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TOTARA  
TERRACES

16 Totara Road,  
Manurewa



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Exclusive terrace housing in a prime location, specifically created and designed for the surroundings.



Introducing

# Totara Terraces

Situated in the heart of Manurewa, Totara Terraces are a perfect opportunity for any first home buyer or investor looking to purchase a freehold title, in an untapped area with potential growth - and all at an attractive price point. On top of this incredible growth area, Totara Terraces has beautiful field views and wide open space.

Overlooking the Manurewa South Primary School, Totara Terraces has eight spacious 2-bedroom, north-facing, terraced homes on offer, which are well above the average terraced home size.

South Auckland is extremely well-connected by public transport, with trains and buses directly into Auckland CBD and other hot

spots in Auckland, such as Newmarket or Sylvia Park. A commute is only 20 minutes from the city, so working downtown is easy, and heading West or South is too.

With median house prices soaring 36% in the past two years, and rent in South Auckland averaging at \$571 per week, Totara Terraces brings you a prime location and at an affordable price.

The attainable price point will provide you a secure and stable future in an upcoming area. As an investor, you can look to obtain yields between 3.5%-4% to make for a solid investment strategy.

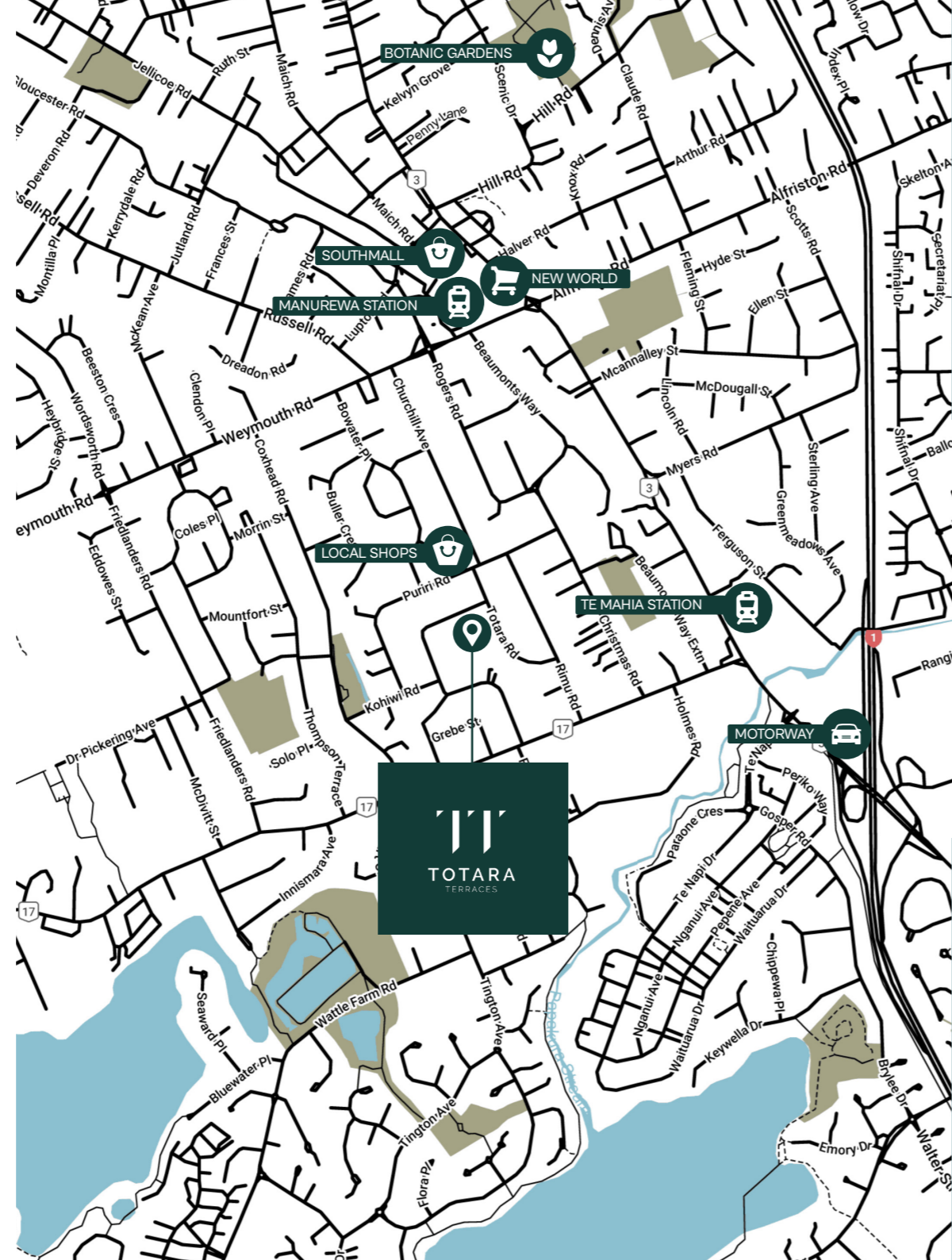


# Location & Amenities

Bordering on the wide and spacious fields of Manurewa South Primary School, 16 Totara Road, Manurewa, is close to a vast number of schools, parks, amenities, transport links, and key areas across the supercity.

Totara Terraces are in zone for five local schools including Manurewa South School, Manukau Christian School, Greenmeadows Intermediate, James Cook High School and South Auckland Middle School.

South Auckland is a sleeping giant, with a train or bus line only a 15 minute walk away, taking you directly into Auckland CBD. The prime location of Totara Terraces boasts easy motorway access, and Auckland Airport will only take you 18 minutes by car.



15

