block with two frontages and the largest outdoor space on the site.

Type B • Lots 11 to 14

The Park

3 3 3 Levels
Garage 123-124 m²

The four homes that front Devonport Road and look across to the eleven hectares opposite. Three genuine double bedrooms, three bathrooms, an internal garage, and living raised to the middle floor where the light and the outlook are. Two of the four have a second carpark alongside the garage.

Type C • Lots 15 to 18

The Mews

2+Study 2 3 Levels
Garage 116-126 m²

These flexible homes, set back off Moreland Mews. Three levels, a lockable internal garage and a room beside it that will serve as a study, a studio or somewhere for your hobbies, and toys. Kitchen, living and dining above, with a walk in pantry and a proper laundry.



Type A

The Courtyard

2 2 2 Levels

Carpark 70-74 m²

Lot 1

Lot 6

Lot 2

Lot 7

Lot 3

Lot 8

Lot 4

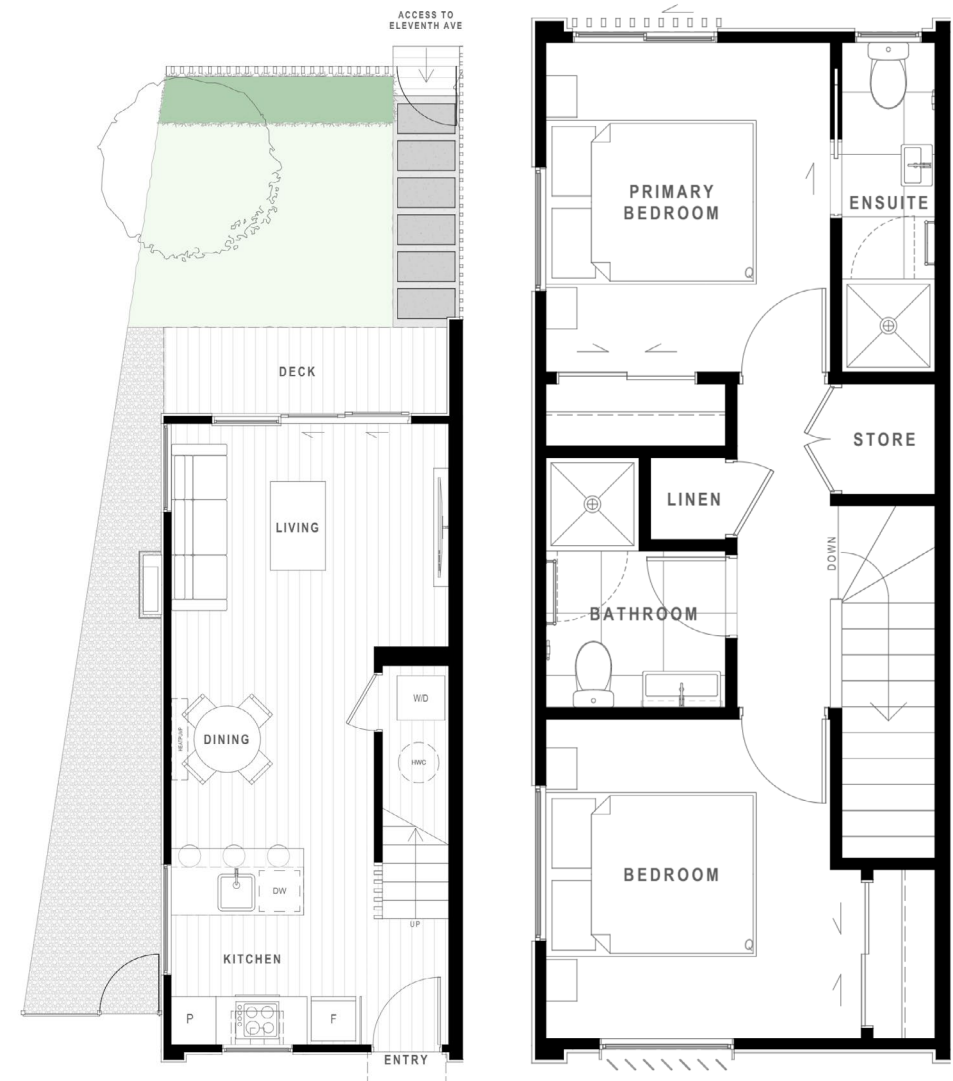
Lot 9

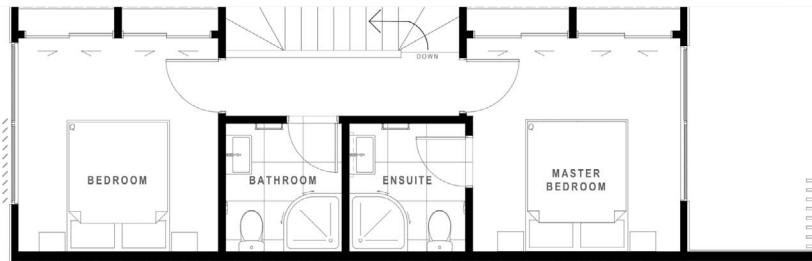
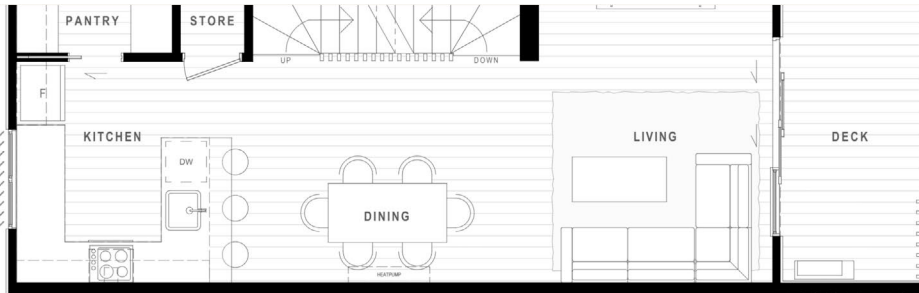
Lot 5

Lot 10

Two levels, with an open plan kitchen, living and dining room opening onto a deck and your own private courtyard. Two double bedrooms and two bathrooms above, and your own carpark on Moreland Mews.

Easy to live in, easy to lock up and leave, and the home that makes buying in the middle of Tauranga realistic rather than aspirational.





Type B

The Park

3 3 3 Levels

Garage 123-124 m²

Lot 11

Lot 13

Lot 12

Lot 14

The only four homes that front Devonport Road. Three genuine double bedrooms, three bathrooms and an internal garage, with living lifted to the middle floor where the light and the outlook are.

A walk in pantry, a column shower in the principal ensuite, and a deck on two of the three levels. Two of the four have a second carpark alongside the garage.



Type C

The Mews

2+Study 2 3

Garage 116-126 m²

Lot 15

Lot 17

Lot 16

Lot 18

The most flexible homes on the site with 2 bedrooms plus an additional flexi room, over three levels, with a lockable internal garage at ground level and a room beside it that will serve as a study, a studio, or somewhere for your hobbies, and toys.

Kitchen, living and dining on the middle floor with a separate walk in pantry and a proper laundry, and two double bedrooms above. The largest runs to a hundred and twenty six square metres.





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These are homes we designed for more than one kind of buyer, and they make sense from anywhere. A first home in the centre of town when central looked out of reach, an easier home after the big section without leaving town, or a move to Tauranga to live in the centre of it, not on the edge. Different reasons, stages of life, same address.

Simon Taylor
Director, Taylored Group



Nickel or Gunmetal

with cool washed oak tones,

with warm walnut tones.

Two schemes. One design team behind both.

A specification is really a set of relationships. The tapware that belongs with the flooring. The tile that makes sense of the joinery. The hundred small decisions that, made well and made together, add up to a home that simply looks right. At PARKSIDE, those decisions were made by interior designers, Yellowfox, so every element works as one. Quality of the fixings runs consistently through every room.

That thinking produced two colour schemes. Subtly different, equally resolved, each curated to bring out the best in these homes.

Nickel and Bleached Oak is the Cool scheme. Pale oak flooring, brushed nickel through every tap, handle and rail, and a light palette that opens a room up and makes the most of the morning sun.

Gunmetal and Washed Walnut is the Warm scheme. Washed walnut, deeper tones, and gunmetal through every tap, handle and rail. It holds its own in a room and settles beautifully into the afternoon light.

Whichever way your taste runs, the design work is already done. You choose the scheme. The scheme takes care of the rest.

Selections are made per home and recorded on the Sale and Purchase Agreement. Schemes are not mixed. Colours shown are indicative of selections only; ask to see the physical sample.

Every finish in these homes was chosen by an interior designer, and chosen to work with everything around it. What’s left for you is the good part: deciding which of the two suits you.



What the Choice Covers	Nickel, The Cooler Scheme	Gunmetal, The Warmer Scheme
Kitchen Cabinetry Accent	Whitewashed Oak Organic	Danish Walnut Organic
Metal Finish Every tap, handle, rail and lever	Brushed Nickel	Gunmetal
Vanity Cabinetry	Seasoned Oak	French Oak Velvet
Floor and Shower Tiles	Adex Silver, Misty Grey Grout	Silver River Grigio, Magellan Grey Grout
Laminate Floor	Belgotex Roble Liora	Belgotex Roble Dalia
Carpet	Belgotex Enzo Opal	Belgotex Enzo Fresco



KITCHEN

Fisher and Paykel stainless appliances, comprising a multi function oven, an induction cooktop, an integrated rangehood ducted to the exterior and a dishwasher. Engineered stone benchtops in Marmo White 20mm, soft close cabinetry, a tall pantry with internal shelving, and an undermount sink with a pull out mixer.



FLOORS

Belgotex Purefloor 8 laminate through the kitchen, living, dining and entry, Belgotex Enzo solution dyed nylon carpet to the bedrooms, halls and stairs, and 600 by 600 tile to the bathrooms in the tone of your scheme.

ENTRY

An aluminium flat panel front door with Yale digital keyless entry, and a sectional garage door with an electric opener and remote where the home has a garage.

OUTSIDE

Painted brick and vertical grooved panel cladding, a Colorsteel roof, powder coated aluminium louvres and joinery, and landscaping designed as part of the build.

COMFORT



A heat pump to the living space, double glazed low E powder coated aluminium joinery, a 180 litre hot water cylinder, recessed LED lighting with a feature run over the kitchen, and fibre to the door. Built to the current Healthy Homes standard.

STRUCTURE

A reinforced concrete foundation engineered to the New Zealand Building Code, a concrete ground slab with timber upper floors, 2.4 metre stud height, and a level four plasterboard finish throughout.

BATHROOMS

A 750mm wall hung vanity with mirror cabinet or polished glass mirror, a tiled shower with safety glass, a back to wall rimless toilet suite, a heated towel ladder, and Robertson tapware throughout in the finish of your scheme. The three bedroom homes add a column shower to the principal ensuite.





Your First Year, Already Arranged

**Every home, purchased direct
from Taylored Group.**

Moving involves a fortnight of small decisions nobody enjoys making and everybody puts off. Where to train. What to do with the courtyard. How to get into town without the car. Where the good food comes from now.

Your Welcome Package covers exactly those things, matched to how you will actually live: wellbeing and fitness close by, something growing outside, a way into town that is not the car, and good food from somewhere near home.

Chosen in Tauranga, from people we use ourselves. Included from your first day. And recorded on your Sale and Purchase Agreement, so it is a term of your contract rather than a line in a brochure.

The detail for your home travels with the specification book.



ONE

Wellbeing

Fitness and
movement, close by

TWO

Growing

Something living,
outside the door

THREE

Getting About

A way into town that is not
the car

FOUR

Good Food

From somewhere near
home

Damien and Simon Taylor.

Between them, forty five years and twenty five completed developments.





Made by the Taylors

Damien and Simon Taylor have been developing property for forty five years between them.

Property development attracts a certain amount of theatre, and the brothers Taylor have shown no aptitude for it whatsoever. What they are good at is the part that does not photograph well: the vision, the execution, the consenting, the tendering, the programme, and the quality control that happens on a Tuesday afternoon when nobody is watching.

Damien came up through the trade, starting as a labourer on site and working through project management into development management. He handles the money, the funding, the tendering and the programme, and he is the reason a completion date at Taylored means something more than an ambition.

Simon has a quarter of a century of feasibility, urban design, space planning and construction oversight behind him, a good deal of it in Vancouver, which is one of the most expensive cities in the world in which to buy a home. What he learned there was how to make housing work against high land values, and how to build a neighbourhood around density rather than just the density itself. He is on site rather more than he is anywhere else.

They build small, six to twenty homes at a time, in places where people actually want to live. This is not a fashionable position and it is not a marketing one either. It is simply the largest size at which every detail can still be checked by the person whose name is on the building.

Their last development, Seaview Rise at Rothesay Bay in Auckland, is finished and fully sold. The people who bought there dealt with the same two men who will be handing over the keys here.

On time, on budget. Full stop.

BETWEEN THEM	PROJECTS	LAST COMPLETED	SCALE
45 yrs	25	Seaview	6 to 20
In development	NZ and North America	Rothesay Bay, sold out	Homes at a time





Residents' Society, Warranty and Healthy Homes

The Residents' Society

Owners share Moreland Mews, the landscaping and the common areas through a Residents' Society, administered by Strata Title Administration.

The Society owns and maintains the common property, insures the development, holds a long term maintenance plan, keeps the register of owners, calls the annual meeting and sets the levy that funds all of it.

The Society's rules, its budget and the Residents' Society levy for each home are disclosed with the Sale and Purchase Agreement. Nobody signs here without first knowing what the arrangement covers and what it costs.

Healthy Homes

Every home at PARKSIDE is built to meet the Healthy Homes Standards: insulation, fixed heating, ventilation, moisture and drainage control, and draught stopping.

By law, those standards only apply to rental homes. We apply them to every home here, whether it will be owner occupied or rented, because a warm, dry, well-ventilated home is simply how every home should perform. If you buy at PARKSIDE to live in, you get a home built to a measurable standard. If you buy to rent, your home is compliant from day one.

Building warranty

Every home at PARKSIDE is covered by a 10 year building warranty from Stamford Insurance, New Zealand's independent, insurance backed building warranty provider, underwritten on behalf of Lloyd's of London.

Because it is an insurance policy rather than a builder's promise, a defect is covered by the policy itself, without you having to prove who was responsible. The policy is paid for in full by the developer and transfers to you on settlement.

The full policy, Code Compliance Certificate and product and workmanship warranties for your home are provided with the Sale and Purchase Agreement.

Buying Off the Plans

A deposit secures the home and is held in a solicitor's trust account. The balance is not due until settlement, the day the home is finished and the keys are yours.

Before settlement you walk through the home and list anything that is not right, and because it is brand new there is somebody whose job is to put it right. Deposit terms, dates and conditions are set out in the Sale and Purchase Agreement. Take your own legal and financial advice before signing anything.



Come and See it

Prices, plans, spec sheets and availability are available by application. Ask, and it is with you the same day.

The specification book holds every plan, every dimension, the full schedule of finishes and the current price of each home, correct on the day it reaches you.

Tell us roughly what you are after and we will tell you honestly what is available and what is not.

If you would rather talk it through, one of us will call you. And if you would rather see the corner for yourself, we will meet you there and walk you round it.

We have a showroom in Auckland, open by appointment that we would love to show you around, so you know the level of detail and finish to expect from a Taylored Group development.

REGISTER YOUR INTEREST

parkside.tayloredgroup.co.nz



Visit and experience the Taylored standard. Seaview Rise, Rothesay Bay. Our Auckland showhome, open by appointment.

Email hello@tayloredgroup.co.nz

Phone +64 9 374 2988

The Site 353 Devonport Road, corner of Eleventh Avenue, Tauranga

Developer Taylored Group · Directors Damien and Simon Taylor

Design buildBIM architecture · Interiors by Olivia Ellis, Yellowfox

Milestone updates only. First sight of plans and pricing. Unsubscribe whenever you like.



The Development

Eighteen Homes, Four Blocks, One Corner.

ADDRESS	353 Devonport Road, Tauranga, on the corner of Eleventh Avenue
DEVELOPMENT	Eighteen, in four blocks arranged around Moreland Mews, the development’s own street, named for Moreland House which stood on this corner
HOME TYPES	Two bedroom townhouse. Two bedroom townhouse with an office and garage. Three bedroom townhouse with garage
STOREYS	Two or three, depending on type
HOMES	Eighteen, in four blocks arranged around Moreland Mews, the development’s own street, named for Moreland House which stood on this corner
INTERNAL AREA	70.16 to 126.07 square metres, confirmed from the architectural plans

PRIVATE LAWN	4.4 to 29.9 square metres, indicative
PARKING	A dedicated carpark, or an internal garage with an electric door and remote. Two houses have both
OPPOSITE	Memorial Park, eleven hectares of harbourside parkland in public ownership since 1940
ASPECT	Every house takes the morning sun
SCHEMES	Nickel and Bleached Oak or Gunmetal and Washed Walnut, the purchaser’s choice, at no difference in price
STANDARD	Built to the current Healthy Homes standard

OWNERSHIP	A Residents’ Society covering the shared street, the landscaping and the common areas. The levy is disclosed with the Sale and Purchase Agreement
CONSTRUCTION	Reinforced concrete foundation engineered to the New Zealand Building Code, concrete ground slab, timber upper floors
DEVELOPER	Taylorred Group
ARCHITECTURE	buildBIM architecture. Interiors and specification by Yellowfox, Olivia Ellis
CONSTRUCTION START	Quarter one, 2027
ESTIMATED COMPLETION	Quarter one, 2028, an estimate and subject to construction



Site Plan

Eighteen homes in four blocks, arranged around Moreland Mews.

A	Lots 1 to 5 · The Courtyard Two bedrooms over two levels, dedicated carpark. Off Eleventh Avenue.	5 Homes
B	Lots 6 to 10 · The Courtyard Two bedrooms over two levels, dedicated carpark. Lot 10 holds the corner.	5 Homes
C	Lots 11 to 14 · The Park Three bedrooms over three levels, internal garage. Fronting Devonport Road and the park.	4 Homes
D	Lots 15 to 18 · The Mews Two bedrooms and a study over three levels, internal garage. Off Moreland Mews.	4 Homes





Three Homes, Side by Side.

The differences between the three types are larger than the bedroom count suggests. This is every one of them, set out row for row.

Type A • Lots 1 to 10

The Courtyard

 2

 2

 2 Levels

 Carpark

 70-74 m²

The easiest way to live at PARKSIDE. Living, kitchen and dining on the ground floor, opening to a deck and your own private lawn, with two double bedrooms and two bathrooms above and a carpark at the door. The only homes here where the lawn is one step from the couch. Three are end homes, and one holds the corner with the largest outdoor space on the site.

Type B • Lots 11 to 14

The Park

 3

 3

 3 Levels

 Garage

 123-124 m²

Four homes, and the only four that will ever front the park. Living rises to the middle floor, where the light and the outlook over eleven hectares of green are, with decks on two levels. Three genuine double bedrooms, three bathrooms, a column shower to the principal ensuite and an internal garage. Two of the four add a second carpark.

Type C • Lots 15 to 18

The Mews

 2+Study

 2

 3 Levels

 Garage

 116-126 m²

The homes with room for the rest of your life. Three levels off Moreland Mews, with a lockable internal garage and a carpeted flex room at ground level for the desk, the studio or the bikes. Kitchen, living and dining above, with a walk in scullery and a proper separate laundry. The single largest home at PARKSIDE, at just over 126 square metres, ends this row.

Areas are taken from the architectural plans as confirmed by buildBIM, 31 July 2026, and are subject to final construction. Individual houses vary; see unit spec documents.

	Two Bedrooms	Two Bedrooms and an Office	Three Bedrooms and a garage
LOTS	1 to 10	15 to 18	11 to 14
BLOCK	A and B	D	C
BEDROOMS	2	2	3
BATHROOMS	2	2	3
STOREYS	2	3	3
INTERNAL AREA	70.16 to 73.64 m2	116.54 to 126.07 m2	123.15 to 124.19 m2
PRIVATE LAWN	10.2 to 29.9 m2	17.9 to 28.1 m2	4.4 to 14.5 m2
PARKING	Dedicated carpark	Internal garage	Internal garage. Lots 11 and 14 add a carpark
LIVING LEVEL	Ground	Middle	Middle
DECKS	One, off living	Balcony off living	Two, on seperate levels
PANTRY	Tall pantry, internal drawers	Separate walk in, open shelving, stone benchtop	Separate walk in, open shelving, stone benchtop
LAUNDRY	Within the house	Separate, with sink and cabinetry	Separate, with sink and cabinetry
OFFICE OR FLEXIBLE ROOM	No	Yes, at ground level, carpeted	No
ENSUITE	Yes	Yes	Yes, with column shower
FRONTAGE	Eleventh Avenue and the mews	Moreland Mews	Devonport Road, facing the park
ASPECT	Morning sun	Morning sun	Morning sun
SCHEME CHOICE	Either scheme	Either scheme	Either scheme



What is in Every Home

Identical across all eighteen, whichever type and whichever scheme. The materials themselves are on the cards that follow.

BATHROOMS

VANITY	Verona wall hung, in the finish of your scheme, with a ceramic basin and tiled splashback
MIRROR	Elementi mirror cabinet to the main bathroom. Polished edge mirror elsewhere
TAPWARE	Robertson Uno basin mixer, Uno shower mixer and Splash Plus slide shower, in the finish of your scheme
SHOWER	Tiled walls with an acrylic base and safety glass. Doors and frames are chrome in both schemes
TOILET	Back to wall rimless dual flush suite
HEATING	Ladder heated towel rail, and an extractor fan vented outside

Source: Yellowfox YF2501107CNI Revision 3, 30 June 2026, read against the finishes schedules of 28 July 2026 and buildBIM confirmed areas of 31 July 2026.

KITCHEN

APPLIANCES	Fisher and Paykel: multi function oven and four element induction cooktop in black, integrated stainless rangehood ducted through the ceiling cavity to an exterior wall, and stainless dishwasher
BENCHTOP	Engineered stone, Marmo White quartz, 20mm
CABINETRY	Melteca soft close in the timber of your scheme. In the two bedroom houses, White Pointer main cabinetry with the scheme timber as the accent
SINK AND TAP	Stainless undermount sink with a pull out bin below, and an Uno gooseneck pull out mixer in the finish of your scheme
STORAGE	Tall pantry with internal drawers, adjustable shelving, crockery and utensil drawers, overhead cabinetry and an allowance for a microwave. Separate walk in scullery to the three storey houses
SPLASHBACK	Metro White matt mosaic, 45 by 45mm tiles on a 285mm sheet, to the kitchens of Lots 1 to 10. Mallorca White matt, 50 by 250mm vertically stacked, to the kitchens of Lots 11 to 18

ENTRY AND SECURITY

FRONT DOOR	Aluminium flat panel in Flaxpod, with a Yale 7220 digital smart latch in matte black
GARAGE DOOR	Sectional garage door in Flaxpod with an electric opener and remote, where the house has a garage
ALARMS	Wireless photoelectric smoke alarms with ten year batteries

COMFORT AND SERVICES

HEATING	Single high wall heat pump and air conditioning unit to the living space
GLAZING	Double glazed low E, powder coated aluminium joinery in Flaxpod
HOT WATER	177 litre electric cylinder
LIGHTING	Recessed LED downlights throughout, with feature lighting over the kitchen
CONNECTIVITY	Fibre ready
STANDARD	Built to the current Healthy Homes standard

STRUCTURE

FOUNDATION	Reinforced concrete engineered to the New Zealand Building Code
FLOORS	Concrete ground slab with timber upper floors
CEILINGS	2.4 metre stud height with a level four plasterboard finish
PAINT	Ceilings, walls, skirtings and architraves in Dulux Half Aspiring. Doors in Dulux Haast Half
LANDSCAPING	Designed as part of the build

OPTIONAL UPGRADES

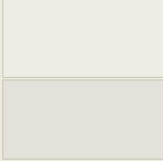
ROLLER BLINDS	Shaw Linesque Blackout roller blinds throughout, with white bar and chain, Soba with the cool scheme and Dove with the warm scheme. Priced and ordered separately; not included in the base build
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The Cooler Scheme

Nickel and Bleached Oak.

