

Lakeside

- TE KAUWHATA -

Homes for Sale Pricelist

September 2022





WELCOME TO YOUR NEW HOMETOWN

CONGRATULATIONS. YOU'VE MADE THE FIRST STEP TOWARDS BUYING YOUR BRAND NEW HOME IN LAKESIDE. WITH AN EASY-GOING, SMALL TOWN VIBE AND A WARM AND WELCOMING COMMUNITY, YOU'LL FEEL LIKE YOU BELONG HERE FROM DAY ONE.

Lakeside has 75 hectares of dedicated reserve land and 6km of walking and cycling trails, so there's ample room to roam, and serene views of Lake Waikare to keep you in touch with nature. And it's brilliantly located, just a short stroll to Te Kauwhata's charming main street. Better roads have also brought Lakeside within easy reach of Auckland and Hamilton.

There are around 1,650 homes coming here over the next eight years, in a variety of shapes and sizes, so you're sure to find a place to suit your lifestyle and your budget. Read on to see what's currently available.





SOMETHING FOR EVERYONE

AT LAKESIDE WE'RE PUTTING A LOT OF EFFORT INTO PROVIDING YOU WITH QUALITY AND CHOICE.

Quality homes are warm, comfortable and healthy to live in. They also cost less to maintain and run. Providing a variety of housing styles and plans makes it easy to find the right home for your age and stage of life, in the price bracket you can afford.

More affordable homes

At least twenty percent of the homes at Lakeside will be Colab Series homes which we make available to eligible buyers at a predetermined price cap. To date that cap has been \$650,000. You can find out more about Colab Series homes, and whether you're eligible at lakeside.nz/colab-series.