MIN WALK  
to Southmall

15

MIN WALK  
to train station and  
bus stop into the CBD

8

MIN DRIVE  
to supermarket

10

MIN DRIVE  
to Manukau City

7

MIN DRIVE  
to Motorway

18

MIN DRIVE  
to Airport

22

MIN DRIVE  
to Auckland CBD


9

MIN DRIVE  
to Botanic Gardens and Totara park

4

MIN WALK  
to local shops





Plenty of local shops are only a few minutes away and the thriving Southmall is also an easy 15 minute walk. Southmall is a classic Kiwi mall with everything you could need, including New World supermarket, food places, clothing, and other service facilities. Alternatively, Countdown supermarket is only an 8 minutes drive away.

The beautiful Botanical Gardens are only 9 minutes drive away, and the humming up and coming Manukau city is only 10 mins away. Totara Park is right next to the gardens, with a network of family-friendly walking tracks through native forests and birdlife.

Take your pick  
between the  
bustling city,  
or peace and  
quiet in nature.

# A Prime Location



Open-plan design with  
generous air-flow & natural  
light, built for modern lives

# Design

## Timeless Design

Totara Terraces have substantial windows to optimise natural light, all homes are spacious and open-plan, with a focus on modern living and take advantage of the surrounding environment. The view over the vast field means your ample living only has more room to breathe, so you can wake up to a wide, open space every day without the sacrifice of privacy.

Everything we have done has been with a purpose, focusing on giving you as much space as possible, and using materials for durability and pleasing designs.

The homes are architecturally designed for north-facing sun and to give as much space as possible into your home making it feel bigger than an average two-bedroom home. Focusing on a modern contemporary style, your home will maintain value and stay timeless for years to come.

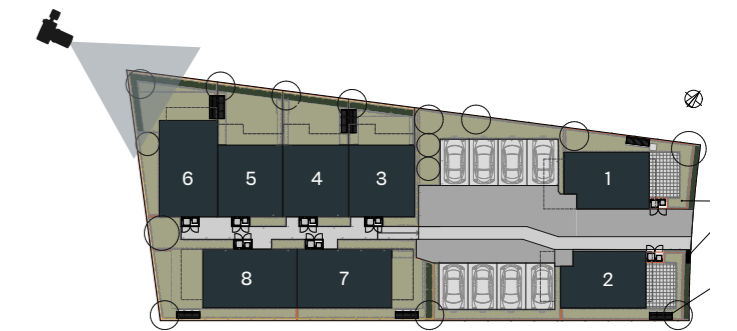
The chosen materials have the sturdiness and strength to suit a young family, or an investor looking for a strong house with solid foundations. The communal lemon trees and stunning landscaping will build community ties with your neighbours at Totara Terraces.