Brushed nickel against bleached oak, a pale carpet and a silver matt tile. It is the scheme that makes a smaller room read as a larger one, and the one that suits a house taking a lot of morning light.

IMAGE	ITEM	PRODUCT AND FINISH
	Cabintery	Melteca Whitewashed Oak Organic. White Pointer main cabinetry in the two bedroom houses
	Benchtop	Marmo White quartz, 20mm
	Kitchen tapware	Uno gooseneck pull out mixer, brushed nickel
	Handles	Ellipse knob, Inox. Anzio to the pantry, brushed nickel

IMAGE	ITEM	PRODUCT AND FINISH
	Laminate floor	Belgotex Purefloor 8, Roble Liora
	Carpet	Belgotex Enzo, Opal
	Floor and shower tile	Adex Silver matt, 600 by 600mm, Misty Grey grout
	Vanity	Verona, Seasoned Oak
	Mirror cabinet	Elementi, Seasoned Oak
	Basin mixer	Robertson Uno curved spout, brushed nickel
	Shower	Robertson Uno mixer and Splash Plus slide, brushed nickel
	Paint	Dulux Half Aspiring to ceilings, walls and trim. Dulux Haast Half to doors



Some finishes are the same in both schemes. Shower doors and frames are chrome. The front door lock and lever are matte black. The exterior is identical either way. Colours are indicative of selections only; refer to actual samples.

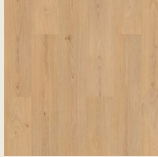
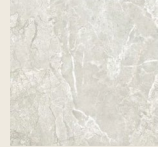
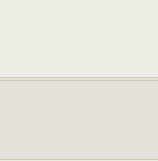


The Warmer Scheme

Gunmetal and Washed Walnut.

Gunmetal against washed walnut, a deeper carpet and a grigio tile. Heavier and calmer, and the scheme that holds its own in a room taking a lot of afternoon light.

IMAGE	ITEM	PRODUCT AND FINISH
	Cabinetry	Melteca Danish Walnut Organic. White Pointer main cabinetry in the two bedroom houses
	Benchtop	Marmo White quartz, 20mm
	Kitchen tapware	Uno gooseneck pull out mixer, gunmetal
	Handles	Ellipse knob, brushed anthracite. Anzio to the pantry, brushed anthracite

IMAGE	ITEM	PRODUCT AND FINISH
	Laminate floor	Belgotex Purefloor 8, Roble Dalia
	Carpet	Belgotex Enzo, Fresco
	Floor and shower tile	Adex Silver River Grigio matt, 600 by 600mm, Magellan Grey grout
	Vanity	Verona, French Oak Velvet
	Mirror cabinet	Elementi, French Oak Velvet
	Basin mixer	Robertson Uno curved spout, gunmetal
	Shower	Robertson Uno mixer and Splash Plus slide, gunmetal
	Paint	Dulux Half Aspiring to ceilings, walls and trim. Dulux Haast Half to doors



The Specification Cards

Every Material, in the Flesh – Exterior

Seven cards, one per part of the home. Every line is one material with its own photograph, so a buyer can see exactly what they are getting before they stand in it. Where a line varies by scheme it shows both, cool on the left, warm on the right.

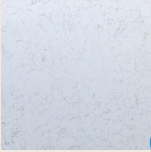
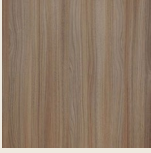
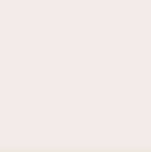
ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Roof	Colorsteel, Flaxpod			
Brick Cladding	Painted brick, Dulux Opononi Half			
Panel Cladding	Duragroove 400mm, Dulux Opononi Half			
Panel Cladding	Duragroove 150mm, Colorsteel Flaxpod			
Vertical Battens	Powder coated aluminium, Flaxpod			

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Joinery and Front Door	Powder coated aluminium, Flaxpod, double glazed low E			
Front Door Lock	Yale 7220 digital smart latch, matte black			
Garage Door	Sectional with electric opener and remote, Flaxpod			
Soffits	Dulux Opononi Half			
Decking	Pine, unstained			

Products are as specified at the issue date. Where an item is unavailable the developer may substitute an item of equivalent quality. Photography is of the product, not of the finished home.



Kitchen

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Benchtop	Marmo White quartz, 20mm, kitchen and scullery			
Cabinetry Timber	Melteca Whitewashed Oak Organic			
Cabinetry Timber	Melteca Danish Walnut Organic			
Main Cabinetry	Prime White Pointer, velvet finish. Main cabinetry in the two bedroom homes, scullery lowers in the three storey homes			
Splashback, Lots 1 to 10	Metro White 45x45 Mosaic Matt			
Splashback, Lots 11 to 18	Mallorca White Matt 50x250, vertically stacked			

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Sink	Brushed stainless undermount			
Mixer	Uno gooseneck with pull out spray, brushed nickel			
Mixer	Uno gooseneck with pull out spray, gunmetal			
Handles	Ellipse knob, Inox, with Anzio to the pantry in brushed nickel			
Handles	Ellipse knob, brushed anthracite, with Anzio to the pantry to match			

Products are as specified at the issue date. Where an item is unavailable the developer may substitute an item of equivalent quality. Photography is of the product, not of the finished home.



The Specification Cards

Appliances

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Oven	Fisher and Paykel multi function oven, black			
Cooktop	Fisher and Paykel induction, four elements, black			
Rangehood	Fisher and Paykel integrated insert, stainless, vented outside			
Dishwasher	Fisher and Paykel, stainless			

Products are as specified at the issue date. Where an item is unavailable the developer may substitute an item of equivalent quality. Photography is of the product, not of the finished home.



Bathroom

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Vanity	Verona wall hung with ceramic basin, Seasoned Oak			
Vanity	Verona wall hung with ceramic basin, French Oak Velvet			
Mirror cabinet	Elementi mirrored cabinet, in the scheme timber			
Floor and shower tile	Adex Silver matt, 600x600, Misty Grey grout			
Floor and shower tile	Adex Silver River Grigio matt, 600x600, Magellan Grey grout			

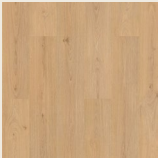
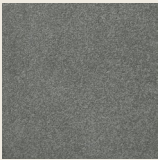
ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Basin mixer	Uno curved spout with clicker waste, in the scheme metal			
Shower	Uno mixer and Splash Plus slide, in the scheme metal. Doors and frames chrome			
Heated towel rail	Calora ladder, in the scheme metal			
Toilet	Cura back to wall rimless, dual flush, button in the scheme metal			
Vanity splashback	Mallorca White to Lots 1 to 10, Metro White mosaic to Lots 11 to 18			

Products are as specified at the issue date. Where an item is unavailable the developer may substitute an item of equivalent quality. Photography is of the product, not of the finished home.

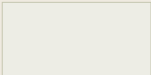
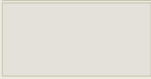


The Specification Cards

Floor and Interior

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Laminate	Belgotex Purefloor 8, Roble Liora			
Laminate	Belgotex Purefloor 8, Roble Dalia			
Carpet	Belgotex Enzo, Opal, solution dyed nylon on underlay			
Carpet	Belgotex Enzo, Fresco, solution dyed nylon on underlay			

Products are as specified at the issue date. Where an item is unavailable the developer may substitute an item of equivalent quality. Photography is of the product, not of the finished home.

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Staircase	Rail and fins in Resene Colourwood Natural on pine			
Door hardware	Ferarro Bordeaux lever, in the scheme metal. Front door matte black			
Paint	Dulux Half Aspiring to ceilings, walls and trim; Haast Half to doors	 		



Comfort and Services

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Heating	Single high wall heat pump and air conditioner to the living space			
Hot water	177 litre electric cylinder			
Lighting	Recessed LED downlights, with feature lighting over the kitchen			

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Fire safety	Wireless photoelectric smoke alarms, ten year battery			
Wardrobes	Ventilated wire shelving and rail			
Connectivity	Fibre ready			

Products are as specified at the issue date. Where an item is unavailable the developer may substitute an item of equivalent quality. Photography is of the product, not of the finished home.

Optional Upgrades

ITEM	PRODUCT AND FINISH	BOTH SCHEMES	COOL SCHEME	WARM SCHEME
Roller blinds	Shaw Linesque Blackout throughout, white bar and chain. Soba with the cool scheme, Dove with the warm. Priced and ordered separately; [price to be confirmed]			



9 Moreland Mews

Lot 1

2 2 2 Levels

Carpark 70.48 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.48 m²

Floor by Floor
Ground 34.61m², first 35.87m²

Outdoor Area
Lawn 12.28m², deck 5.79m²

Block & Positioning
Block A, end unit

Aspects
Takes the morning sun

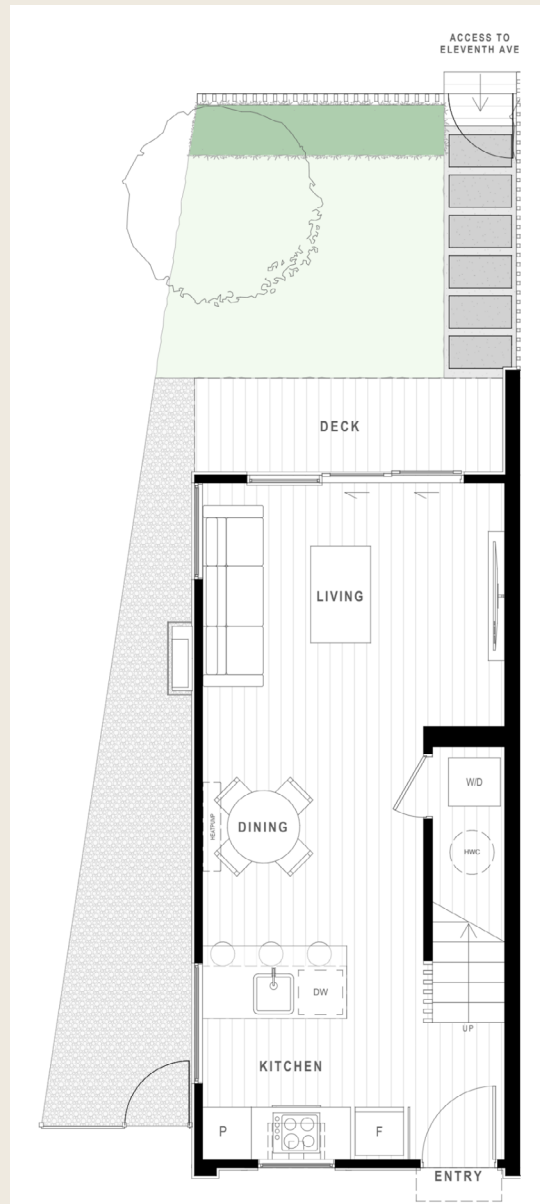
Parking
Dedicated carpark

Outlook
Street outlook

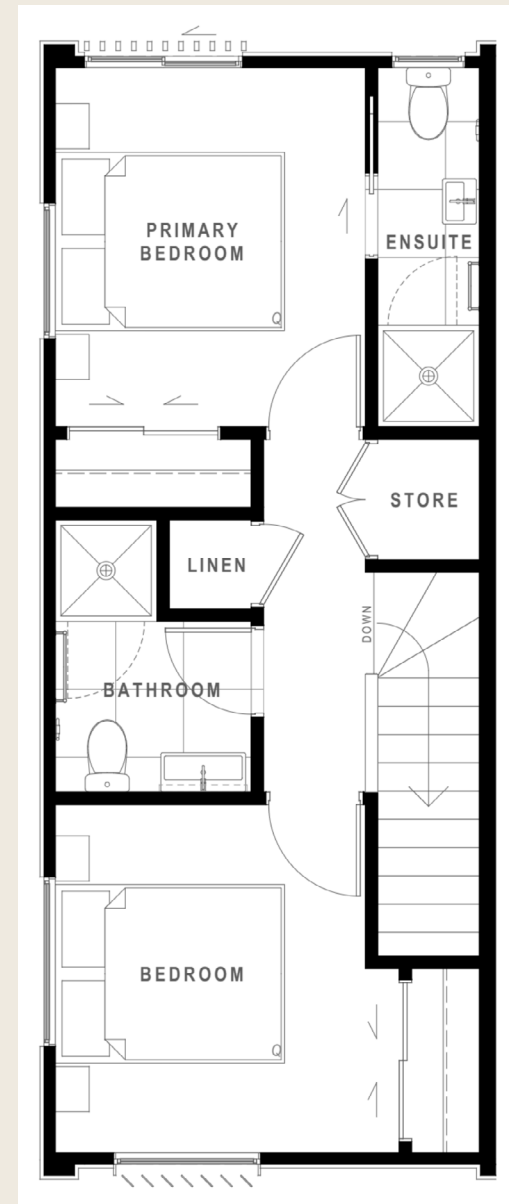
List price
\$779,000

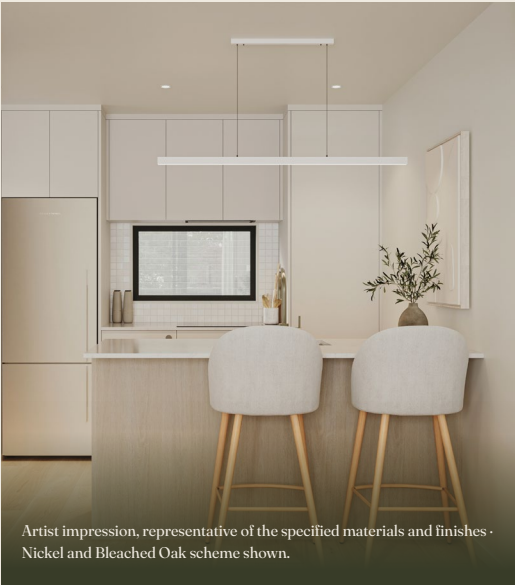


— Ground Floor



— First Floor





Artist impression, representative of the specified materials and finishes - Nickel and Bleached Oak scheme shown.



Artist impression, representative of the specified materials and finishes.

01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements	Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.	Level	2 levels

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres	Outdoor Living	Pine decking, unstained
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry	Landscaping	Architecturally curated landscape and planting schedule
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium	Mailbox	Dedicated mailbox within a centrally located mailbox bank
Roofing	Colorsteel metal roofing and gutters		

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish	Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.	Scotia	All ceilings to wall, square stopped
Doors	Painted hollow core door, generally 1980mm high	Window Furnishings	Roller blinds available as an optional upgrade, priced separately



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
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Staircase	Rail and fins finished in Resene Colourwood Natural on pine
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Sink	Stainless steel undermount sink
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Tapware	Gooseneck mixer with pull out spray, in the scheme metal
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Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
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Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
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Artist impression, drawn from this home's floorplan using the specified materials and finishes · Nickel and Bleached Oak scheme shown.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.

07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Power	Power outlets throughout
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

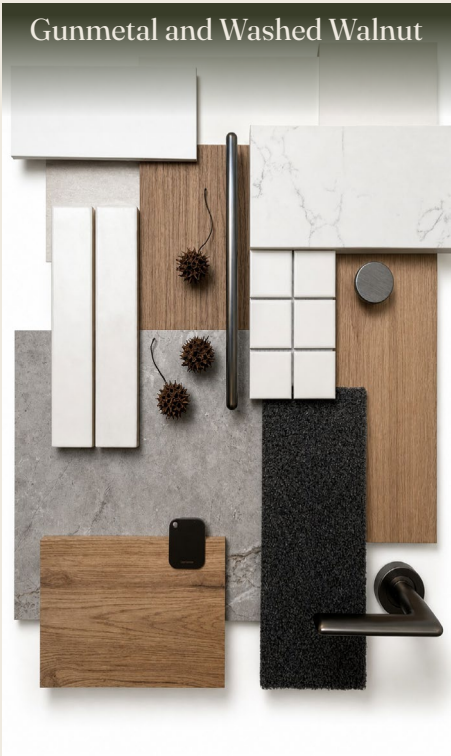
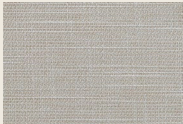


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric	Shaw linesque Soba
(NOT a scheme element, optional upgrade)	



Blind Fabric	Shaw linesque Dove
(NOT a scheme element, optional upgrade)	



11 Moreland Mews

Lot 2

2 2 2 Levels

Carpark 70.38 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.38 m²

Floor by Floor
Ground 34.78m², first 35.61m²

Outdoor Area
Lawn 13.46m², deck 5.59m²

Block & Positioning
Block A, mid unit

Aspects
Takes the morning sun

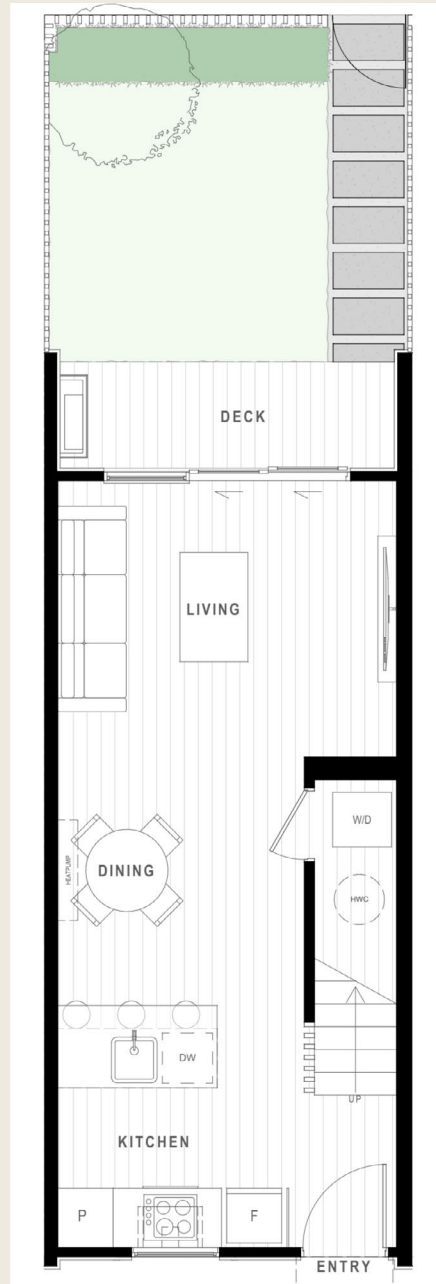
Parking
Dedicated carpark

Outlook
Street outlook

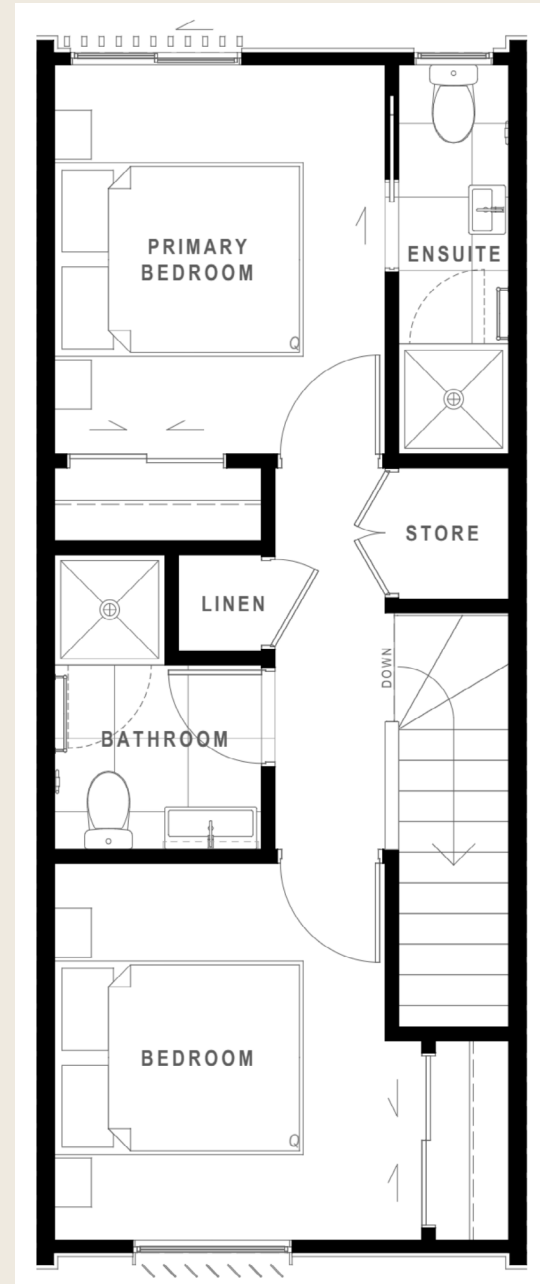
List price
\$759,000



Ground Floor



First Floor





Artist impression, representative of the specified materials and finishes. Nickel and Bleached Oaks scheme shown.

01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.
Doors	Painted hollow core door, generally 1980mm high

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	2 levels
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Outdoor Living	Pine decking, unstained
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Landscaping	Architecturally curated landscape and planting schedule
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Mailbox	Dedicated mailbox within a centrally located mailbox bank
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Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
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Scotia	All ceilings to wall, square stopped
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Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
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Staircase	Rail and fins finished in Resene Colourwood Natural on pine
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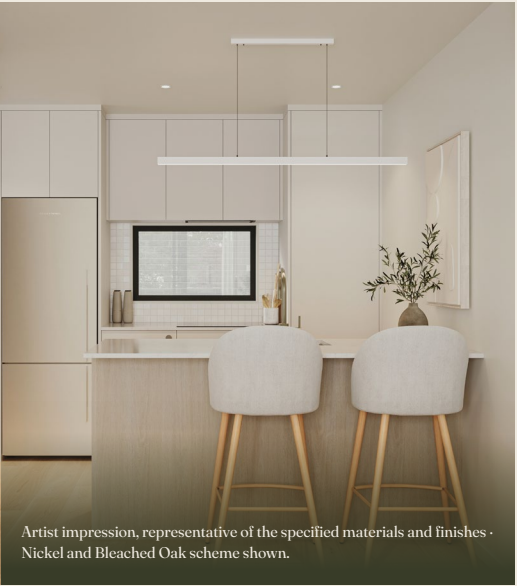
Sink	Stainless steel undermount sink
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Tapware	Gooseneck mixer with pull out spray, in the scheme metal
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Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
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Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
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Artist impression, representative of the specified materials and finishes. Nickel and Bleached Oak scheme shown.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.