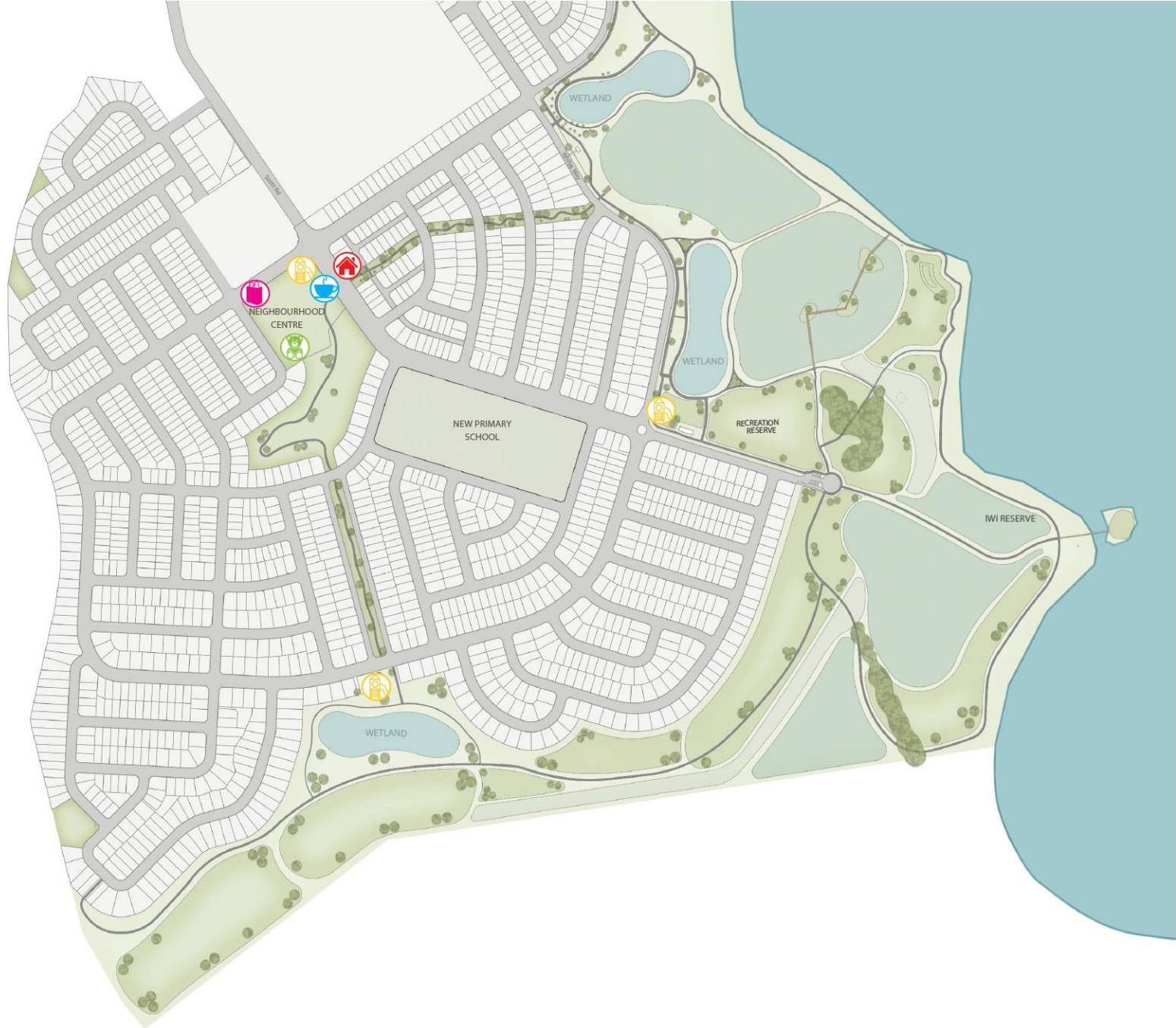
Easier on the planet and your pocket

The new homes being built at Lakeside will meet high sustainability measures that go beyond what is required by the Building Code.

These measures include:

- insulation and double glazing above the Building Code – makes homes warm and less expensive to heat
- houses are designed to take advantage of the sun to create living spaces that are warm and light wherever possible
- energy efficient lights
- water efficient showers, toilets and taps.





LAKE SIDE'S MASTERPLAN

LAKE SIDE IS DESIGNED TO GIVE KIWIS A NEIGHBOURHOOD THEY CAN CALL THEIR OWN AT A PRICE THEY CAN AFFORD.

Lakeside residents will enjoy brand-new, quality homes with their own backyards, where they can put down roots and be part of a great community.

Lakeside's location combines the best of town and country living, with brand-new homes in a picturesque setting, close to an established,

friendly rural town and within commuting distance of work in important employment hubs in Manukau, Mt Wellington, Auckland airport, Hamilton and the new Ohinewai Sleepyhead Industrial park that's under construction now.



MEET THE BUILDER PARTNERS

When you buy a new home at Lakeside you will be buying a home built by one of our builder partners. Each builder partner has been chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.



Booming Builders is a family-owned business building residential homes for homeowners throughout the Waikato region. They aspire to develop homes that do not compromise on quality and deliver within budget and short timeframes. Based in Hamilton, the company was formed in 2017 by our two shareholders who have a passion for bringing building concepts to life through building high-quality custom-designed affordable homes, providing exceptional customer service and delivering a home to be proud of in a short period of time and within the agreed budget.



Finesse creates spaces and places that people love to live in. They approach every step in the process with that result in mind: enhancing life and enabling communities to thrive. Finesse's success has been built over many years of experience designing homes that maximise affordability and quality. Finesse focuses on the finest details and has a trusted reputation for delivering top-quality homes. This is how they create places that feel like home, for everyone.



Callavate is Te Kauwhata's local family-owned building company. They are passionate about providing quality turnkey house and land options for their local community, and look forward to welcoming new residents into the town they have called home for many years. Callavate works exclusively with a core team of trusted local professionals and are dedicated to understanding your needs. Their hands-on management ensures an exceptional product, and their priority is retaining close personal contact with the end-purchaser whilst keeping build costs competitive and sustainable.