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**With beautiful field views and wide open spaces, plus an outlook of the Bombay Hills to the South.**

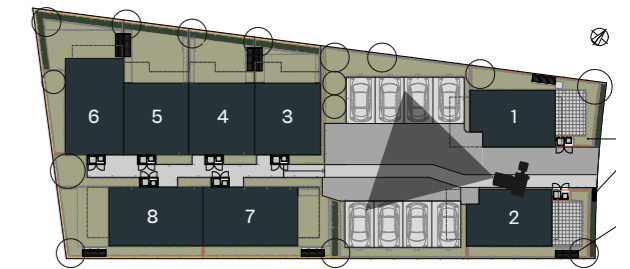






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**All units have their own private courtyard and car park.**

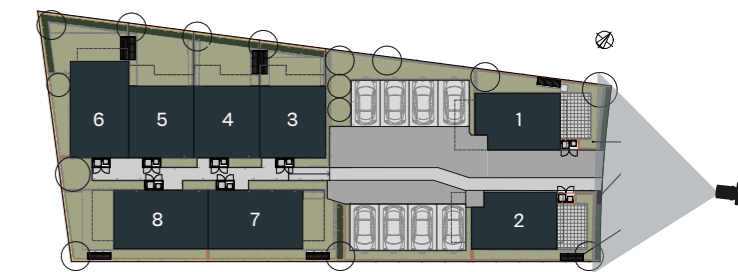






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**Architecturally  
designed for north-  
facing sun with  
ample natural light.**

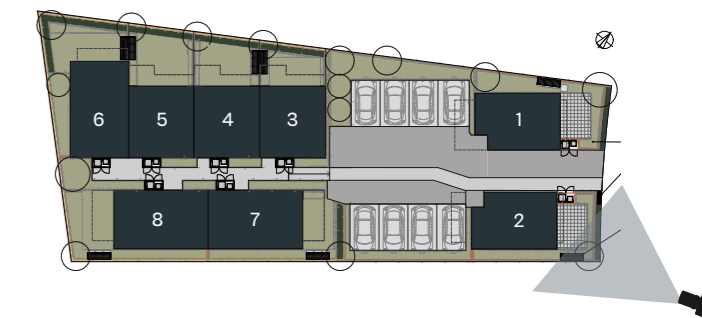






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Quiet street, plenty of parking, and close to amenities.

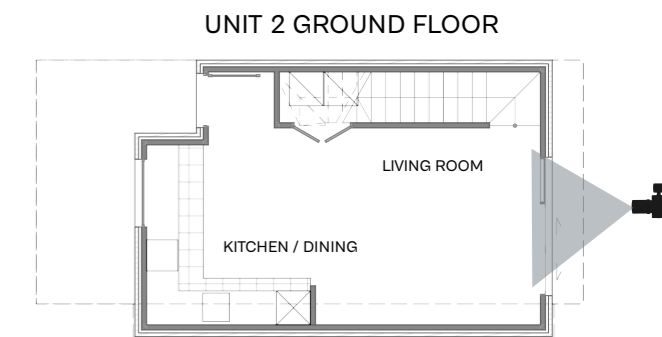






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**Focusing on a modern contemporary style, your home will maintain value and stay timeless for years to come.**

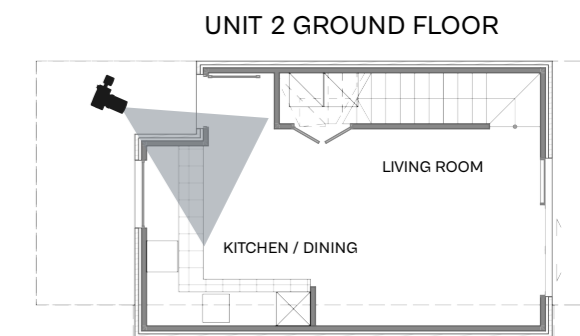






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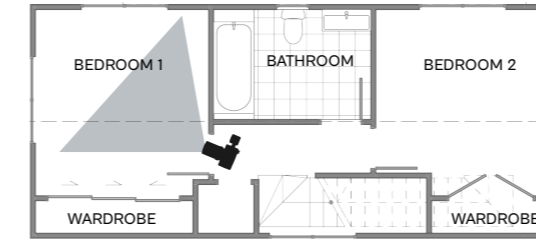
**Spacious and open-plan designs, with indoor-outdoor flow for modern living.**