07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Power	Power outlets throughout
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

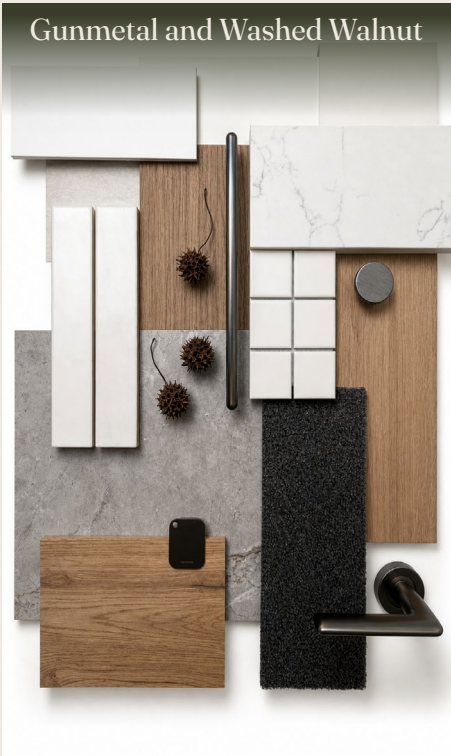
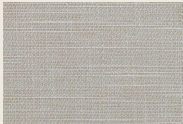


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric	Shaw linesque Soba
(NOT a scheme element, optional upgrade)	



Blind Fabric	Shaw linesque Dove
(NOT a scheme element, optional upgrade)	



15 Moreland Mews

Lot 3

2 2 2 Levels

Carpark 70.38 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.38 m²

Floor by Floor
Ground 34.78m², first 35.61m²

Outdoor Area
Lawn 12.83m², deck 5.59m²

Block & Positioning
Block A, mid unit

Aspects
Takes the morning sun

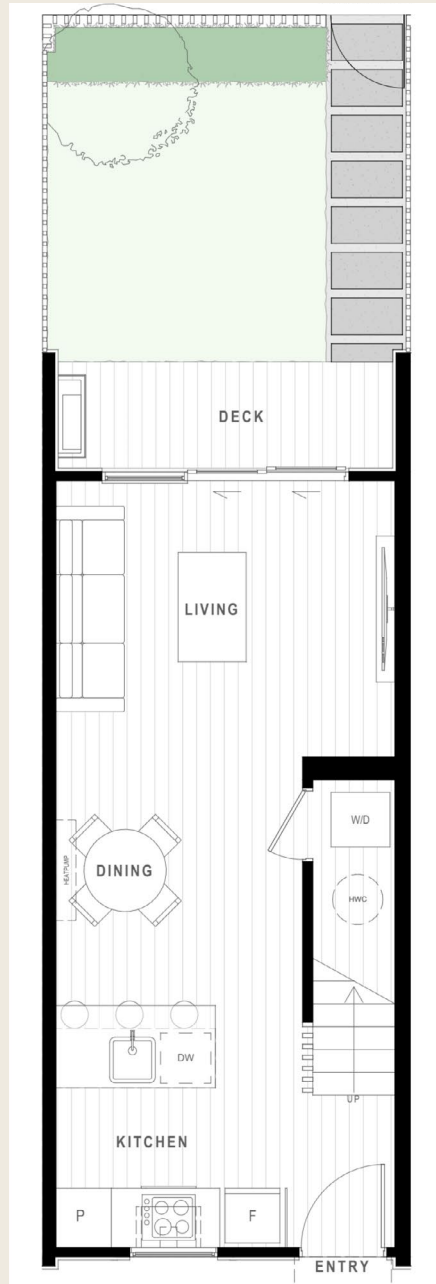
Parking
Dedicated carpark

Outlook
Street outlook

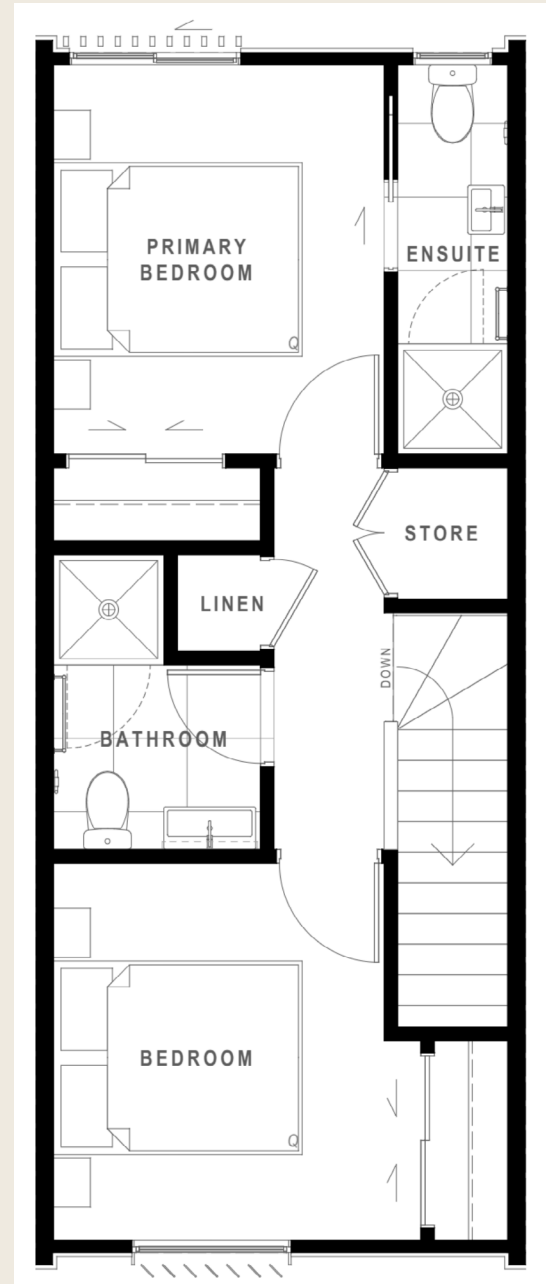
List price
\$759,000



Ground Floor



First Floor





Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.

01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements	Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.	Level	2 levels

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres	Outdoor Living	Pine decking, unstained
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry	Landscaping	Architecturally curated landscape and planting schedule
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium	Mailbox	Dedicated mailbox within a centrally located mailbox bank
Roofing	Colorsteel metal roofing and gutters		

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish	Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.	Scotia	All ceilings to wall, square stopped
Doors	Painted hollow core door, generally 1980mm high	Window Furnishings	Roller blinds available as an optional upgrade, priced separately



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
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Staircase	Rail and fins finished in Resene Colourwood Natural on pine
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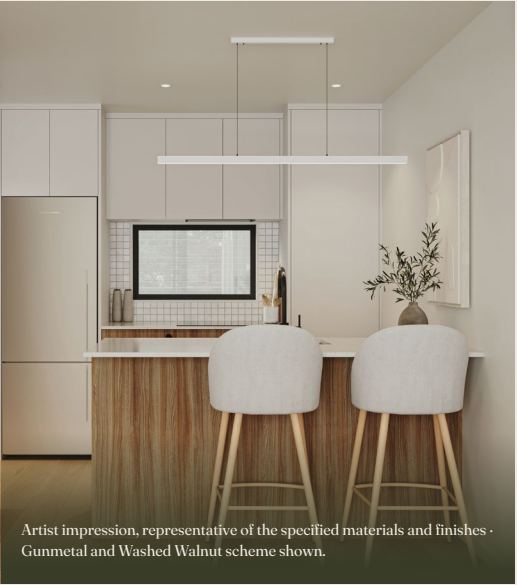
Sink	Stainless steel undermount sink
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Tapware	Gooseneck mixer with pull out spray, in the scheme metal
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Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
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Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
------------	---





Artist impression, representative of the specified materials and finishes - Nickel and Bleached Oak scheme shown.

07 Bathroom

Bathrooms	2 bathrooms	Fan	Extractor fan above showers, vented to outside
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme	Toilets	Back to wall rimless toilet, dual flush
Splashback	Tiled splashback in matt white	Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal	Fixtures	Toilet roll holder in matching finish
Shower	Acrylic base with tiled lining and safety glass doors and side panels	Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite

08 Other

Parking	Dedicated carpark	Hot Water	180L electric hot water cylinder system
Climate Control	Single hi wall heat pump and air conditioner	Internet	Fibre ready internet
Wardrobes	Ventilated wire shelving and rail provided	Power	Power outlets throughout
Lighting	Recessed LED downlights with pendant over kitchen	Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life		

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabinetry Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

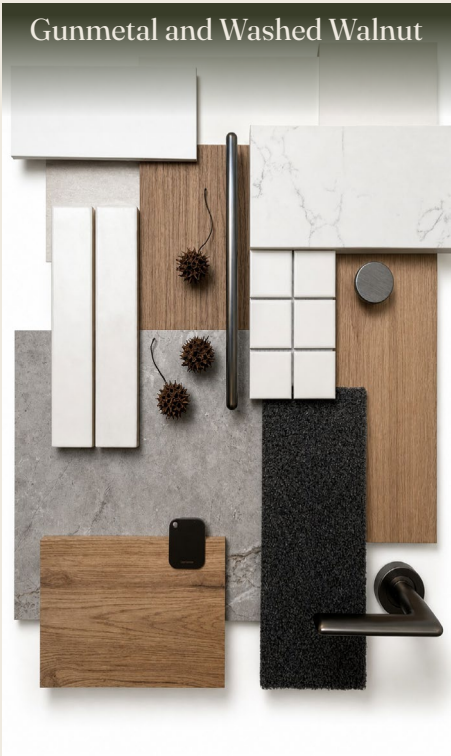
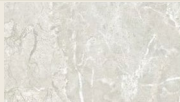
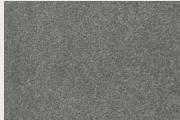
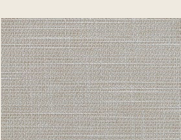


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabinetry Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric	Shaw linesque Soba
(NOT a scheme element, optional upgrade)	



Blind Fabric	Shaw linesque Dove
(NOT a scheme element, optional upgrade)	



17 Moreland Mews

Lot 4

2 2 2 Levels

Carpark 70.41 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.41 m²

Floor by Floor
Ground 34.78m², first 35.64m²

Outdoor Area
Lawn 12.54m², deck 5.59m²

Block & Positioning
Block A, mid unit

Aspects
Takes the morning sun

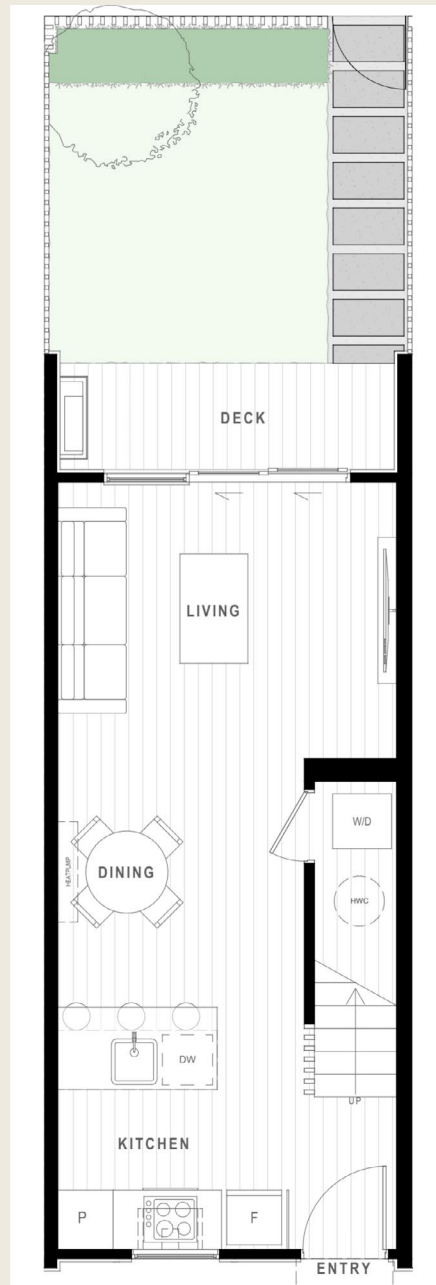
Parking
Dedicated carpark

Outlook
Street outlook

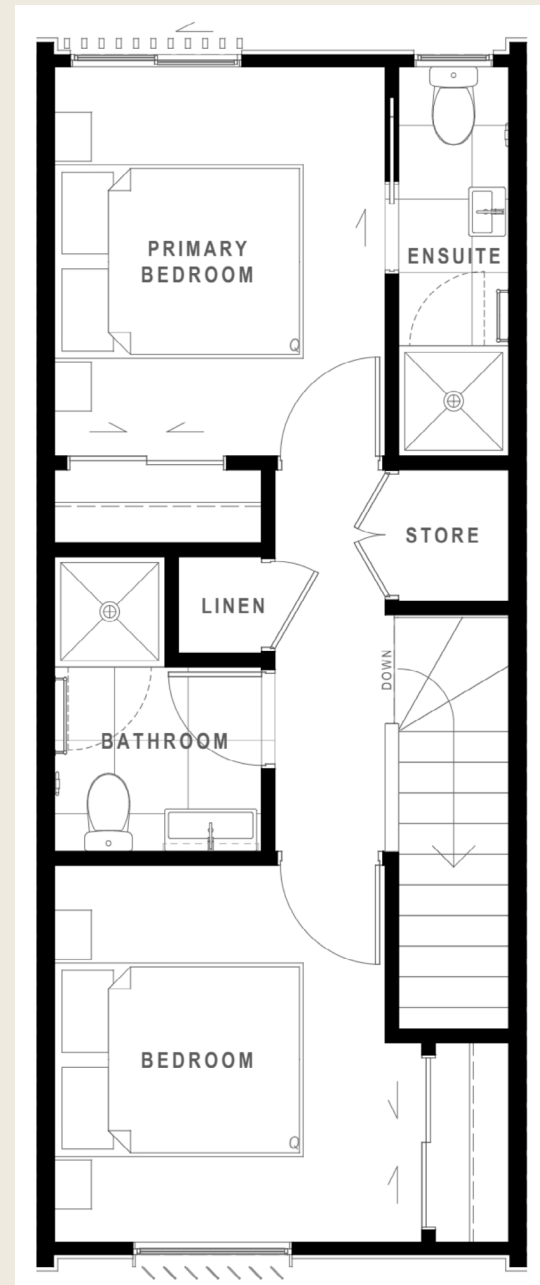
List price
\$759,000



Ground Floor



First Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.
Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Level	2 levels

02 Exterior

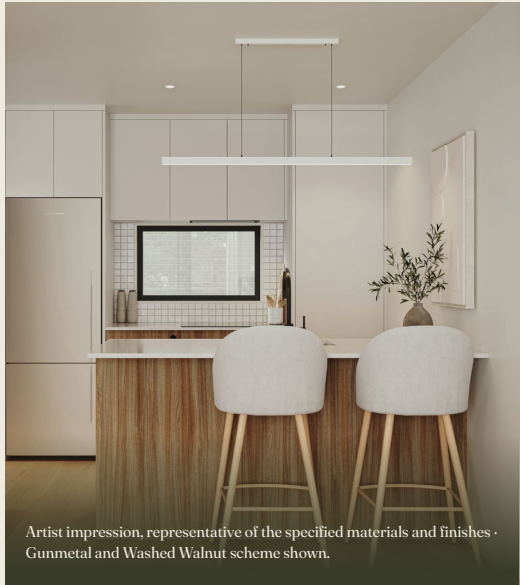
Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.



Outdoor Living	Pine decking, unstained	Mailbox	Dedicated mailbox within a centrally located mailbox bank
Landscaping	Architecturally curated landscape and planting schedule	Roofing	Colorsteel metal roofing and gutters
Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal	Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Scotia	All ceilings to wall, square stopped	Doors	Painted hollow core door, generally 1980mm high



Artist impression, representative of the specified materials and finishes - Gunmetal and Washed Walnut scheme shown.



Artist impression, representative of the specified materials and finishes.

04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
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Staircase	Rail and fins finished in Resene Colourwood Natural on pine
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Sink	Stainless steel undermount sink
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Tapware	Gooseneck mixer with pull out spray, in the scheme metal
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Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
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Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
-------------------	---



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.

07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Power	Power outlets throughout
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabinetry Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

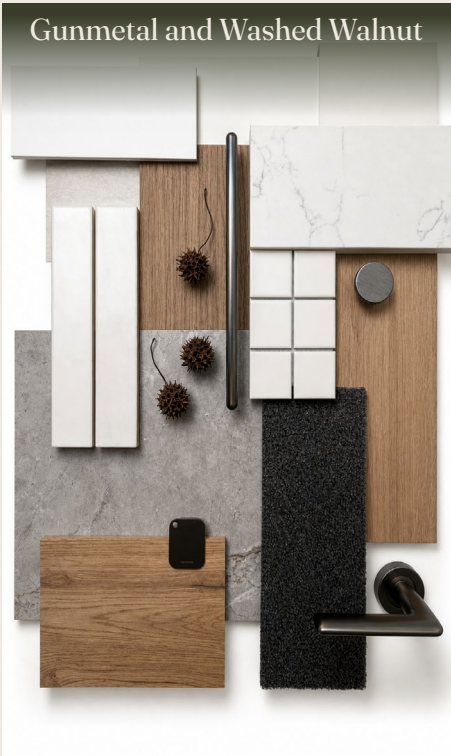
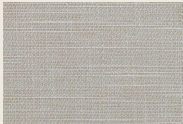


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabinetry Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



19 Moreland Mews

Lot 5

2 2 2 Levels

Carpark 70.82 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.82 m²

Floor by Floor
Ground 34.94m², first 35.88m²

Outdoor Area
Lawn 11.89m², deck 5.39m²

Block & Positioning
Block A, end unit

Aspects
Takes the morning sun

Parking
Dedicated carpark

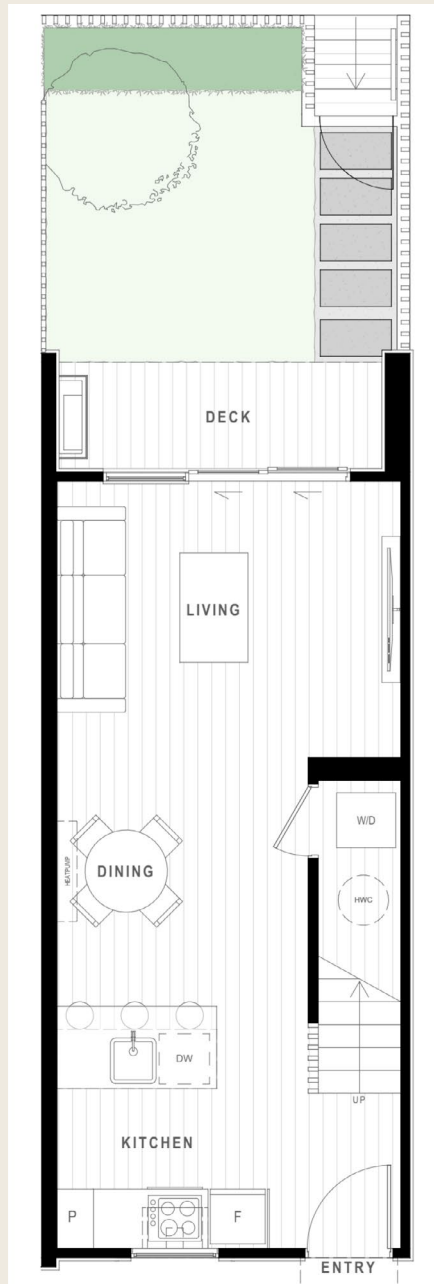
Outlook
Street outlook

List price
\$769,000

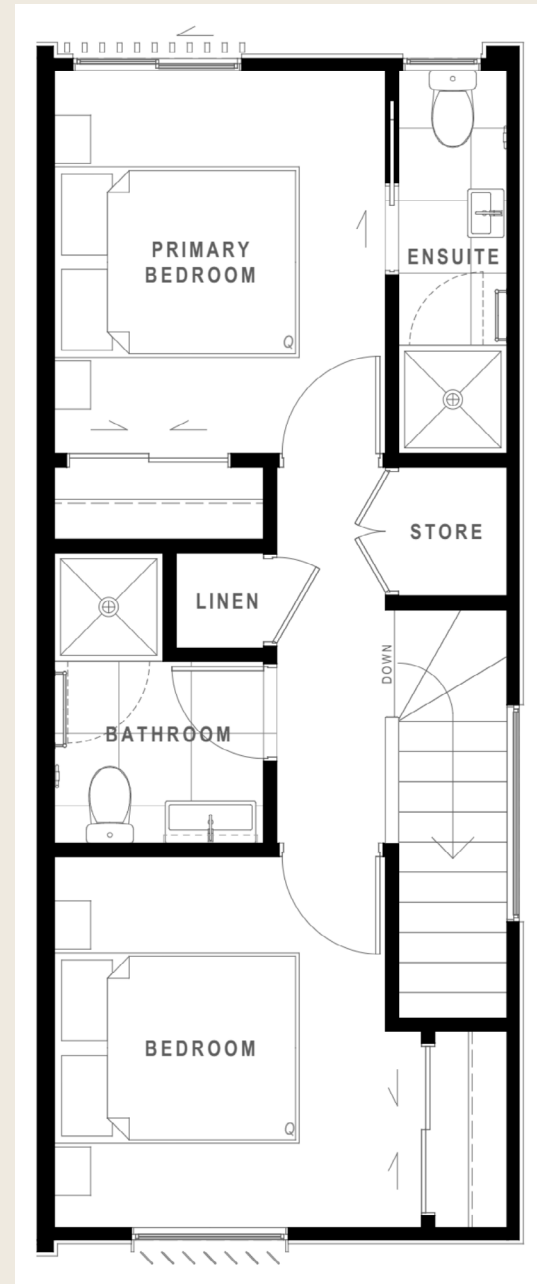




Ground Floor



First Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.
Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Level	2 levels

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.



Outdoor Living	Pine decking, unstained	Mailbox	Dedicated mailbox within a centrally located mailbox bank
Landscaping	Architecturally curated landscape and planting schedule	Roofing	Colorsteel metal roofing and gutters
Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal	Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Scotia	All ceilings to wall, square stopped	Doors	Painted hollow core door, generally 1980mm high



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

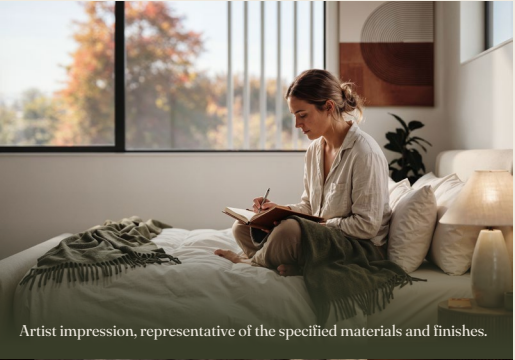
Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine

Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal
Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge

Rangehood	Fisher and Paykel, stainless steel, vented to outside
Dishwasher	Fisher and Paykel, stainless steel dishwasher



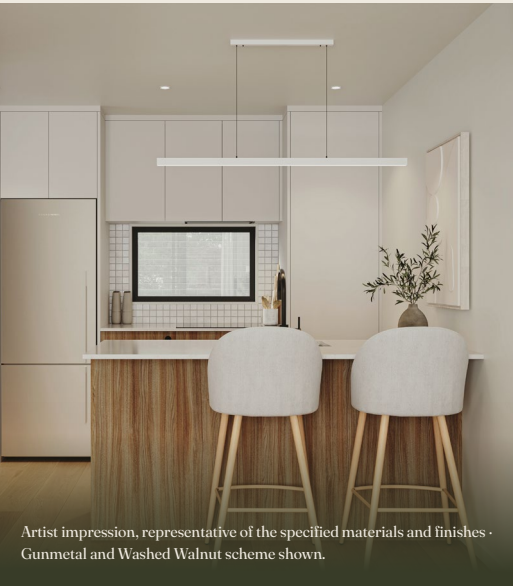
Artist impression, representative of the specified materials and finishes.



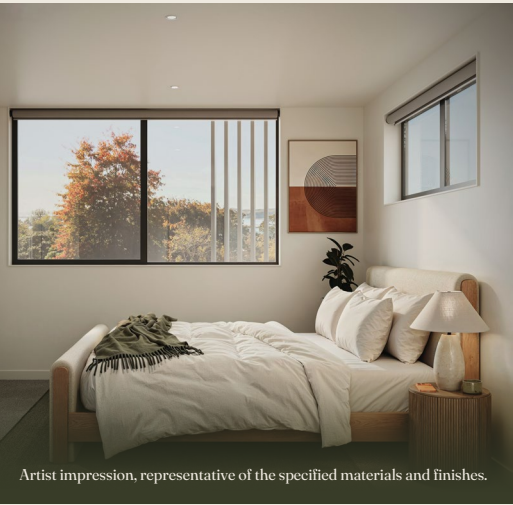
Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes - Gunmetal and Washed Walnut scheme shown.



Artist impression, representative of the specified materials and finishes.