The experienced team at Golden Homes fully embraces the vision that 'better homes build healthier communities. With over 30 years of experience, and with 10 years specializing in Steel Frame construction, Golden Homes have remained focused on innovation, offering New Zealand homebuyers quality homes built to the highest specifications. Golden Homes uses ZOG steel framing and every home comes with a 50 year durability statement on the framing issued by New Zealand Steel. Golden Homes will offer a mix of modern family homes at Lakeside to suit all budgets.



Complete Residential is a locally owned and operated company headed by brother and sister team Greg and Jo Ninkie. They're all about delivering high quality affordable homes for New Zealanders. Their homes are carefully thought-out and designed to provide you with a comfortable, practical and functional place to live. You'll see them on site and hands-on - they'll personally be right by your side through every step of the process. Their 3 and 4 bedroom Lakeside homes are carefully thought out and designed to provide you with a comfortable, practical and functional place to live.



Mike Greer Homes has been building award-winning homes for over 25 years and have made it their life's work to create homes that are designed and built with purpose and passion. At Mike Greer Homes, they believe more is more. That's why they make every effort to exceed customer expectations and to create homes that stand the test of time in terms of both design and construction.



Based in Pukekohe, FirstBuild brings the speed and quality advantages of factory-built modular homes to Lakeside. FirstBuild has designed a suite of homes for the Lakeside development that feature multiple living areas, intelligent spacious design and indoor/outdoor flow. Their homes reduce their impact on our environment by using intelligent design that minimises building waste, well-informed building materials, and a solar array that diverts power to heat your hot water system.



PRICE LIST

For more information about the below-listed homes for sale, please contact the relevant builder partner.

Booming Builders

Charlene Price
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**Booming
Builders**

All figures are subject to change. Please contact builder directly for further information.

Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion Date	Status
38 Pourewa Street	92	3	2	0	1	98.8	262	By negotiation	TBC	For Sale
36 Pourewa Street	93	3	2	0	1	100.11	262	By negotiation	TBC	For Sale
34 Pourewa Street	94	3	1	0	1	82.54	262	\$ 650,000	TBC	For Sale
15 Crake Street	26	3	1	0	1	82.52	304	\$ 650,000	28/2/2023	Sold
17 Crake Street	27	3	1	0	1	81.9	312	\$ 650,000	28/2/2023	Sold
7 Albur Way	20	3	1	0	1	82.52	325	\$ 650,000	TBC	For Sale
9 Pourewa Street	75	3	2	1	1	125	377	By negotiation	TBC	For Sale*
11 Pourewa Street	76	4	2	1	1	145	387	By negotiation	TBC	For Sale*
63 Whites Way	122	4	2	1	1	145	393	By negotiation	TBC	For Sale*
6 Waipapa Way	289	4	2	1	1	145	385	By negotiation	TBC	For Sale*

* Drafted plan to be prepared subject to design review



PRICE LIST

Callavate

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CALLAVATE
elevating new beginnings

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Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion Date	Status
30 Pourewa Street	96	3	1	0	1	101	262	\$ 650,000	TBC	Sold
32 Pourewa Street	95	3	1	1	1	102	262	\$ 650,000	TBC	Under Contract
11 Whites Way	249	3	2	1	1	148	420	Price By Negotiation	TBC	For Sale
28 Pourewa Street	97	3	1	1	1	101	262	\$650,000	TBC	For Sale
17 Whites Way	252	3	2	1	1	168	420	Price By Negotiation	TBC	For Sale