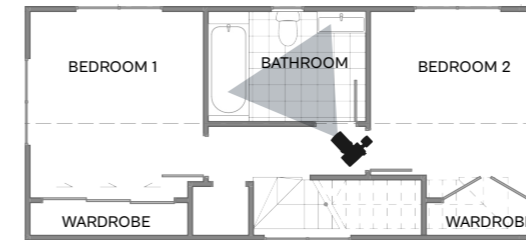




UNIT 1 FIRST FLOOR BEDROOM



UNIT 1 FIRST FLOOR BATHROOM





# Site

Eight spacious living options from  
2 bed + 2 bath or 2 bed + 1 bath

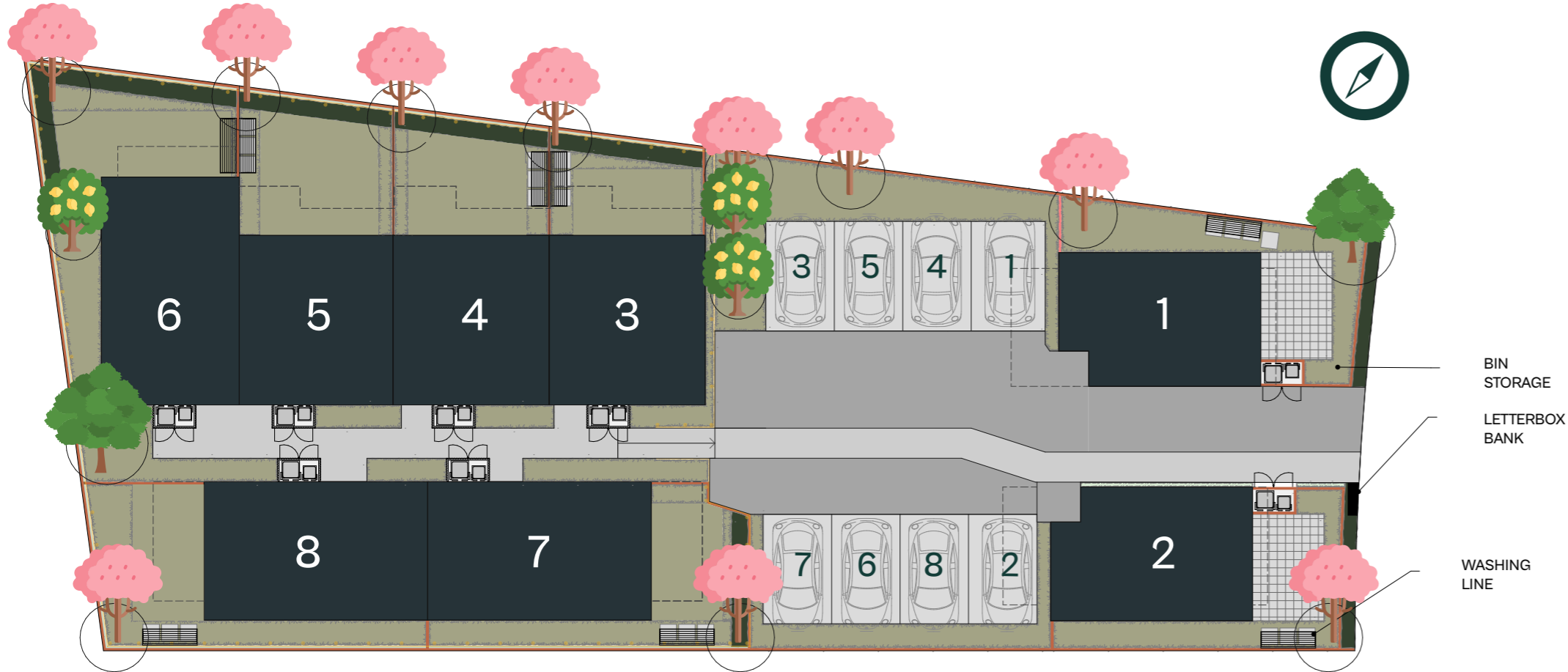
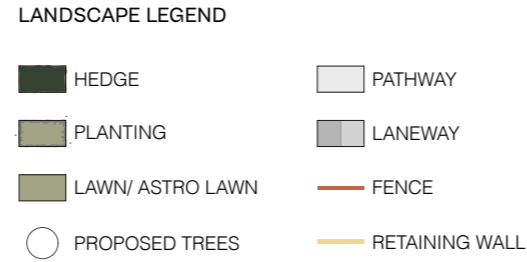
All units at Totara Terraces have been carefully crafted and engineered with open floor plans, a private courtyard, and a car park.