07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Power	Power outlets throughout
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

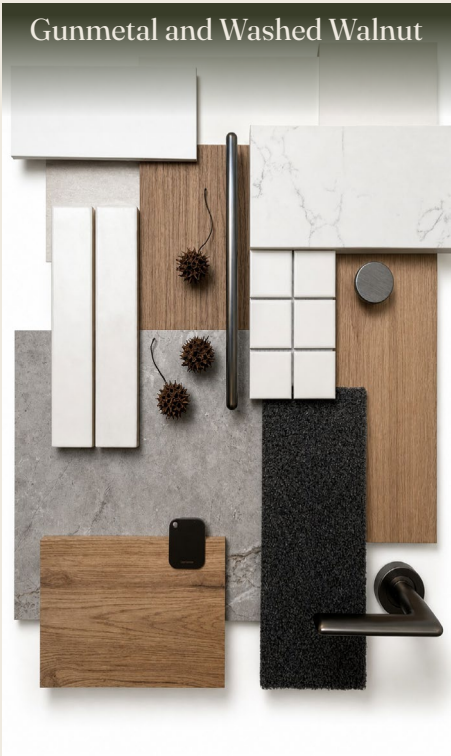
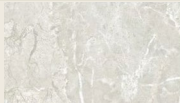
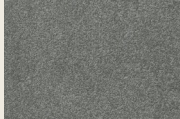
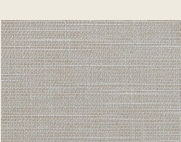


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

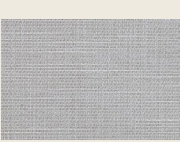
2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



18 Moreland Mews

Lot 6

2 2 2 Levels

Carpark 70.85 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.85 m²

Floor by Floor
Ground 34.96m², first 35.88m²

Outdoor Area
Lawn 10.21m², deck 5.39m²

Block & Positioning
Block B, end unit

Aspects
Takes the morning sun

Parking
Dedicated carpark

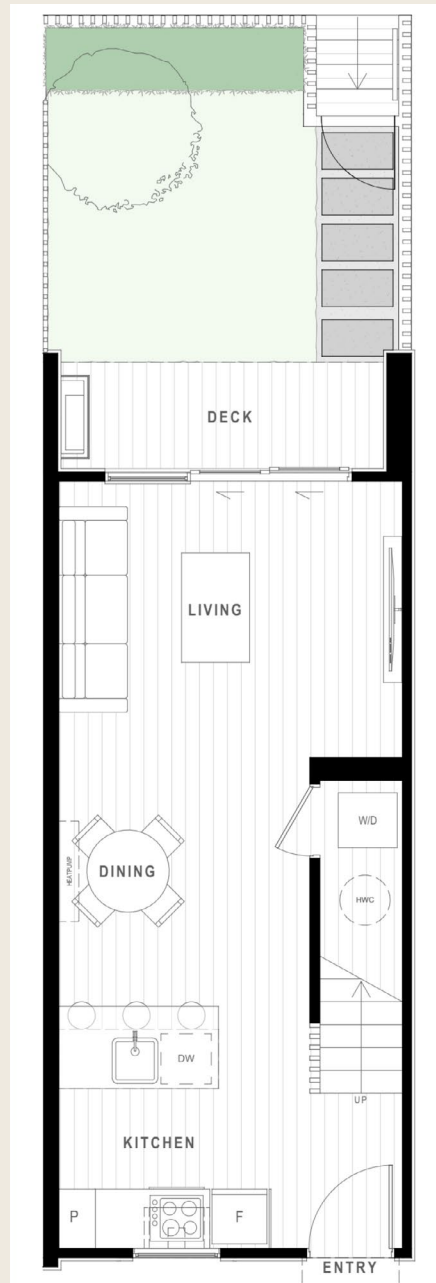
Outlook
Street outlook

List price
\$769,000

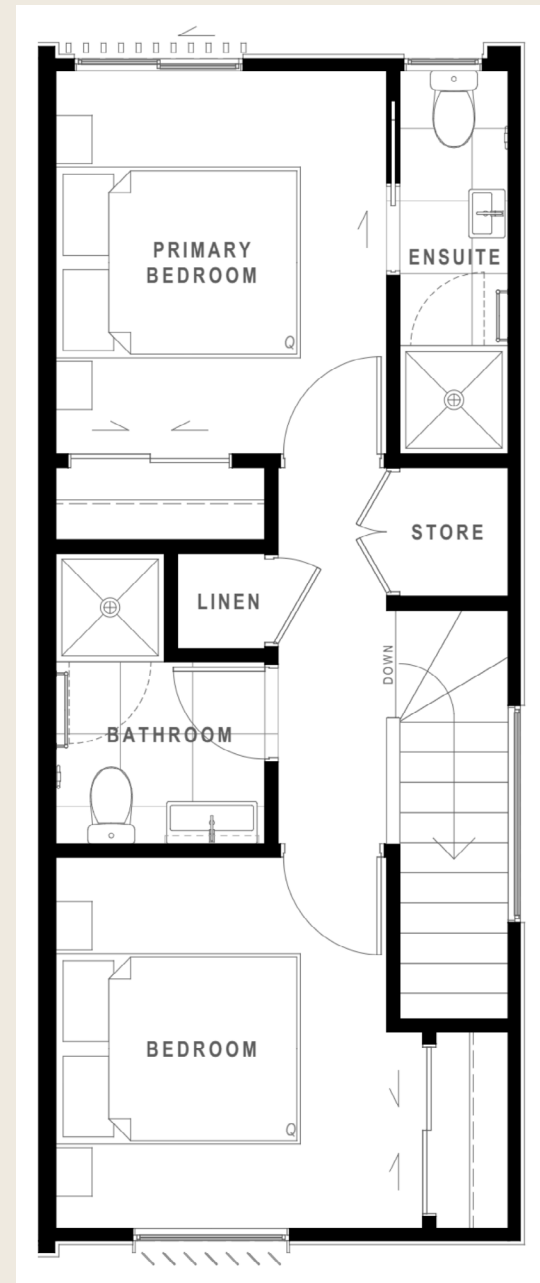
Lot 6



Ground Floor



First Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	2 levels
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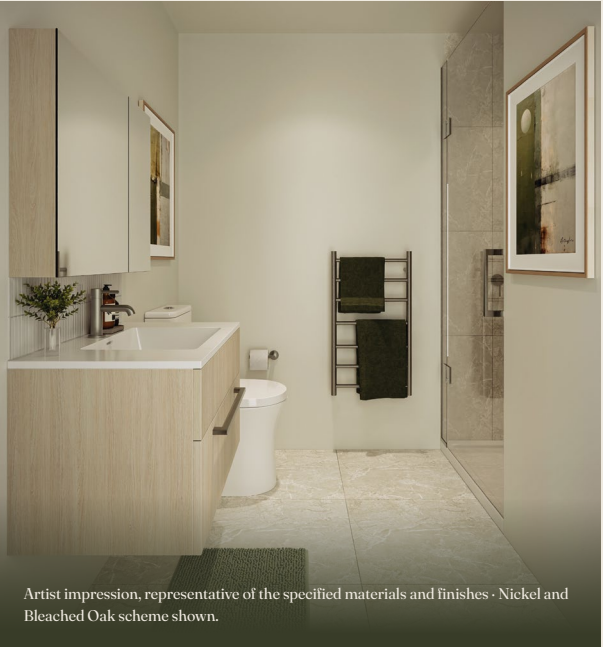
Outdoor Living	Pine decking, unstained
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Landscaping	Architecturally curated landscape and planting schedule
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Mailbox	Dedicated mailbox within a centrally located mailbox bank
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Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
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Scotia	All ceilings to wall, square stopped
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Artist impression, representative of the specified materials and finishes - Nickel and Bleached Oak scheme shown.

Roofing	Colorsteel metal roofing and gutters
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Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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Doors	Painted hollow core door, generally 1980mm high
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Artist impression, representative of the specified materials and finishes · Nickel and Bleached Oak scheme shown.

04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme	Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme	Staircase	Rail and fins finished in Resene Colourwood Natural on pine
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme	Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme		

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic	Sink	Stainless steel undermount sink	Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
Benchtops	Engineered stone benchtops, 20mm, Marmo White	Tapware	Gooseneck mixer with pull out spray, in the scheme metal	Splashback	Mosaic tiled splashback in matt white



06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
------------	---

07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

Power	Power outlets throughout
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabinetry Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

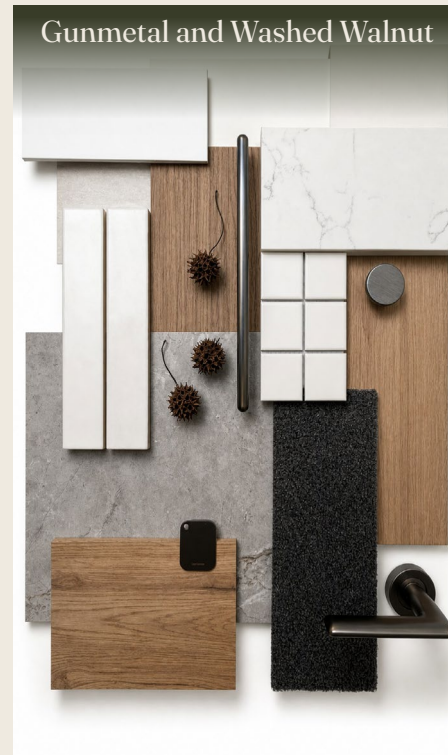
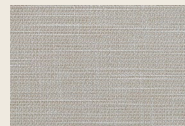


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabinetry Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)
Shaw linesque
Soba



Blind Fabric
(NOT a scheme element, optional upgrade)
Shaw linesque
Dove



16 Moreland Mews

Lot 7

2 2 2 Levels

Carpark 70.16 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.16m²

Floor by Floor
Ground 34.53m², first 35.63m²

Outdoor Area
Lawn 11.06m², deck 5.59m²

Block & Positioning
Block B, mid unit

Aspects
Takes the morning sun

Parking
Dedicated carpark

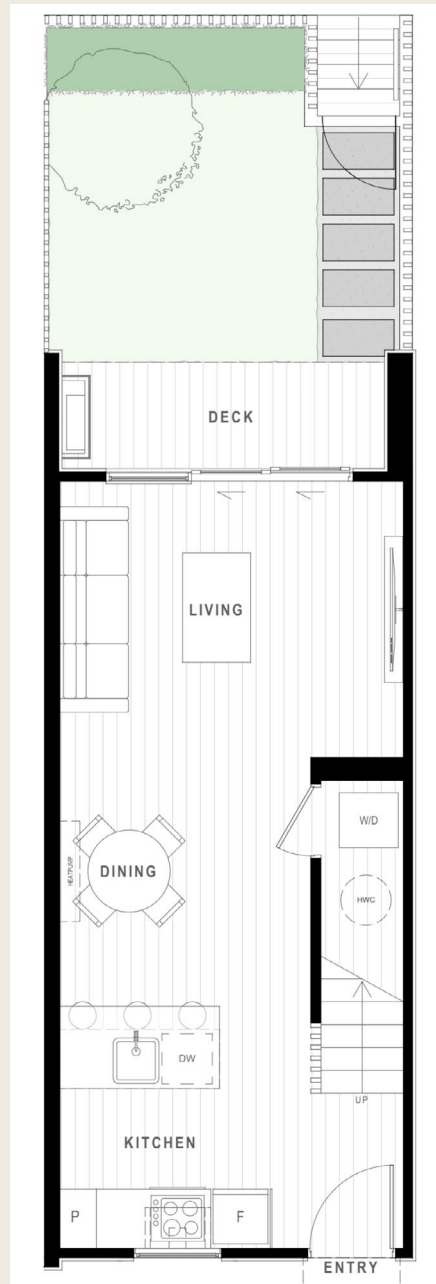
Outlook
Street outlook

Lot 7

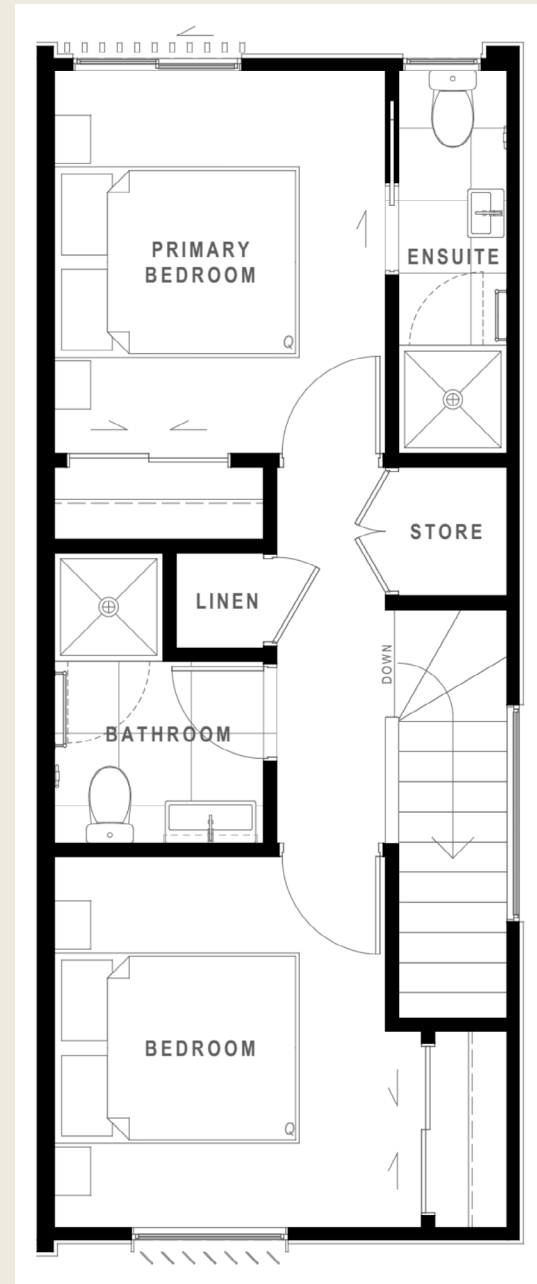
List price
\$759,000



Ground Floor



First Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	2 levels
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02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

Outdoor Living	Pine decking, unstained
Landscaping	Architecturally curated landscape and planting schedule

Mailbox	Dedicated mailbox within a centrally located mailbox bank
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.

Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
Scotia	All ceilings to wall, square stopped

Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Doors	Painted hollow core door, generally 1980mm high



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White

Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal
Splashback	Mosaic tiled splashback in matt white
Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Rangehood	Fisher and Paykel, stainless steel, vented to outside
Dishwasher	Fisher and Paykel, stainless steel dishwasher





07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Fixtures	Toilet roll holder in matching finish
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Shower	Acrylic base with tiled lining and safety glass doors and side panels
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen



Artist impression, representative of the specified materials and finishes · Nickel and Bleached Oak scheme shown.

Hot Water	180L electric hot water cylinder system	Power	Power outlets throughout
Internet	Fibre ready internet	Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy		

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

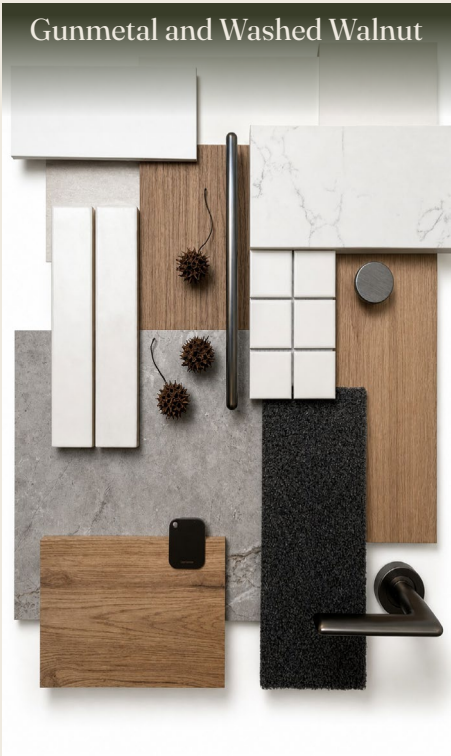
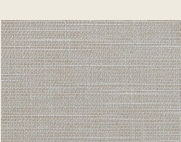


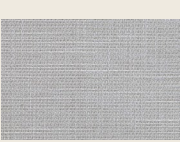
IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric	Shaw linesque Soba
(NOT a scheme element, optional upgrade)	



Blind Fabric	Shaw linesque Dove
(NOT a scheme element, optional upgrade)	



14 Moreland Mews

Lot 8

2 2 2 Levels

Carpark 70.41 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.41m²

Floor by Floor
Ground 34.78m², first 35.63m²

Outdoor Area
Lawn 12.23m², deck 5.59m²

Block & Positioning
Block B, mid unit

Aspects
Takes the morning sun

Parking
Dedicated carpark

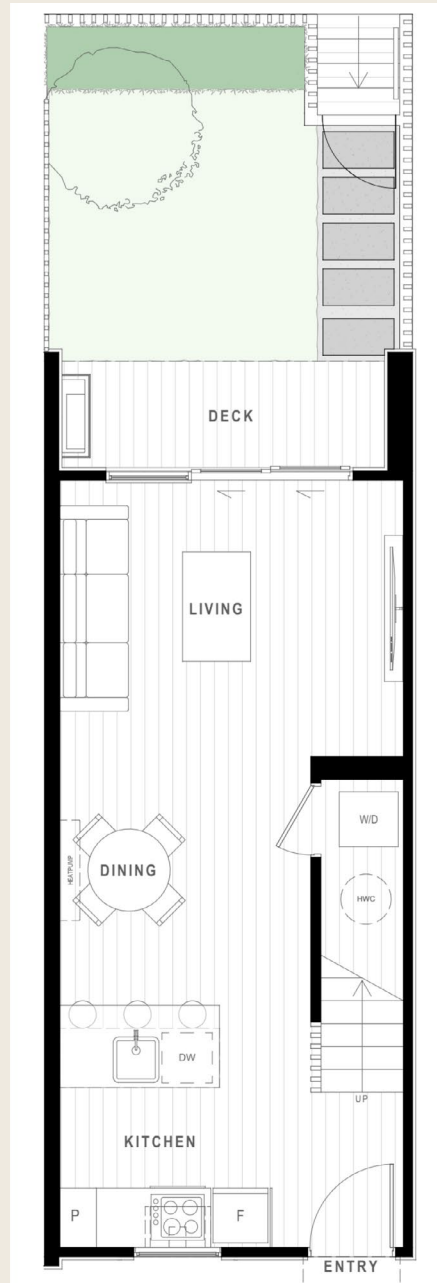
Outlook
Street outlook

Lot 8

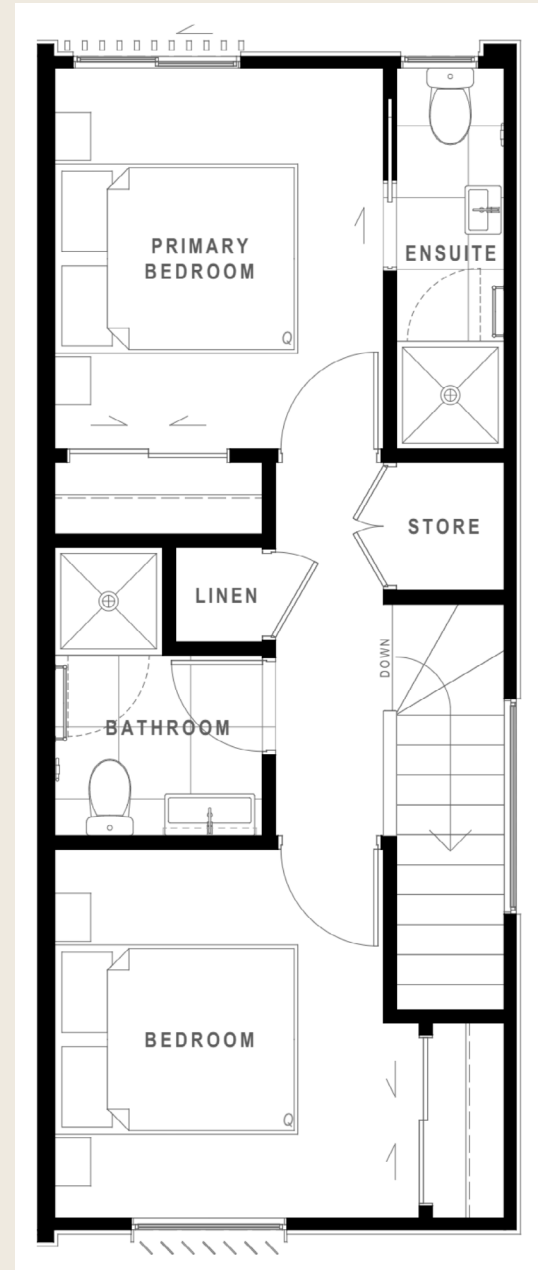
List price
\$759,000



Ground Floor



First Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

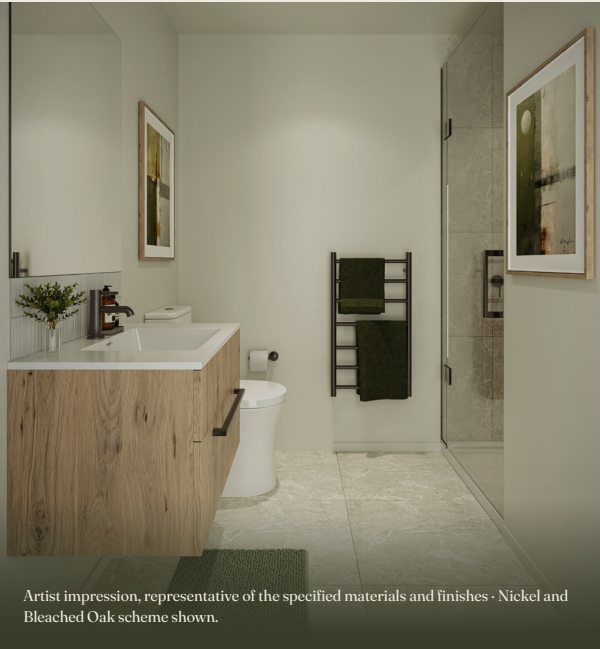
Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Level	2 levels
Outdoor Living	Pine decking, unstained
Landscaping	Architecturally curated landscape and planting schedule
Mailbox	Dedicated mailbox within a centrally located mailbox bank

Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
Scotia	All ceilings to wall, square stopped



Artist impression, representative of the specified materials and finishes - Nickel and Bleached Oak scheme shown.

Roofing	Colorsteel metal roofing and gutters
Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Doors	Painted hollow core door, generally 1980mm high



Artist impression, representative of the specified materials and finishes · Gunmetal and Washed Walnut scheme shown.