PRICE LIST

Complete Residential

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Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion Date	Status
2 Kumukumu Way	10	3	2	1	1	120	302	by negotiation	10/11/2022	Sold
4 Puhi Lane	131	3	2	1	1	100	275	\$ 650,000	10/11/2022	Sold
6 Puhi Lane	132	3	2	1	1	100	275	\$ 650,000	10/11/2022	Sold
10 Waipapa Way	124	3	2	1	1	104	275	\$ 650,000	30/11/2022	Sold
7 Puhi Lane	125	3	2	1	1	104	275	\$ 650,000	30/11/2022	Sold
5 Puhi Lane	126	3	2	1	1	104	275	\$ 650,000	30/11/2022	Sold
3 Puhi Lane	127	3	2	1	1	104	275	\$ 650,000	30/11/2022	Sold
4 Pararua Lane	15	4	2	1	1	121	303	by negotiation	30/1/2023	For Sale
6 Pararua Lane	16	4	2	1	1	121	303	by negotiation	30/1/2023	For Sale
8 Pararua Lane	17	4	2	1	1	121	303	by negotiation	30/1/2023	For Sale
10 Pararua Lane	18	4	2	1	1	121	303	by negotiation	30/1/2023	For Sale
20 Panewaka Street	201	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
18 Panewaka Street	202	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
16 Panewaka Street	203	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
14 Panewaka Street	204	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
12 Panewaka Street	205	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
10 Panewaka Street	206	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
8 Panewaka Street	207	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale
6 Panewaka Street	208	3	2	1	1	104	259	\$ 650,000	10/4/2023	For Sale



PRICE LIST

Finesse

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Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion Date	Status
20 Pourewa Street	101	3	2	1	1	107	262	\$ 650,000	TBC	Sold
18 Pourewa Street	102	3	2	1	1	107	262	\$ 650,000	TBC	Sold
16 Pourewa Street	103	3	2	1	1	107	262	\$ 650,000	TBC	Under Contract
11 Bittern Road	149	3	2	1	1	107	429	\$ 650,000	TBC	Under Contract
13 Bittern Road	104	3	2	1	1	107	429	\$ 650,000	TBC	Sold
15 Bittern Road	105	3	2	1	1	105	428	\$ 650,000	TBC	Under Contract
17 Bittern Road	106	3	2	1	1	107	428	\$ 650,000	TBC	Sold
19 Bittern Road	107	3	2	1	1	107	429	\$ 650,000	TBC	Sold
21 Bittern Road	108	3	2	1	1	105	428	\$ 650,000	TBC	Sold
23 Bittern Road	109	3	2	1	1	107	428	\$ 650,000	TBC	Under Contract
25 Bittern Road	110	3	2	1	1	107	427	\$ 650,000	TBC	Sold
27 Bittern Road	111	3	2	1	1	105	429	\$ 650,000	TBC	Sold
29 Bittern Road	112	3	2	1	1	107	429	\$ 650,000	TBC	Sold
31 Bittern Road	113	3	2	1	1	107	436	\$ 650,000	TBC	Sold
110 Rimu Street	324	4	2.5	1	1	162	425	By negotiation	TBC	For Sale
108 Rimu Street	325	4	2.5	1	1	156	424	By negotiation	TBC	For Sale
106 Rimu Street	326	4	2.5	1	1	156	424	By negotiation	TBC	For Sale
104 Rimu Street	327	4	2.5	1	1	162	424	By negotiation	TBC	For Sale
34 Bittern Road	155	3	2	1	1	107	274	\$ 650,000	TBC	Sold
32 Bittern Road	156	3	2	1	1	107	273	\$ 650,000	TBC	For Sale
30 Bittern Road	157	3	2	1	1	107	265	\$ 650,000	TBC	Sold



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Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion Date	Status
28 Bittern Road	158	3	2	1	1	107	259	\$ 650,000	TBC	For Sale
26 Bittern Road	159	3	2	1	1	107	252	\$ 650,000	TBC	For Sale
27 Panewaka Street	185	3	2	1	1	132	521	By negotiation	TBC	For Sale
25 Panewaka Street	184	3	2	1	1	132	521	By negotiation	TBC	For Sale
23 Panewaka Street	183	3	2	1	1	132	456	By negotiation	TBC	For Sale
35 Panewaka Street	189	4	2.5	1	1	156	677	By negotiation	TBC	For Sale
33 Panewaka Street	188	4	2.5	1	1	162	521	By negotiation	TBC	For Sale
67 Whites Way	358	3	2	1	1	105	440	\$ 650,000	TBC	Sold
11 Panewaka Street	177	3	2	1	1	127	432	By negotiation	TBC	For Sale
44 Bitten Road	150	3	2	1	1	107	360	\$ 650,000	TBC	Sold
22 Rahui Street	333	3	2	1	1	106	279	\$ 650,000	TBC	For Sale
24 Bittern Road	160	3	2	1	1	107	264	\$ 650,000	TBC	For Sale
22 Bittern Road	161	3	2	1	1	107	264	\$ 650,000	TBC	For Sale
20 Bittern Road	162	3	2	1	1	107	264	\$ 650,000	TBC	Under Contract
18 Bittern Road	163	3	2	1	1	107	264	\$ 650,000	TBC	For Sale