04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme	Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme	Staircase	Rail and fins finished in Resene Colourwood Natural on pine
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme	Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme		

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic	Sink	Stainless steel undermount sink	Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
Benchtops	Engineered stone benchtops, 20mm, Marmo White	Tapware	Gooseneck mixer with pull out spray, in the scheme metal	Splashback	Mosaic tiled splashback in matt white



06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
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07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal

Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite

Splashback	Tiled splashback in matt white
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Shower	Acrylic base with tiled lining and safety glass doors and side panels
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Tapware	Basin mixer, shower mixer and slide shower in the scheme metal
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08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

Power	Power outlets throughout
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

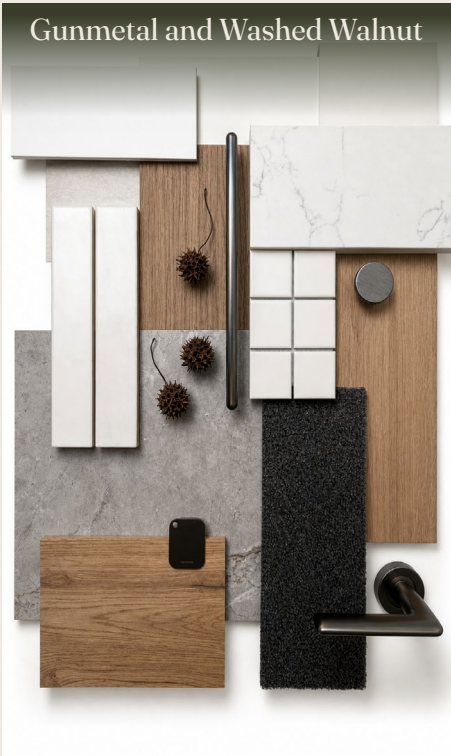
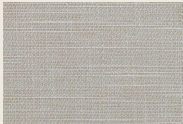


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



12 Moreland Mews

Lot 9

2 2 2 Levels

Carpark 70.42 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
70.42m²

Floor by Floor
Ground 34.78m², first 35.64m²

Outdoor Area
Lawn 11.83m², deck 5.59m²

Block & Positioning
Block B, mid unit

Aspects
Takes the morning sun

Parking
Dedicated carpark

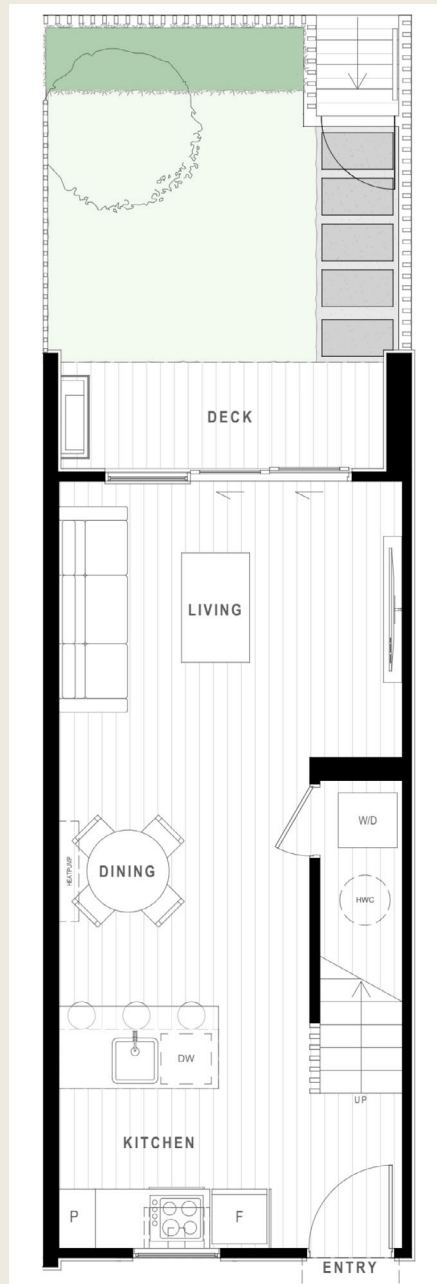
Outlook
Street outlook

Lot 9

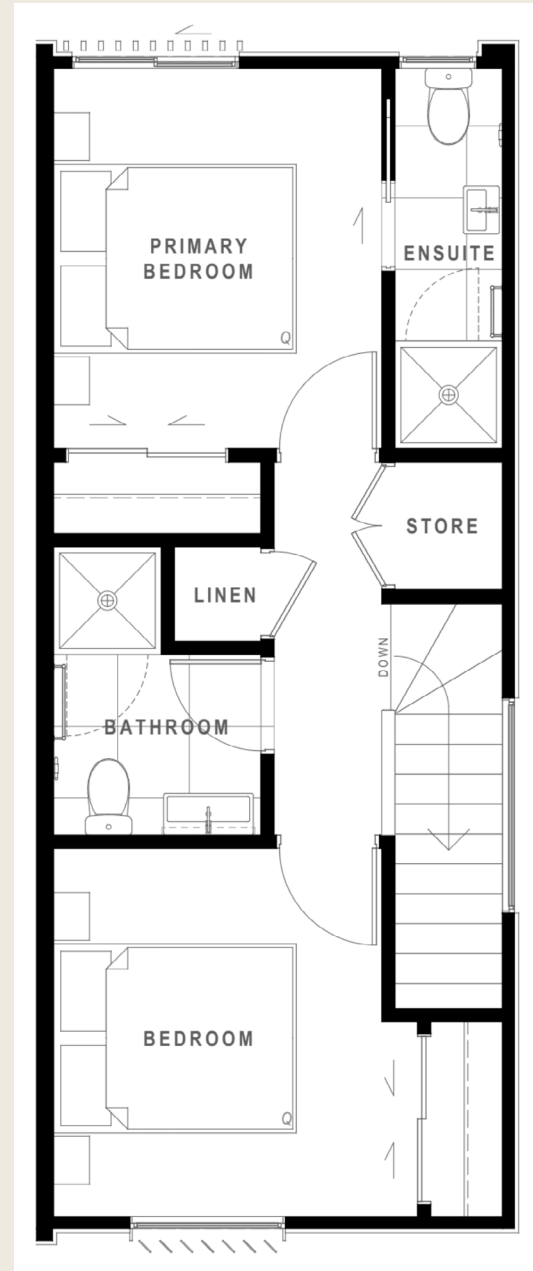
List price
\$759,000



Ground Floor



First Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	2 levels
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02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

Outdoor Living	Pine decking, unstained
Landscaping	Architecturally curated landscape and planting schedule

Mailbox	Dedicated mailbox within a centrally located mailbox bank
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.

Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
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Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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Scotia	All ceilings to wall, square stopped
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Doors	Painted hollow core door, generally 1980mm high
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04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White

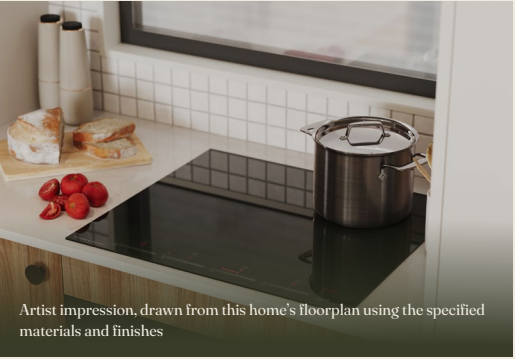
06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal
Splashback	Mosaic tiled splashback in matt white
Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge

Rangehood	Fisher and Paykel, stainless steel, vented to outside
Dishwasher	Fisher and Paykel, stainless steel dishwasher





07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Fixtures	Toilet roll holder in matching finish
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Shower	Acrylic base with tiled lining and safety glass doors and side panels
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen



Artist impression, drawn from this home’s floorplan using the specified materials and finishes · Gunmetal and Washed Walnut scheme shown.

Hot Water	180L electric hot water cylinder system	Power	Power outlets throughout
Internet	Fibre ready internet	Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy		

All That’s Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

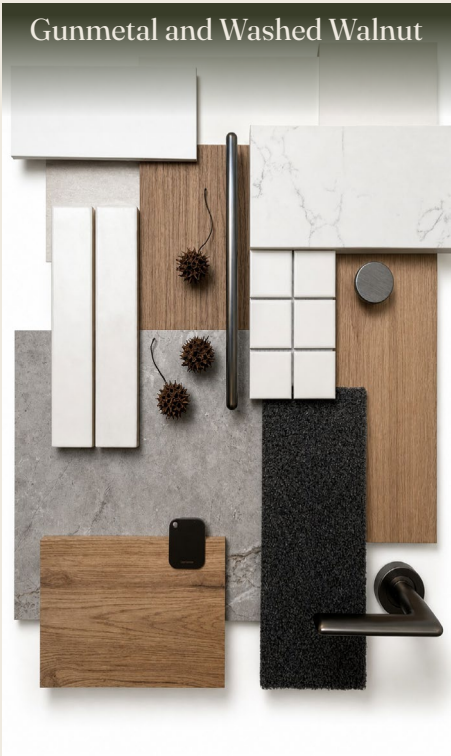
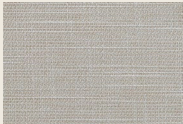


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



10 Moreland Mews

Lot 10

2 2 2 Levels

Carpark 73.64 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
73.64m²

Floor by Floor
Ground 36.51m², first 37.13m²

Outdoor Area
Lawn 29.93m², deck 5.84m²

Block & Positioning
Block B, corner unit

Aspects
Takes the morning sun

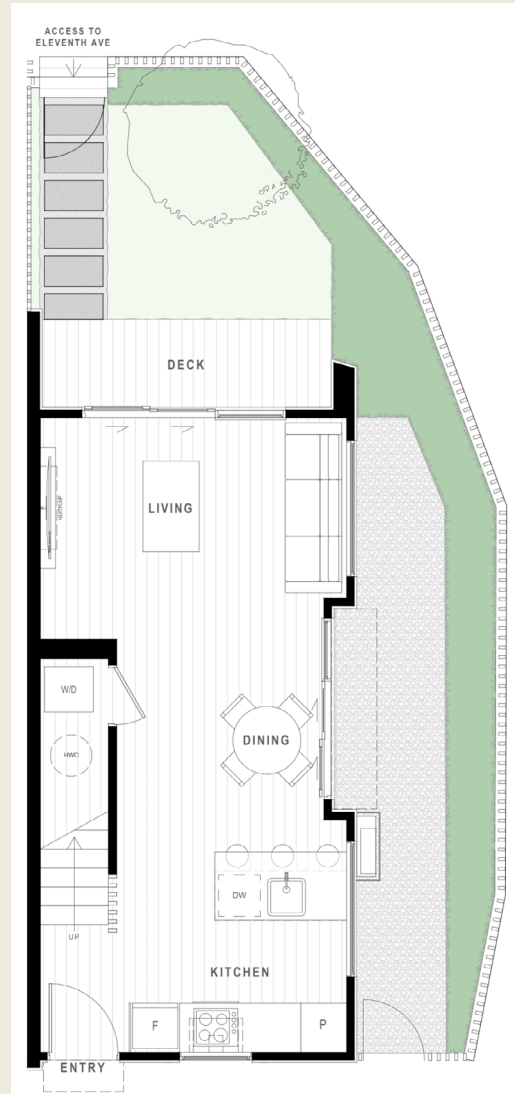
Parking
Dedicated carpark

Outlook
Park view across the side yard

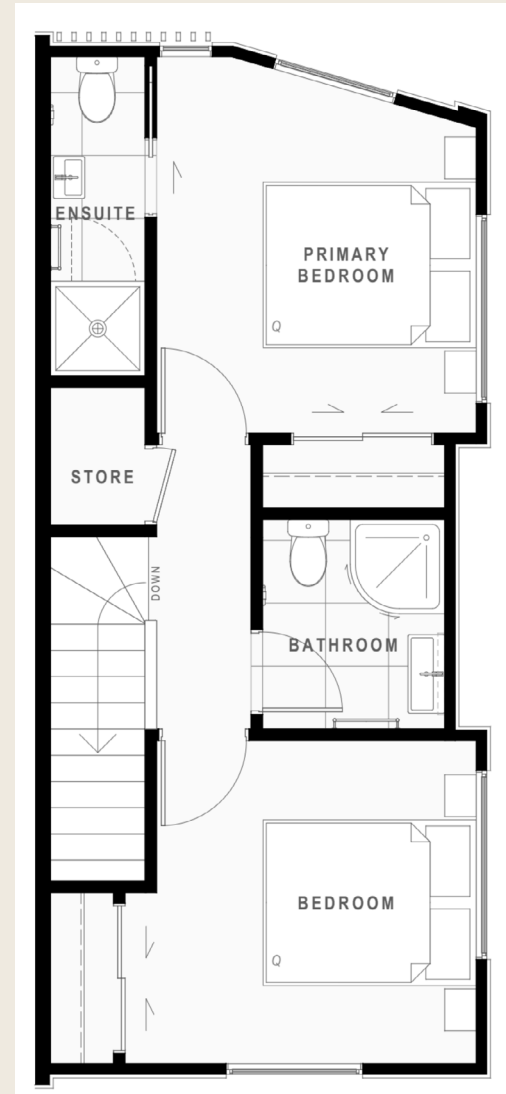
List price
\$789,000

Lot 10

Ground Floor



First Floor





01 Structure

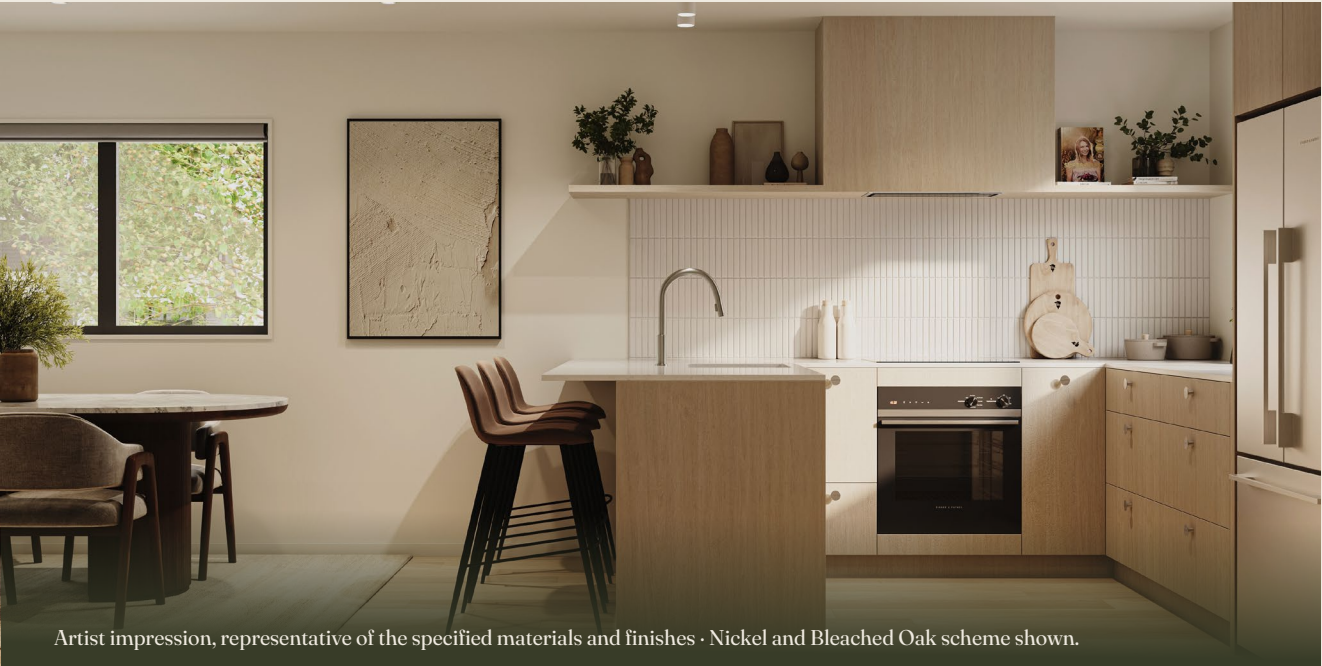
Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.
Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Level	2 levels

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.



Artist impression, representative of the specified materials and finishes · Nickel and Bleached Oak scheme shown.

Outdoor Living	Pine decking, unstained	Mailbox	Dedicated mailbox within a centrally located mailbox bank
Landscaping	Architecturally curated landscape and planting schedule	Roofing	Colorsteel metal roofing and gutters
Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal	Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Scotia	All ceilings to wall, square stopped	Doors	Painted hollow core door, generally 1980mm high



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

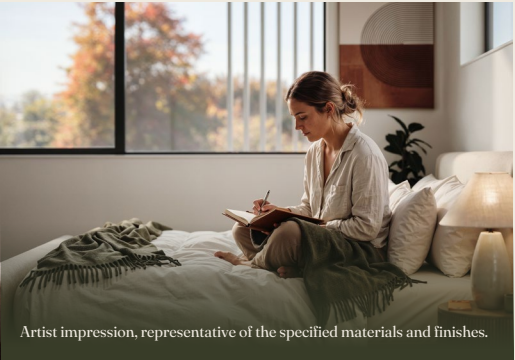
06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine

Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal
Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge

Rangehood	Fisher and Paykel, stainless steel, vented to outside
Dishwasher	Fisher and Paykel, stainless steel dishwasher





07 Bathroom

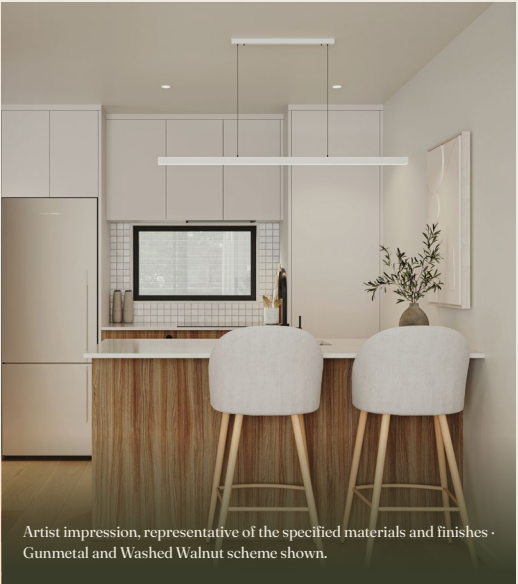
Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Power	Power outlets throughout
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy



Artist impression, representative of the specified materials and finishes - Gunmetal and Washed Walnut scheme shown.



Artist impression, representative of the specified materials and finishes.

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

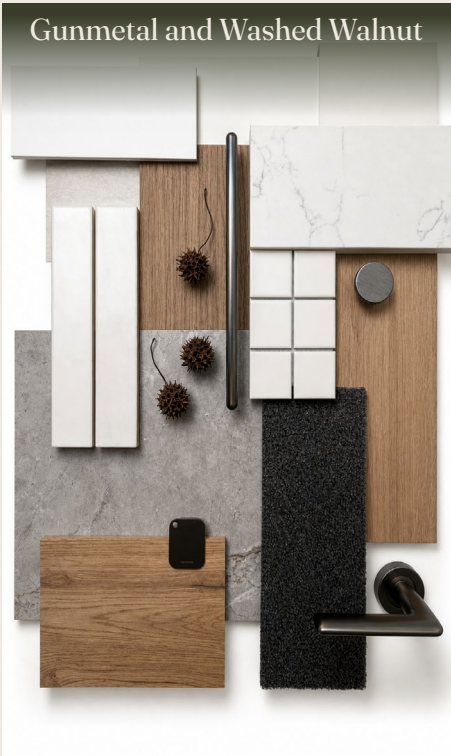
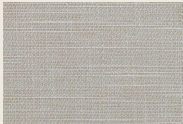


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



8 Moreland Mews

Lot 11

3 3 3 Levels

Garage 123.87 m²

Bedrooms and Bathrooms
3 bedrooms, 3 bathrooms

Total Floor Area
123.87 m²

Floor by Floor
Ground 41.88m², first 40.79m²,
second 41.19m²

Outdoor Area
Lawn 14.54m², deck 8.37m²

Block & Positioning
Block C, end unit

Aspects
Takes the morning sun

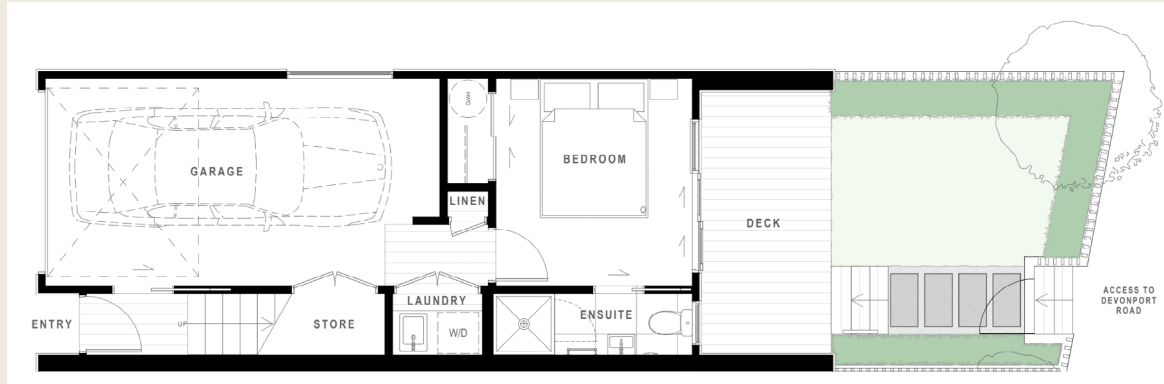
Parking
Internal lockable garage, plus an
additional carpark

Outlook
Park view

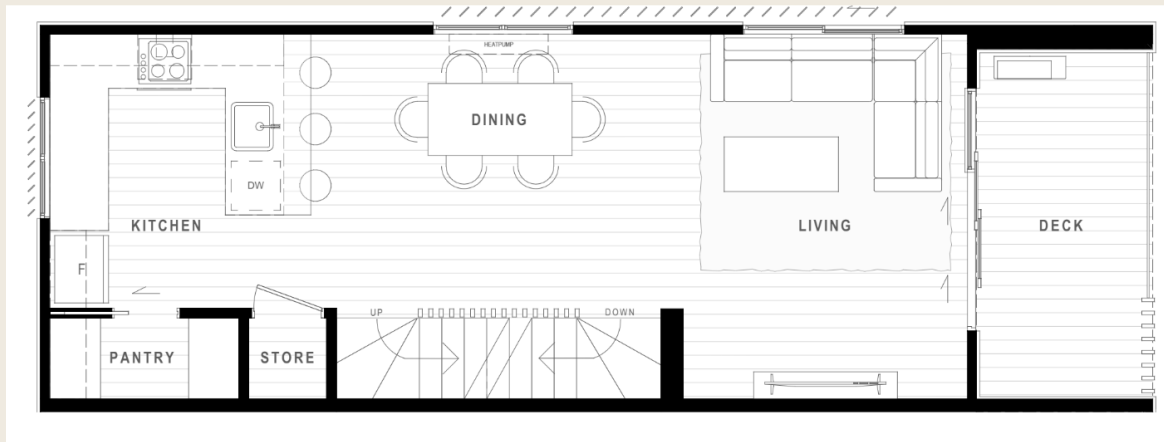
List price
\$929,000



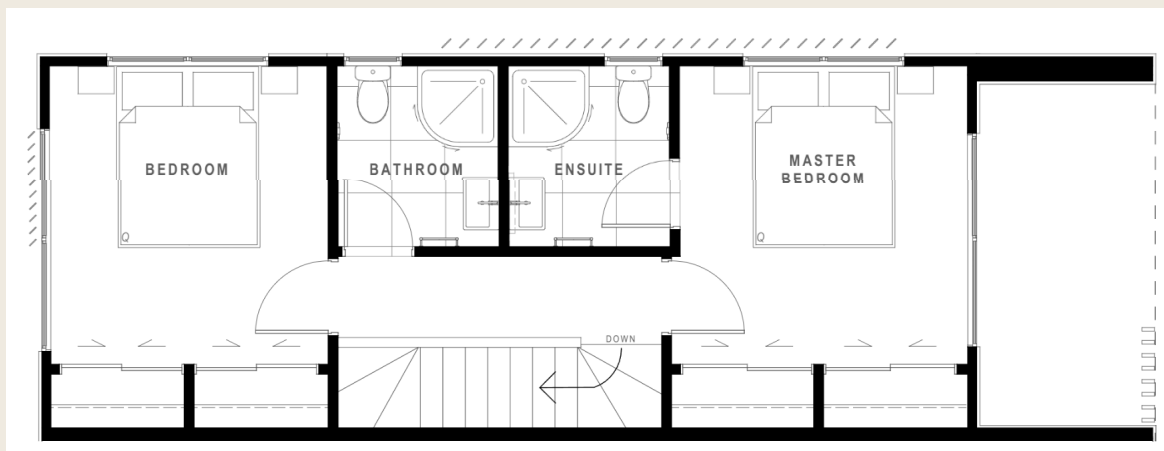
— Ground Floor



— First Floor



— Second Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	3 levels
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02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

Outdoor Living	Pine decking, unstained
Landscaping	Architecturally curated landscape and planting schedule

Mailbox	Dedicated mailbox within a centrally located mailbox bank
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.

Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
Scotia	All ceilings to wall, square stopped

Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Doors	Painted hollow core door, generally 1980mm high



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal
Splashback	Mosaic tiled splashback in matt white
Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge

Rangehood	Fisher and Paykel, stainless steel, vented to outside
Dishwasher	Fisher and Paykel, stainless steel dishwasher



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



07 Bathroom

Bathrooms	3 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Fixtures	Toilet roll holder in matching finish
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Shower	Acrylic base with tiled lining and safety glass doors and side panels
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen



Artist impression, representative of the specified materials and finishes · Gunmetal and Washed Walnut scheme shown.

Hot Water	180L electric hot water cylinder system	Power	Power outlets throughout
Internet	Fibre ready internet	Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy		

All That's Left to Decide

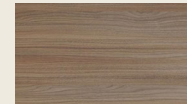
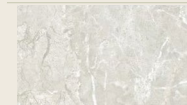
1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



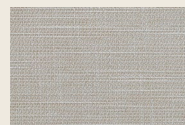
IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabinetry Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal



IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabinetry Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)
Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)
Shaw linesque Dove



6 Moreland Mews

Lot 12

3 3 3 Levels

Garage 123.16 m²

Bedrooms and Bathrooms
3 bedrooms, 3 bathrooms

Total Floor Area
123.16m²

Floor by Floor
Ground 41.62m², first 40.57m²,
second 40.97m²

Outdoor Area
Lawn 11.58m², deck 8.33m²

Block & Positioning
Block C, mid unit

Aspects
Takes the morning sun

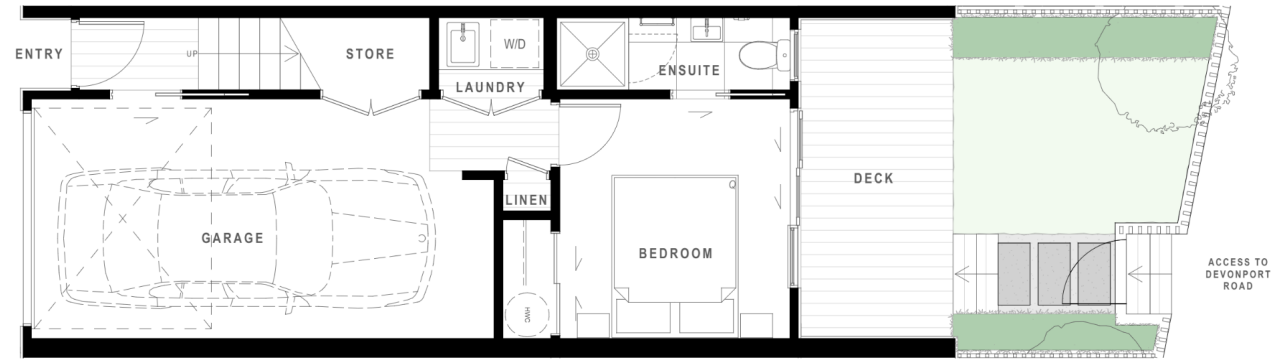
Parking
Internal lockable garage

Outlook
Park view

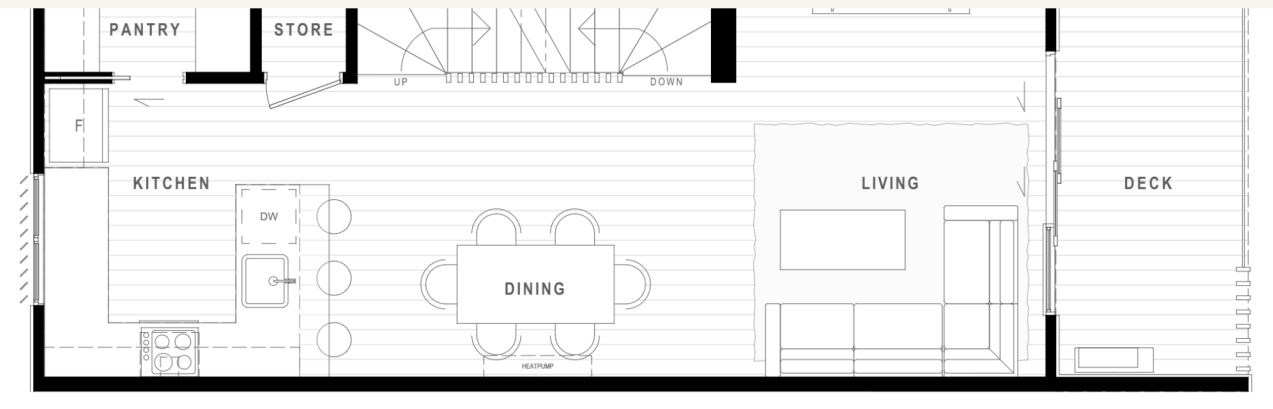
List price
\$905,000



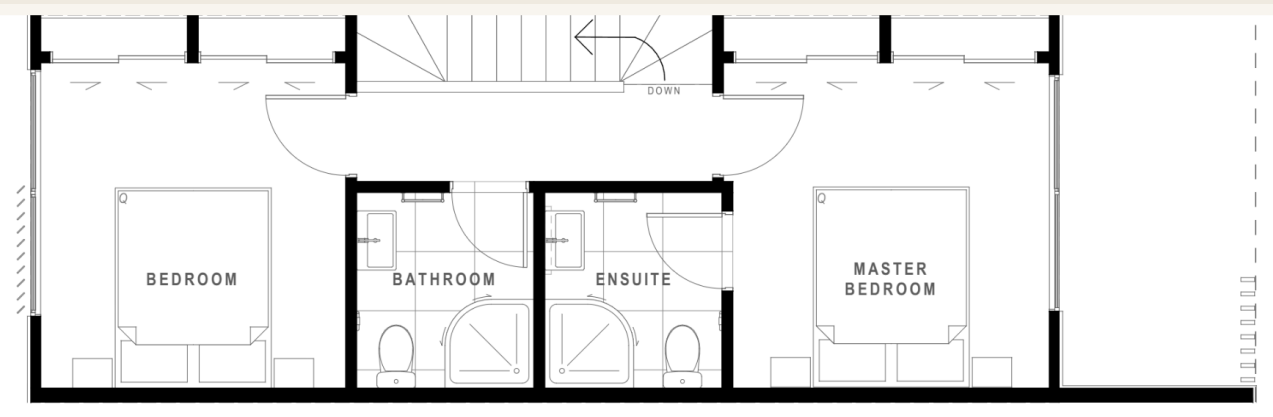
— Ground Floor



— First Floor



— Second Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.
Doors	Painted hollow core door, generally 1980mm high

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	3 levels
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Outdoor Living	Pine decking, unstained
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Landscaping	Architecturally curated landscape and planting schedule
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Mailbox	Dedicated mailbox within a centrally located mailbox bank
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Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
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Scotia	All ceilings to wall, square stopped
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Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White



Artist impression, representative of the specified materials and finishes - Nickel and Bleached Oak scheme shown.

Sink	Stainless steel undermount sink	Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
Tapware	Gooseneck mixer with pull out spray, in the scheme metal	Splashback	Mosaic tiled splashback in matt white



06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven	Rangehood	Fisher and Paykel, stainless steel, vented to outside	Dishwasher	Fisher and Paykel, stainless steel dishwasher
Cooktop	Fisher and Paykel, induction cooktop, 4 elements				

07 Bathroom

Bathrooms	3 bathrooms	Fan	Extractor fan above showers, vented to outside	Fixtures	Toilet roll holder in matching finish
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme	Toilets	Back to wall rimless toilet, dual flush	Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Splashback	Tiled splashback in matt white	Heated Towel Rail	Ladder style heated towel rail in the scheme metal	Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Internal lockable garage	Hot Water	180L electric hot water cylinder system	Power	Power outlets throughout
Climate Control	Single hi wall heat pump and air conditioner	Internet	Fibre ready internet	Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life
Wardrobes	Ventilated wire shelving and rail provided	Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy		
Lighting	Recessed LED downlights with pendant over kitchen				

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabinetry Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

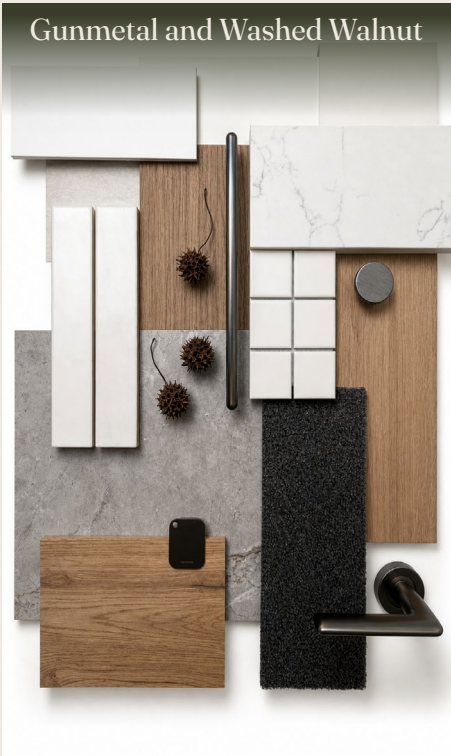
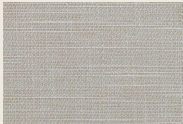


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabinetry Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



4 Moreland Mews

Lot 13

3 3 3 Levels

Garage 123.15 m²

Bedrooms and Bathrooms
3 bedrooms, 3 bathrooms

Total Floor Area
123.15m²

Floor by Floor
Ground 41.62m², first 40.57m²,
second 40.96m²

Outdoor Area
Lawn 7.70m², deck 8.33m²

Block & Positioning
Block C, mid unit

Aspects
Takes the morning sun

Parking
Internal lockable garage

Outlook
Park view

List price
\$899,000

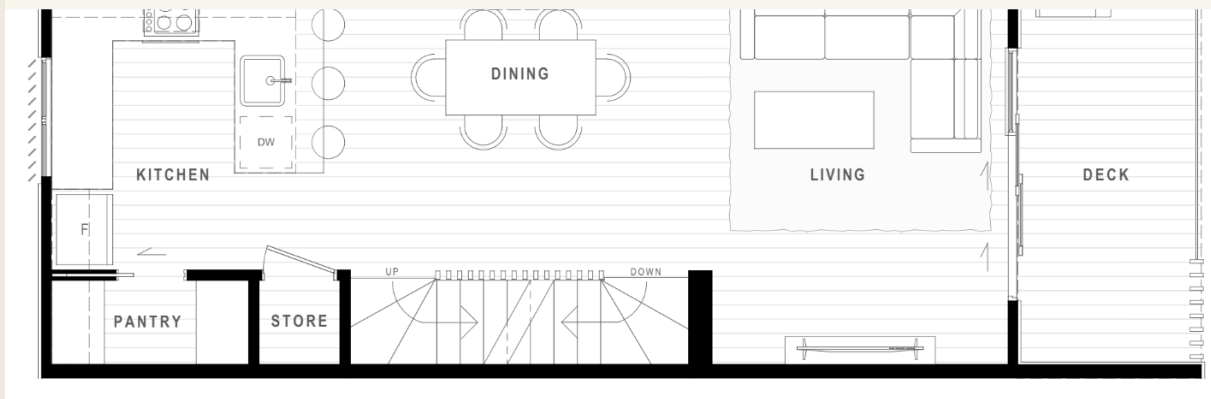
Lot 13



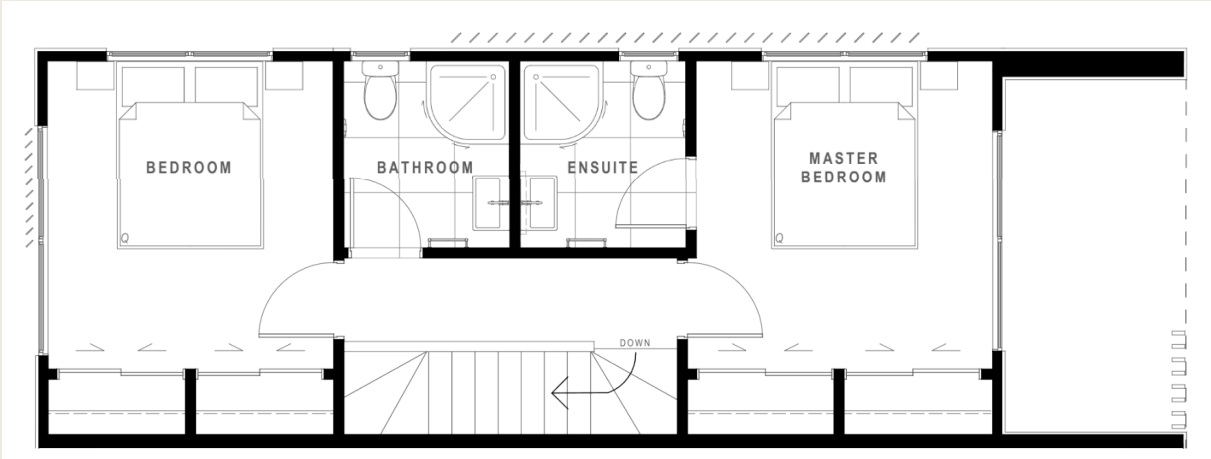
— Ground Floor



— First Floor



— Second Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.
Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
Level	3 levels

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.



Artist impression, representative of the specified materials and finishes · Nickel and Bleached Oak scheme shown.

Outdoor Living	Pine decking, unstained	Mailbox	Dedicated mailbox within a centrally located mailbox bank
Landscaping	Architecturally curated landscape and planting schedule	Roofing	Colorsteel metal roofing and gutters
Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal	Window Furnishings	Roller blinds available as an optional upgrade, priced separately
Scotia	All ceilings to wall, square stopped	Doors	Painted hollow core door, generally 1980mm high



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
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Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
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Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal
Splashback	Mosaic tiled splashback in matt white
Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge

Rangehood	Fisher and Paykel, stainless steel, vented to outside
Dishwasher	Fisher and Paykel, stainless steel dishwasher



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



07 Bathroom

Bathrooms	3 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Fixtures	Toilet roll holder in matching finish
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Shower	Acrylic base with tiled lining and safety glass doors and side panels
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Internal lockable garage
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen



Artist impression, representative of the specified materials and finishes · Gunmetal and Washed Walnut scheme shown.

Hot Water	180L electric hot water cylinder system	Power	Power outlets throughout
Internet	Fibre ready internet	Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy		

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

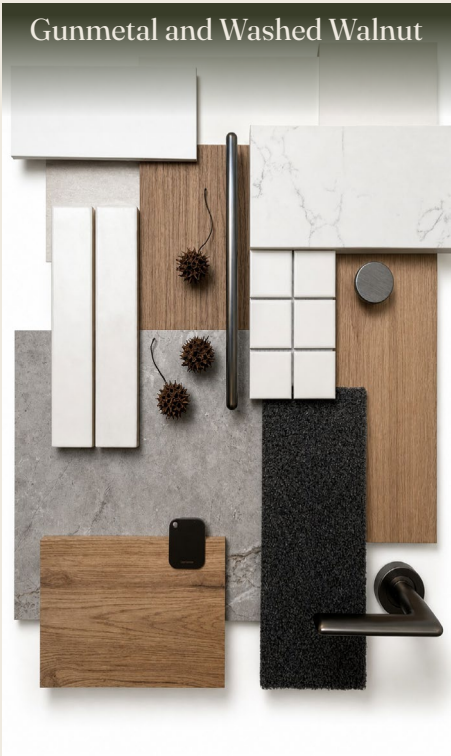
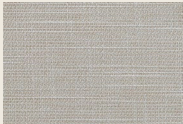


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



2 Moreland Mews

Lot 14

3 3 3 Levels

Garage 124.19 m²

Bedrooms and Bathrooms
3 bedrooms, 3 bathrooms

Total Floor Area
124.19m²

Floor by Floor
Ground 41.72m², first 41.24m²,
second 41.23m²

Outdoor Area
Lawn 4.42m², deck 7.46m²

Block & Positioning
Block C, mid unit

Aspects
Takes the morning sun

Parking
Internal lockable garage, plus an
additional carpark

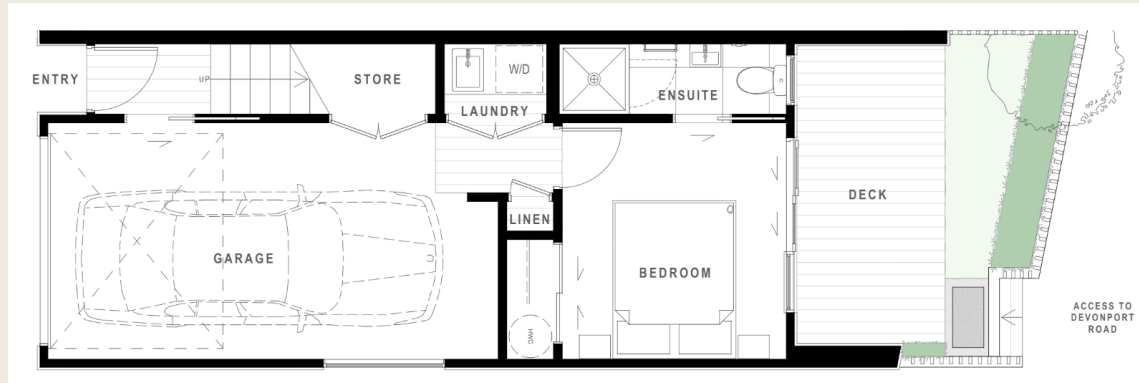
Outlook
Park view

List price
\$915,000

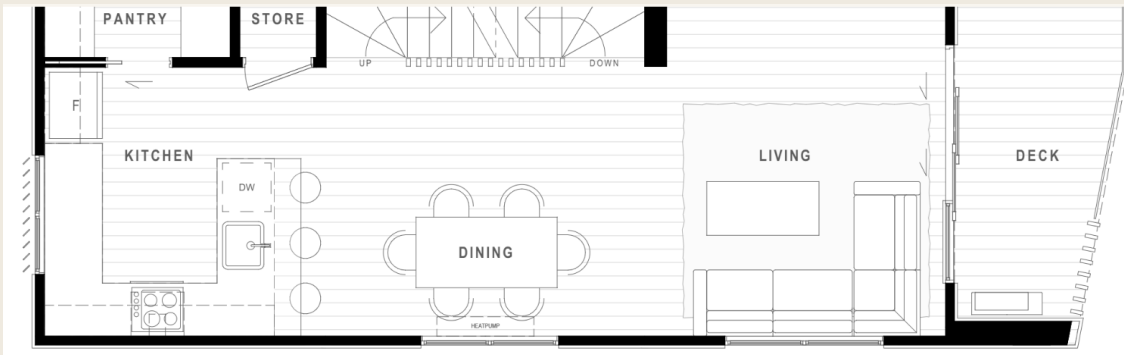
Lot 14



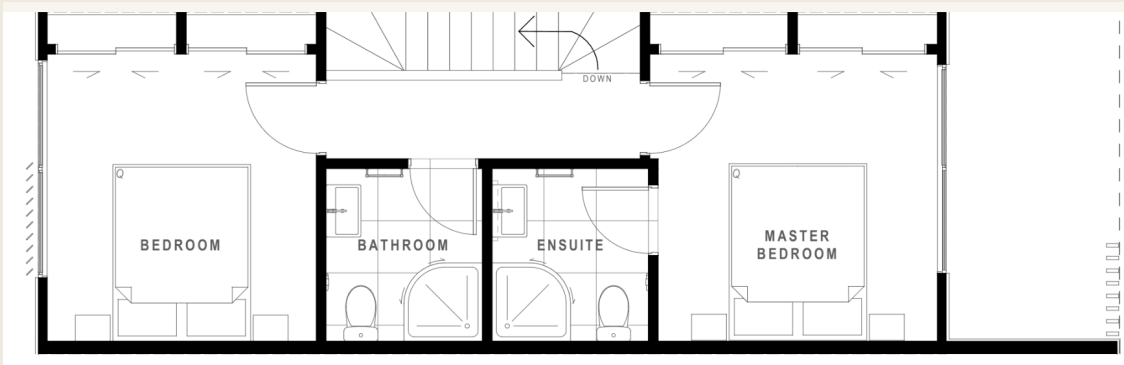
— Ground Floor



— First Floor



— Second Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.
Doors	Painted hollow core door, generally 1980mm high

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	3 levels
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Outdoor Living	Pine decking, unstained
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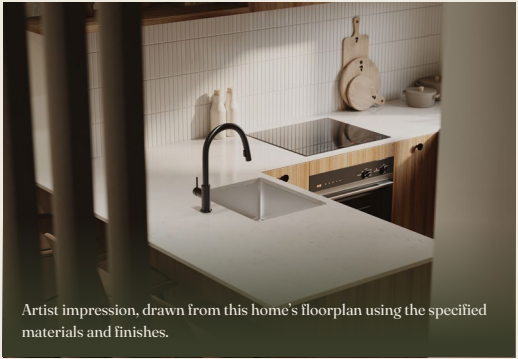
Landscaping	Architecturally curated landscape and planting schedule
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Mailbox	Dedicated mailbox within a centrally located mailbox bank
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Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
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Scotia	All ceilings to wall, square stopped
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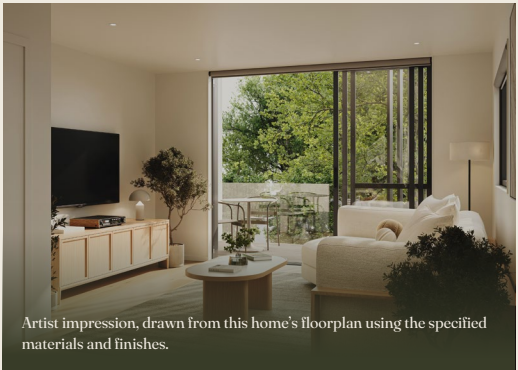
Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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Artist impression, drawn from this home's floorplan using the specified materials and finishes.



Artist impression, drawn from this home's floorplan using the specified materials and finishes.



Artist impression, drawn from this home's floorplan using the specified materials and finishes.



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
Staircase	Rail and fins finished in Resene Colourwood Natural on pine
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White



Sink	Stainless steel undermount sink	Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
Tapware	Gooseneck mixer with pull out spray, in the scheme metal	Splashback	Mosaic tiled splashback in matt white



06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
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07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Internal lockable garage
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

Power	Power outlets throughout
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

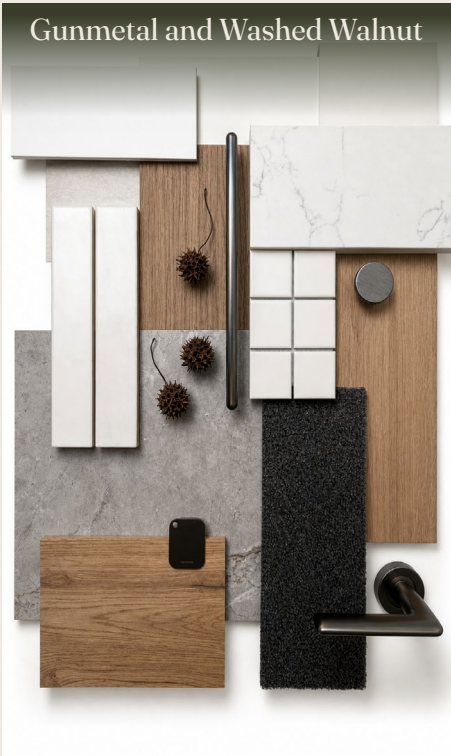


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabintery Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