PRICE LIST

G2olden Homes

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Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List price	Completion date	Status
3 Bittern Road	144	4	2	1	1	153	443	\$ 874,000.00	TBC	For Sale
5 Bittern Road	146	3	2	1	1	132	429	\$814,000.00	TBC	For Sale
7 Bittern Road	147	3	2	1	1	139	428	\$ 802,000.00	TBC	For Sale
9 Bittern Road	148	4	2	1	1	154	429	\$ 866,000.00	TBC	For Sale
40 Bittern Road	152	3	1	1	1	102	280	\$650,000.00	TBC	For Sale
8 Crake Street	72	4	2	1	1	154	515	\$ 899,000.00	TBC	For Sale
16 Pa Ariki	236	3	2	1	1	136	385	\$ 789,000.00	TBC	For Sale
18 Pa Ariki	235	3	2	1	1	136	385	\$ 780,000.00	TBC	For Sale
20 Pa Ariki	232	3	2	1	1	136	385	\$ 789,000.00	TBC	For Sale
22 Pa Ariki	233	3	2	1	1	136	385	\$ 780,000.00	TBC	For Sale
24 Pa Ariki	234	3	2	1	1	136	385	\$ 789,000.00	TBC	For Sale
2 Pourewa Street	142	4	2	1	1	154	437	\$851,000.00	TBC	For Sale
4 Pourewa Street	143	4	2	1	1	153	447	\$878,000.00	TBC	For Sale
8 Pourewa Street	140	3	1	1	1	104	262	\$650,000.00	TBC	For Sale



PRICE LIST

Mike Greer Homes

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All figures are subject to change. Please contact builder directly for further information.

Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion date	Status
5 Pararua Lane	11	3	1	0	1	76.3	230	\$ 595,000.00	Mid 2023	For Sale
3 Pararua Lane	12	3	1	0	1	76.3	230	\$ 595,000.00	Mid 2023	For Sale
4 Penona Way	30	3	1	0	1	76.3	250	\$ 599,000.00	Mid 2023	Under Contract
6 Penona Way	31	3	1	0	1	76.3	250	\$ 599,000.00	Mid 2023	For Sale
8 Penona Way	32	3	1	0	1	76.3	250	\$ 599,000.00	Mid 2023	For Sale
10 Penona Way	33	3	1	0	1	76.3	250	\$ 599,000.00	Mid 2023	For Sale
172 Rimu Street	39	4	1	1	1	124	408	\$ 789,000.00	Mid 2023	For Sale
8 Waipapa Way	123	3	1	1	1	102	330	\$ 689,000.00	Mid 2023	For Sale



PRICE LIST

FirstBuild

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Address	Lot #	Beds	Bath	Garage	Offstreet Park	House Total (m ²)	Section Size (m ²)	List Price	Completion Date	Status
5 Albur Way	21	3	2	0	1	91	259	\$649,800	TBC	For Sale
9 Penona Way	22	3	2	0	1	91	285	\$649,800	TBC	For Sale*
7 Penona Way	23	3	2	0	1	91	285	\$649,800	TBC	For Sale*
5 Penona Way	24	3	2	0	1	91	285	\$649,800	TBC	For Sale*
3 Penona Way	25	3	2	0	1	91	285	\$649,800	TBC	For Sale*

* Drafted plan to be prepared subject to design review