1 Moreland Mews

Lot 15

2+ Study 2 3 Levels

Garage 126.07 m²

Bedrooms and Bathrooms

2 bedrooms, 2 bathrooms

Total Floor Area

126.07m²

Floor by Floor

Ground 37.39m², first 43.12m²,
second 45.56m²

Outdoor Area

Lawn 17.94m², deck 9.60m²

Block & Positioning

Block D, end unit

Aspects

Takes the morning sun

Parking

Internal lockable garage

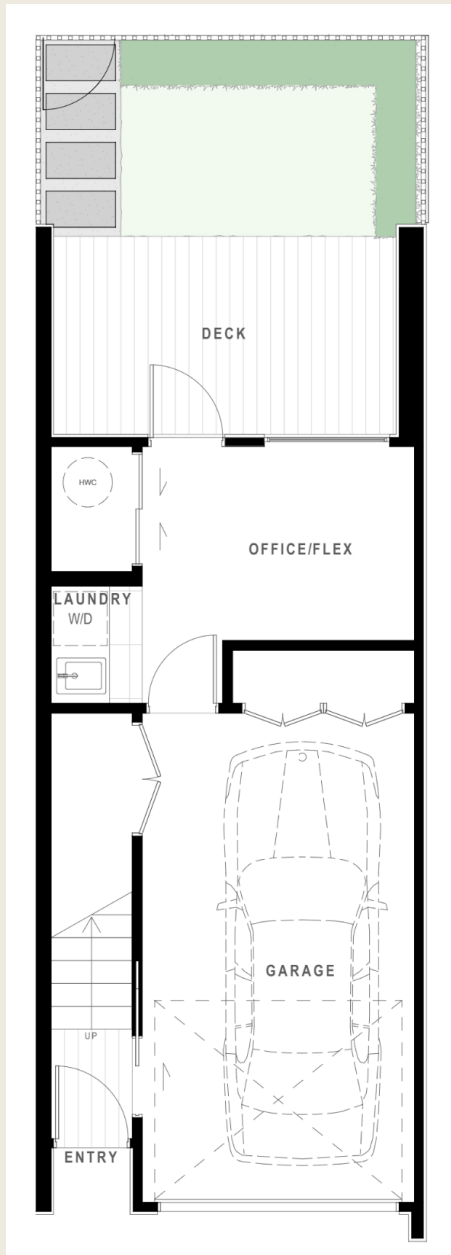
Outlook

Garden and green outlook

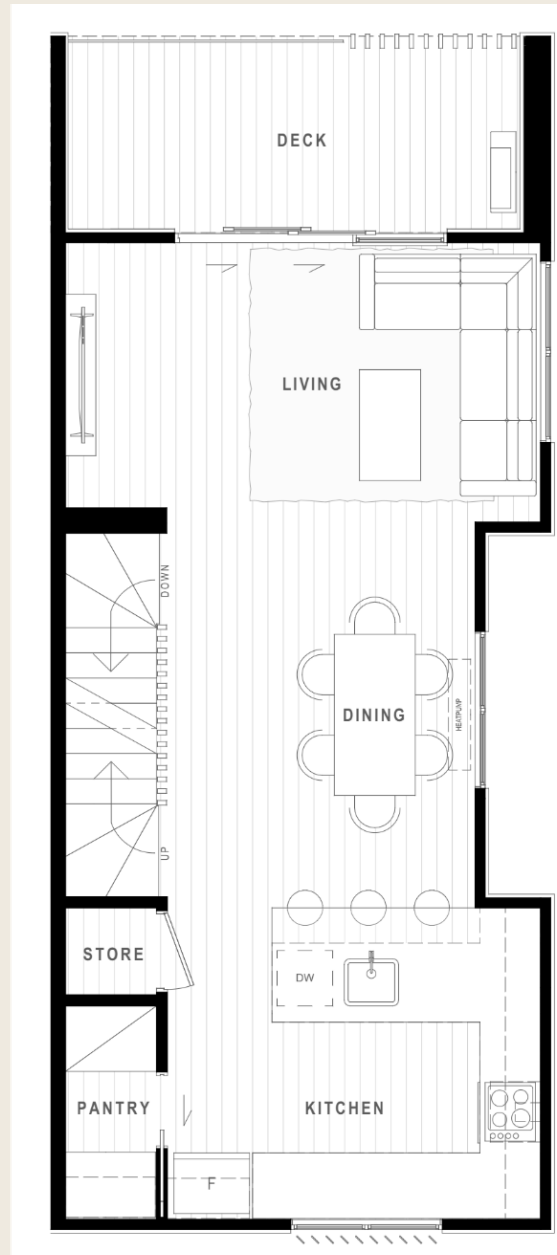
List price
\$849,000



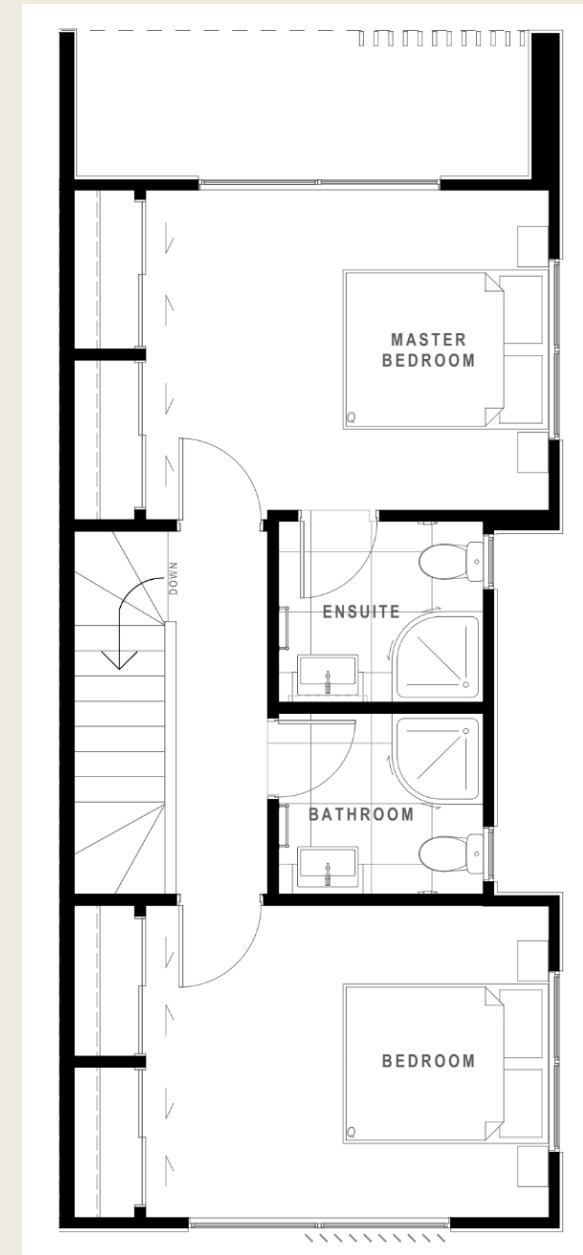
Ground Floor



First Floor



Second Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.
Doors	Painted hollow core door, generally 1980mm high

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	3 levels
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Outdoor Living	Pine decking, unstained
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Landscaping	Architecturally curated landscape and planting schedule
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Mailbox	Dedicated mailbox within a centrally located mailbox bank
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Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
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Scotia	All ceilings to wall, square stopped
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Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
Hallways and Stairs	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme
Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White
Splashback	Mosaic tiled splashback in matt white

06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Bathrooms	600x600 ceramic tiles, Adex Silver or Silver River Grigio to match the scheme
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Staircase	Rail and fins finished in Resene Colourwood Natural on pine
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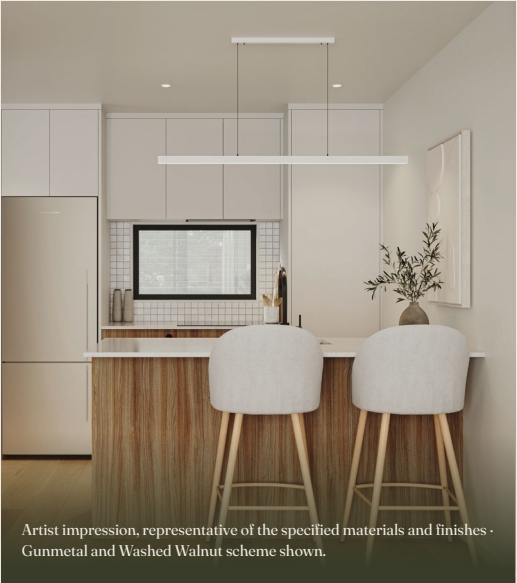
Sink	Stainless steel undermount sink
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Tapware	Gooseneck mixer with pull out spray, in the scheme metal
---------	--

Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
--------------	---

Rangehood	Fisher and Paykel, stainless steel, vented to outside
-----------	---

Dishwasher	Fisher and Paykel, stainless steel dishwasher
------------	---



Artist impression, representative of the specified materials and finishes - Gunmetal and Washed Walnut scheme shown.



Artist impression, representative of the specified materials and finishes.



07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white
Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Fixtures	Toilet roll holder in matching finish
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Shower	Acrylic base with tiled lining and safety glass doors and side panels
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen



Artist impression, representative of the specified materials and finishes · Nickel and Bleached Oak scheme shown.

Hot Water	180L electric hot water cylinder system	Power	Power outlets throughout
Internet	Fibre ready internet	Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy		

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabinetry Accent	Whitewashed Oak Organic
	Bathroom Vanity and Mirror Cabinet	Seasoned Oak
	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

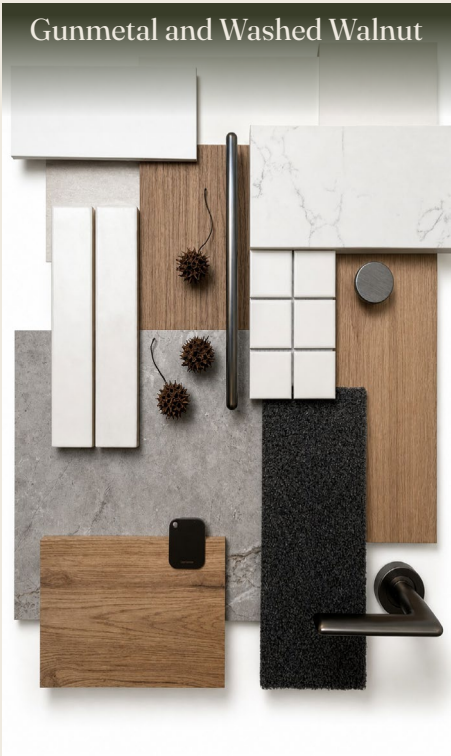
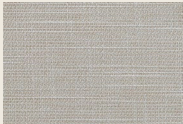


IMAGE	ELEMENT	FINISH
	Metal Finish	Gunmetal
	Kitchen Cabinetry Accent	Danish Walnut Organic
	Bathroom Vanity and Mirror Cabinet	French Oak Velvet
	Bathroom Floor and Shower Tile	Silver River Grigio Matt 600x600, Magellan Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Fresco

2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



3 Moreland Mews

Lot 16

2+Study 2 3 Levels

Garage 116.34 m²

Bedrooms and Bathrooms

2 bedrooms, 2 bathrooms

Total Floor Area

116.34m²

Floor by Floor

Ground 37.04m², first 38.82m²,
second 40.47m²

Outdoor Area

Lawn 19.14m², deck 8.28m²

Block & Positioning

Block D, mid unit

Aspects

Takes the morning sun

Parking

Internal lockable garage

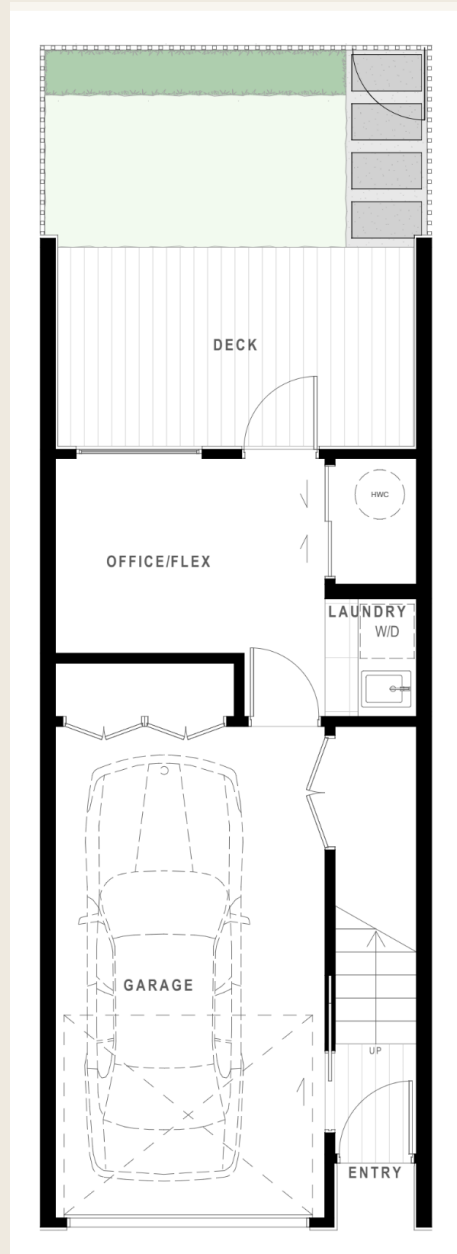
Outlook

Garden and green outlook

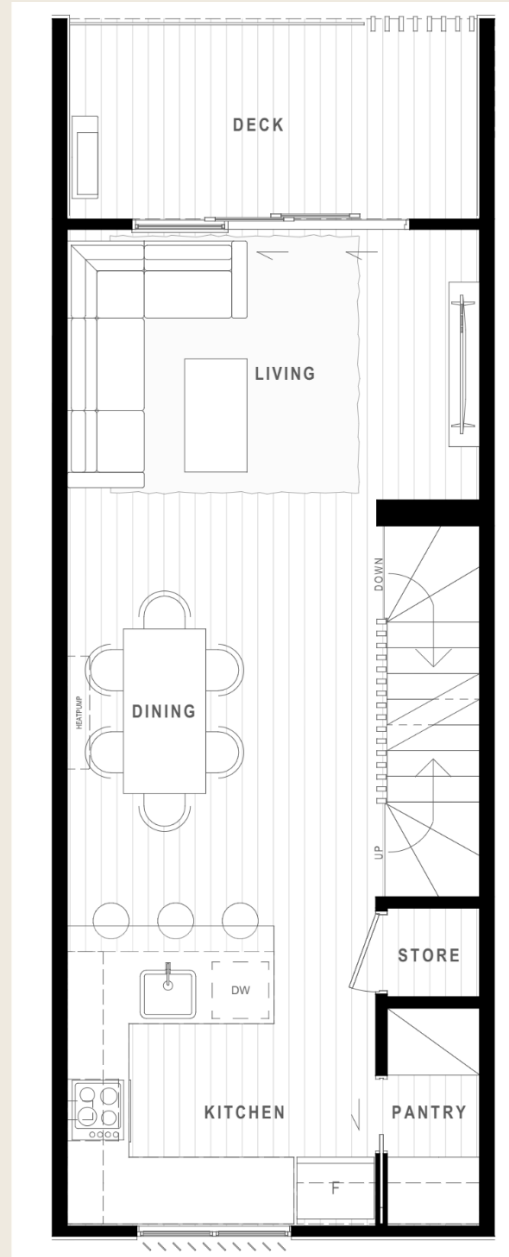
List price
\$819,000



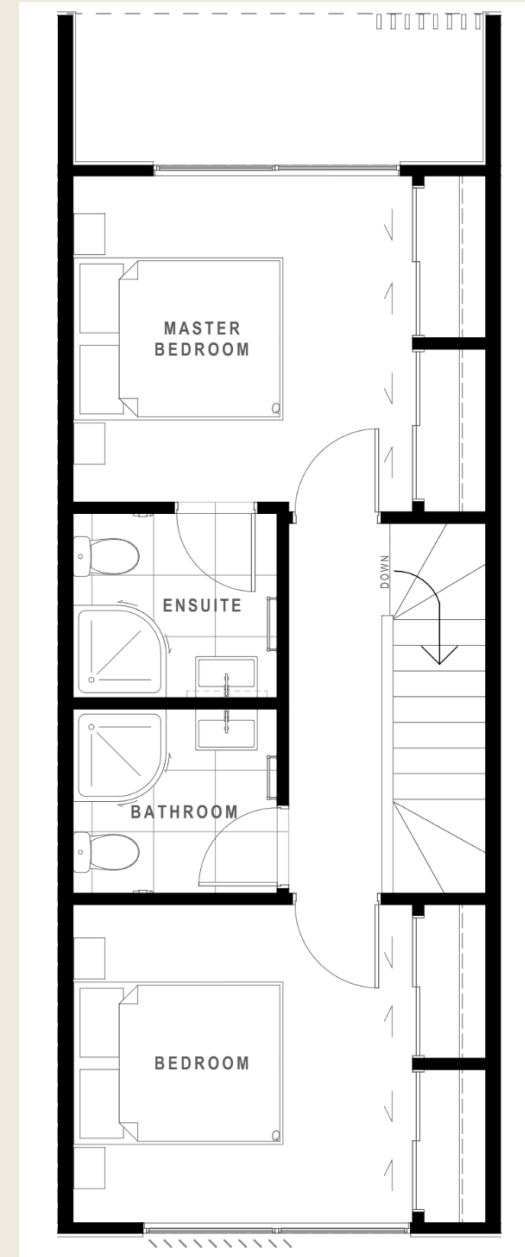
Ground Floor



First Floor



Second Floor





01 Structure

Foundation	Reinforced concrete, engineered to achieve NZBC requirements
Floor	Ground level, engineered concrete floor slab. Upper level, timber flooring system.

02 Exterior

Cladding	Combination of vertical board and painted brick with aluminium louvres
Main Entry Doors	Aluminium T and G flat panel door with Yale digital keyless entry
Joinery and Windows	Double glazed, low E, prefinished powder coated aluminium
Roofing	Colorsteel metal roofing and gutters

03 Interior

Internal Linings	Plasterboard stopped and painted to a level 4 finish
Skirting and Door Trim	60x10mm single bevel painted timber or MDF, with pine door trims and reveals. Grooved jambs to windows and exterior joinery in place of architrave.
Doors	Painted hollow core door, generally 1980mm high

Frame	Timber framing with approximately 2.4m stud height to NZBC requirements
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Level	3 levels
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Outdoor Living	Pine decking, unstained
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Landscaping	Architecturally curated landscape and planting schedule
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Mailbox	Dedicated mailbox within a centrally located mailbox bank
---------	---

Door Hardware	Lever handles in the scheme metal, Brushed Nickel or Gunmetal
---------------	---

Scotia	All ceilings to wall, square stopped
--------	--------------------------------------

Window Furnishings	Roller blinds available as an optional upgrade, priced separately
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Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes - Gunmetal and Washed Walnut scheme shown.

04 Floor Coverings

Kitchen and Living	Belgotex Purefloor 8 laminate, Roble Liora or Roble Dalia to match the scheme
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Bedrooms	Belgotex Enzo solution dyed nylon carpet on luxury underlay, Opal or Fresco to match the scheme

Staircase	Rail and fins finished in Resene Colourwood Natural on pine
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05 Kitchen

Cabinetry	Designer kitchen in Melteca finish with soft close drawers, both schemes complemented by White Pointer cabinetry with the scheme accent, Whitewashed Oak Organic or Danish Walnut Organic
Benchtops	Engineered stone benchtops, 20mm, Marmo White

Sink	Stainless steel undermount sink
Tapware	Gooseneck mixer with pull out spray, in the scheme metal

Refrigerator	Alcove in kitchen cabinetry for owner supplied fridge
Splashback	Mosaic tiled splashback in matt white



06 Appliances

Oven	Fisher and Paykel, stainless steel multi function oven
Cooktop	Fisher and Paykel, induction cooktop, 4 elements

Rangehood	Fisher and Paykel, stainless steel, vented to outside
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Dishwasher	Fisher and Paykel, stainless steel dishwasher
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07 Bathroom

Bathrooms	2 bathrooms
Vanity	Woodgrain wall hung vanity with drawer and ceramic basin, Seasoned Oak or French Oak Velvet to match the scheme
Splashback	Tiled splashback in matt white

Fan	Extractor fan above showers, vented to outside
Toilets	Back to wall rimless toilet, dual flush
Heated Towel Rail	Ladder style heated towel rail in the scheme metal
Shower	Acrylic base with tiled lining and safety glass doors and side panels

Fixtures	Toilet roll holder in matching finish
Mirrors	Mirrored medicine cabinet to the main bathroom, polished glass wall mirror to the ensuite
Tapware	Basin mixer, shower mixer and slide shower in the scheme metal

08 Other

Parking	Dedicated carpark
Climate Control	Single hi wall heat pump and air conditioner
Wardrobes	Ventilated wire shelving and rail provided
Lighting	Recessed LED downlights with pendant over kitchen

Hot Water	180L electric hot water cylinder system
Internet	Fibre ready internet
Laundry	Space for owner supplied washing machine and dryer, stacked, with stainless steel tub and stone benchtop in White Galaxy

Power	Power outlets throughout
Fire Safety	Wireless photoelectric smoke alarms with 10 year battery life

All That's Left to Decide

1. Colour Scheme

Select which scheme you want to furnish your home in, we have two options to select from:



IMAGE	ELEMENT	FINISH
	Metal Finish	Brushed Nickel
	Kitchen Cabintery Accent	Whitewashed Oak Organic
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	Bathroom Floor and Shower Tile	Adex Silver Matt 600x600, Misty Grey Grout
	Laminate Floor	Belgotex Purefloor 8 Roble
	Carpet	Belgotex Enzo Opal

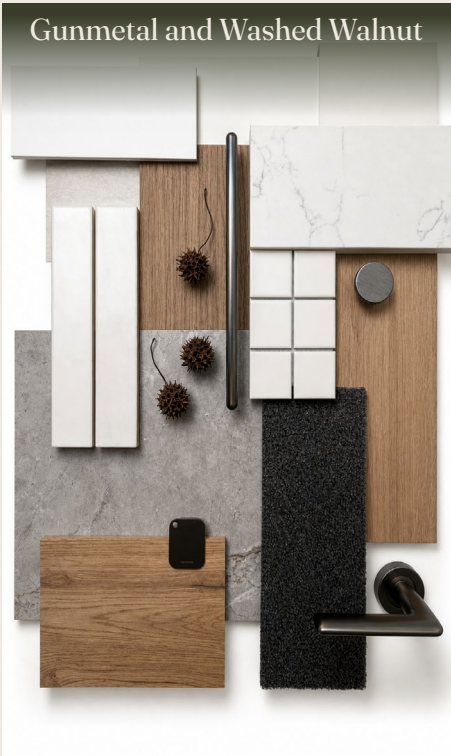
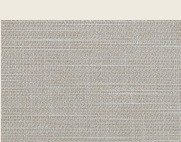


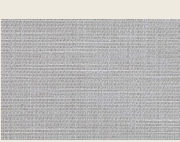
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2. Add Ons

Select if you would like to add on blinds, to match your colour scheme. This is a added variation to the list price.



Blind Fabric	Shaw linesque Soba
(NOT a scheme element, optional upgrade)	



Blind Fabric	Shaw linesque Dove
(NOT a scheme element, optional upgrade)	



5 Moreland Mews

Lot 17

2+Study 2 3 Levels

Garage 116.76 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
116.76m²

Floor by Floor
Ground 37.04m², first 38.82m²,
second 40.90m²

Outdoor Area
Lawn 19.14m², deck 8.28m²

Block & Positioning
Block D, mid unit

Aspects
Takes the morning sun

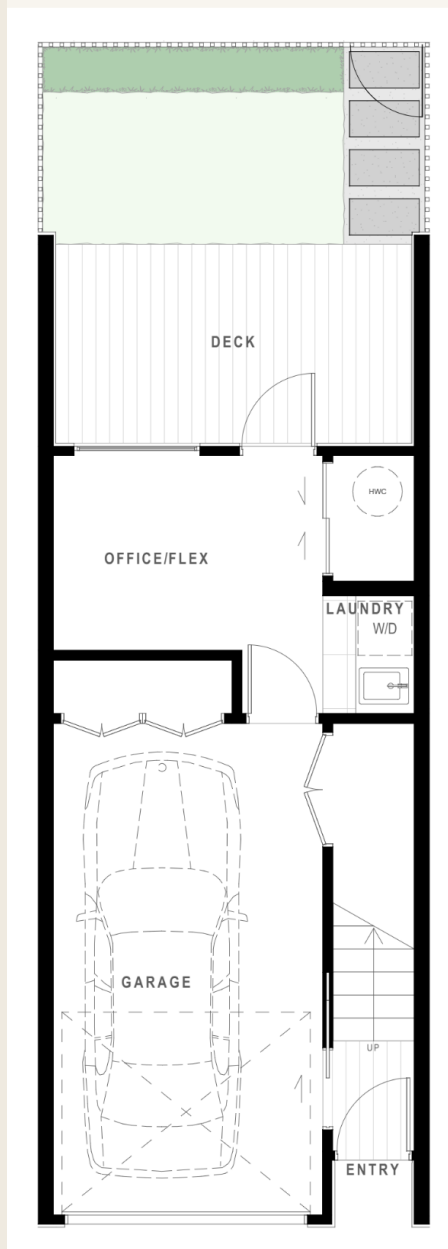
Parking
Internal lockable garage

Outlook
Garden and green outlook

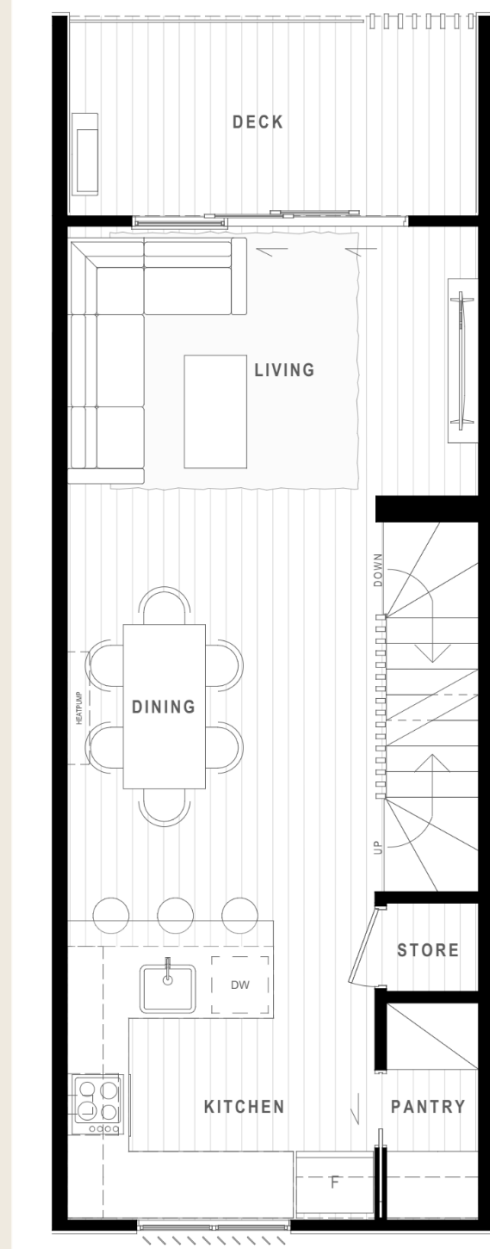
List price
\$819,000



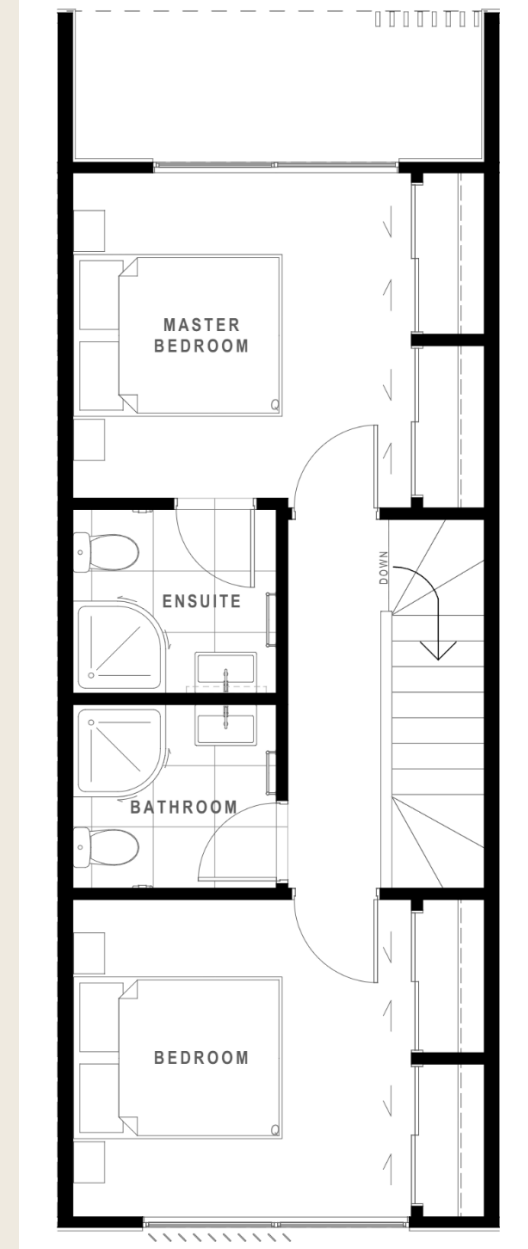
Ground Floor



First Floor



Second Floor





01 Structure

Foundation Reinforced concrete, engineered to achieve NZBC requirements

Floor Ground level, engineered concrete floor slab.
Upper level, timber flooring system.

02 Exterior

Cladding Combination of vertical board and painted brick with aluminium louvres

Main Entry Doors Aluminium T and G flat panel door with Yale digital keyless entry

Joinery and Windows Double glazed, low E, prefinished powder coated aluminium

Roofing Colorsteel metal roofing and gutters

03 Interior

Internal Linings Plasterboard stopped and painted to a level 4 finish

Skirting and Door Trim 60x10mm single bevel painted timber or MDF, with pine door trims and reveals.
Grooved jambs to windows and exterior joinery in place of architrave.

Doors Painted hollow core door, generally 1980mm high

Frame Timber framing with approximately 2.4m stud height to NZBC requirements

Level 3 levels

Outdoor Living Pine decking, unstained

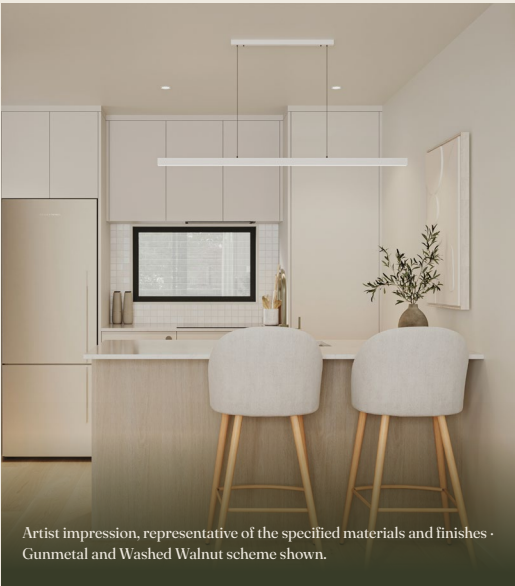
Landscaping Architecturally curated landscape and planting schedule

Mailbox Dedicated mailbox within a centrally located mailbox bank

Door Hardware Lever handles in the scheme metal, Brushed Nickel or Gunmetal

Scotia All ceilings to wall, square stopped

Window Furnishings Roller blinds available as an optional upgrade, priced separately



Artist impression, representative of the specified materials and finishes - Gunmetal and Washed Walnut scheme shown.



Artist impression, representative of the specified materials and finishes.



Artist impression, representative of the specified materials and finishes · Nickel and Bleached Oak scheme shown.

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07 Bathroom

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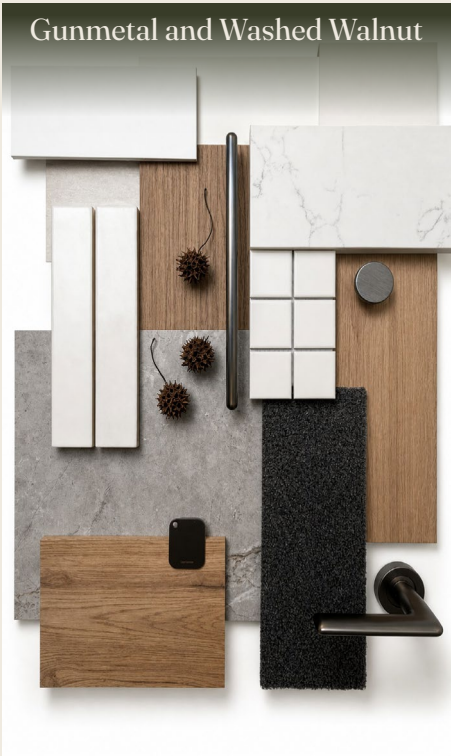


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2. Add Ons

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Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Soba



Blind Fabric
(NOT a scheme element, optional upgrade)

Shaw linesque Dove



7 Moreland Mews

Lot 18

2+Study 2 3 Levels

Garage 116.43 m²

Bedrooms and Bathrooms
2 bedrooms, 2 bathrooms

Total Floor Area
116.43m²

Floor by Floor
Ground 37.08m², first 38.62m²,
second 40.73m²

Outdoor Area
Lawn 28.07m², deck 8.28m²

Block & Positioning
Block D, end unit

Aspects
Takes the morning sun

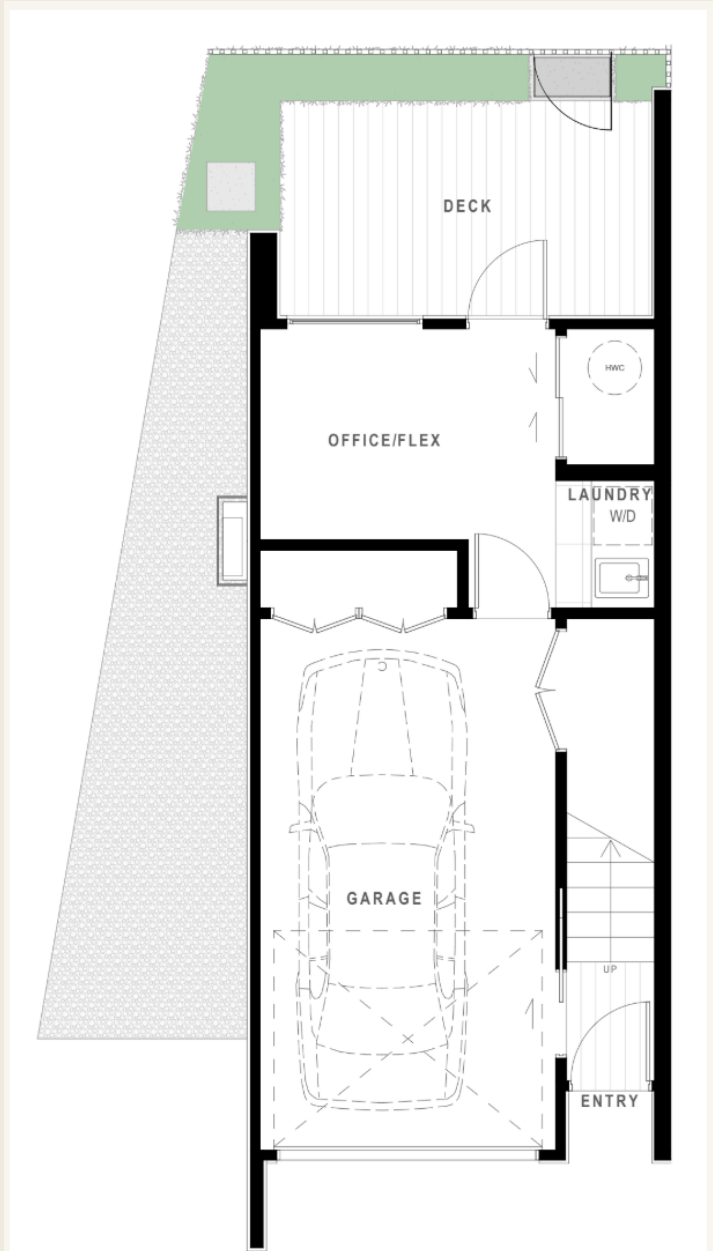
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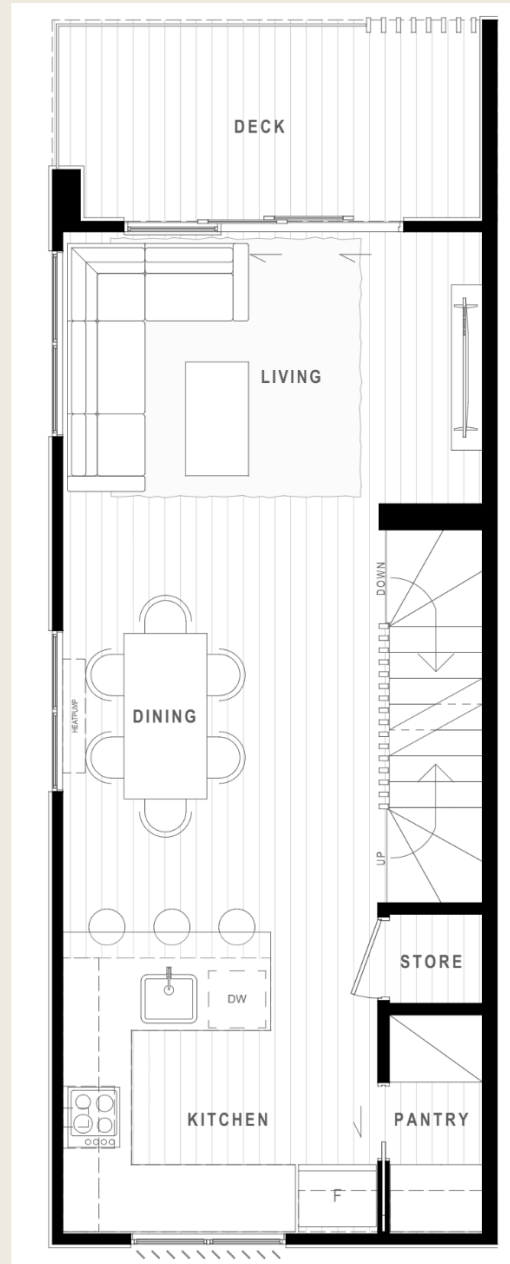
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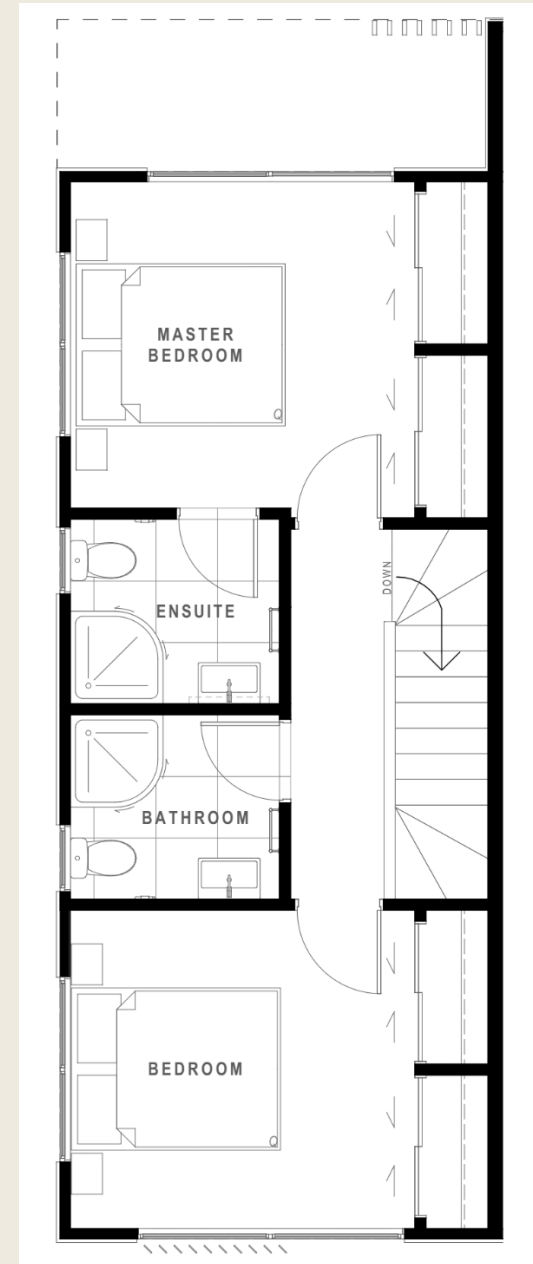
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First Floor



Second Floor





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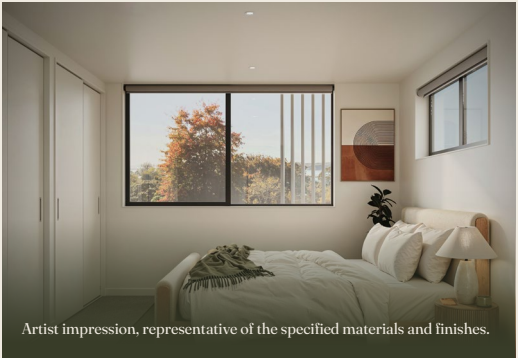
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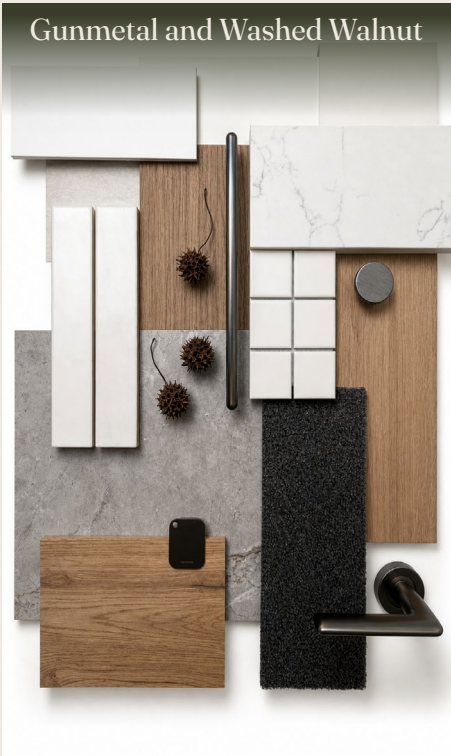


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Shaw linesque Soba



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The Eighteen, on One Page

Availability changes.
Confirm before you decide

Lot	Moreland Mews	Block	Type	Bd/ Ba/ St	Internal	Lawn	Parking	Price	Status
1	9	A	2 bed	2/2/2	70.48	12.3	Carpark	\$779,000	Available
2	11	A	2 bed	2/2/2	70.38	13.5	Carpark	\$759,000	Not released
3	15	A	2 bed	2/2/2	70.38	12.8	Carpark	\$759,000	Available
4	17	A	2 bed	2/2/2	70.41	12.5	Carpark	\$759,000	Available
5	19	A	2 bed	2/2/2	70.82	11.9	Carpark	\$769,000	Available
6	18	B	2 bed	2/2/2	70.85	10.2	Carpark	\$769,000	Not released
7	16	B	2 bed	2/2/2	70.16	11.1	Carpark	\$759,000	Available
8	14	B	2 bed	2/2/2	70.41	12.2	Carpark	\$759,000	Available
9	12	B	2 bed	2/2/2	70.42	11.8	Carpark	\$759,000	Available
10	10	B	2 bed	2/2/2	73.64	29.9	Carpark	\$789,000	Available
11	8	C	3 bed + garage	3/3/3	123.87	14.5	Garage + carpark	\$929,000	Not released
12	6	C	3 bed + garage	3/3/3	123.16	11.6	Garage	\$905,000	Available
13	4	C	3 bed + garage	3/3/3	123.15	7.7	Garage	\$899,000	Available
14	2	C	3 bed + garage	3/3/3	124.19	4.4	Garage + Carpark	\$915,000	Available
15	1	D	2 bed + garage	2/2/3	126.07	17.9	Garage	\$849,000	Available
16	3	D	2 bed + garage	2/2/3	116.34	19.1	Garage	\$819,000	Available
17	5	D	2 bed + garage	2/2/3	116.76	19.1	Garage	\$819,000	Developer hold
18	7	D	2 bed + garage	2/2/3	116.43	28.1	Garage	\$839,000	Available

Internal areas are confirmed from the architectural plans, buildBIM, 31 July 2026, and remain subject to final construction. Prices are stated [GST treatment to be confirmed by the solicitor and stated here verbatim] and are subject to change until a Sale and Purchase Agreement is signed. This schedule supersedes all previous schedules.



Buying Off the Plans, the Taylored Way.

Buying a home that is not built yet asks for trust, so here is exactly what happens, in order, with nothing left vague. Six steps to keys, and a long stretch in the middle during which nothing at all is asked of you.

- 01

Choose

Choose your home. We hold it while your solicitor reads the agreement. Nothing is paid to hold it.
- 02

Review

Your solicitor reviews the Sale and Purchase Agreement, the title and the Residents’ Society documents. Take the time over it. We would far rather you understood what you were signing than signed quickly.
- 03

Sign

Sign, choose your scheme on the selections annexure, Nickel and Bleached Oak, Gunmetal and Washed Walnut or an Agreed Selection, and pay the deposit into your solicitor’s trust account, where it stays. [Deposit percentage and trust wording from the solicitor, verbatim.] The same day, your taylored. HOME account is created and your home’s file begins.

We will never ask for your deposit to be released early. It stays in your solicitor’s trust account until settlement.

This spread describes a contractual process and every line of it is to be confirmed in the solicitor’s own wording before the book is issued.

- 04

We Build

Construction commences quarter one 2027. You carry on with your life and watch the progress from your phone: milestone updates, site photography and every document as it lands, all in taylored.HOME. There is nothing further to pay until settlement.
- 05

Inspect

Practical completion, then your pre settlement inspection. You walk the finished home with us and list anything that is not right, and it gets put right. The list lives in your portal so nothing relies on memory.
- 06

Settle

Settlement, estimated quarter one 2028. The balance is paid, the keys are yours, and your home’s full digital file unlocks for good.



taylorred.HOME. Your Home, on the Record.

Every PARKSIDE purchaser gets a private taylorred.HOME account from the day they sign, and keeps it long after the keys. It is the single place where your purchase, your build and your finished home live.

While We Build

Your dashboard shows your home, its stage of construction, the next milestone and your estimated settlement window. Construction updates and site photography arrive as they happen. Your document centre holds everything in one place: the agreement, the title and Residents' Society documents, your signed scheme selection, plans and specification. Nothing arrives loose in an inbox to be lost.

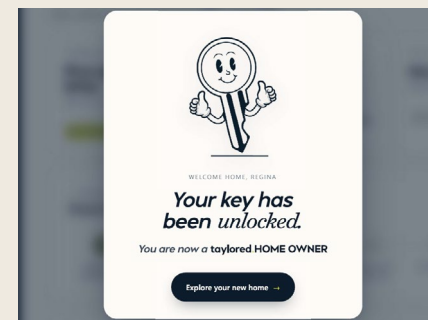
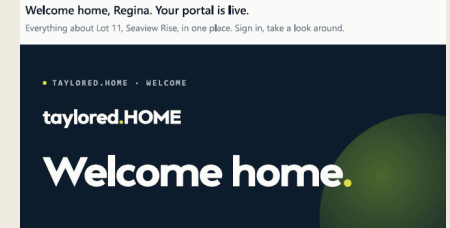
At Settlement

Settlement preparation runs as a checklist, with reminders so nothing is a surprise. Your pre settlement inspection list is logged in the portal and each item is tracked to done. Handover documents are signed digitally, and the completion certificate and compliance documentation file straight into your record.

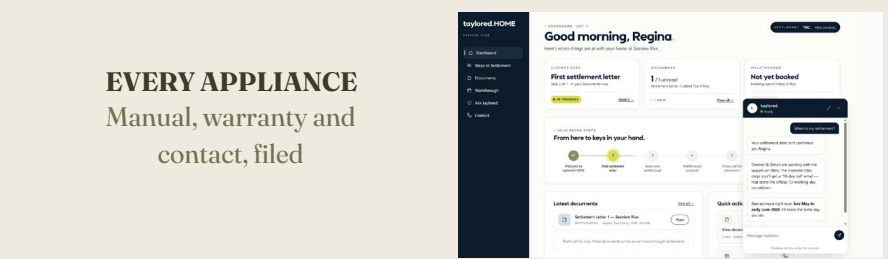
After the Keys

Your digital home manual unlocks: every appliance with its model, manual, warranty and supplier contact; every material and finish in your home, down to the paint names and the tile codes; and the maintenance guidance to keep it all as it was on day one. If something is not right during the warranty period, you report it from your phone, with a photo and a preferred access time, and watch it move to resolved. Your home's file stays with the home, so the day you sell, the record goes with it.

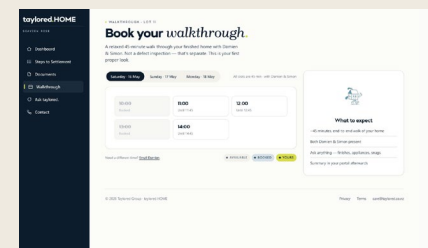
FROM DAY ONE
Your account opens the day you sign



EVERY DOCUMENT
One place, never an inbox



EVERY APPLIANCE
Manual, warranty and contact, filed



EVERY ISSUE
Reported in a minute, tracked to resolved

PARKSIDE.

on Devonport

A home opposite eleven hectares of harbourside parkland, a short walk from the centre of Tauranga.

Development done right. Full stop.

Specification is indicative and subject to the Sale and Purchase Agreement. Where an item is unavailable the developer may substitute an item of equivalent quality. Internal areas are taken from the architectural plans and remain subject to final construction.

Renders are representative imagery only and may differ by unit specific floorplan. Outlook photography was taken prior to construction and outlook varies by level, window and season. Roller blinds are an optional upgrade and are not included in the base build. Where no scheme selection is made by the date in the agreement, the home is completed in Nickel and Bleached Oak. Taylored Group are property developers.

taylored.