Our square meterage of the units range from the well above average size of 76m<sup>2</sup> to 86m<sup>2</sup> with large bedrooms, and spacious living.

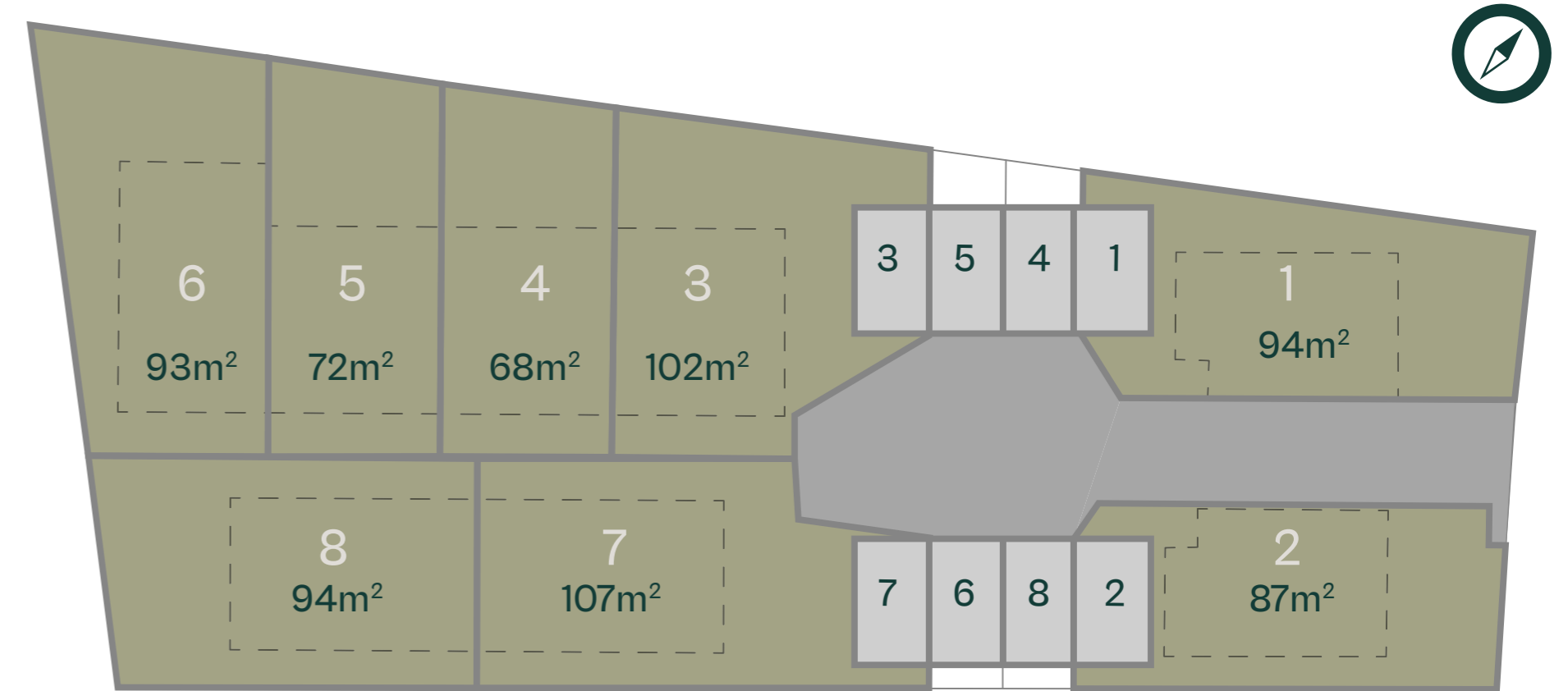
# Plans



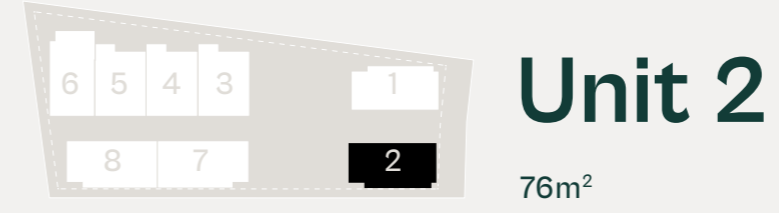
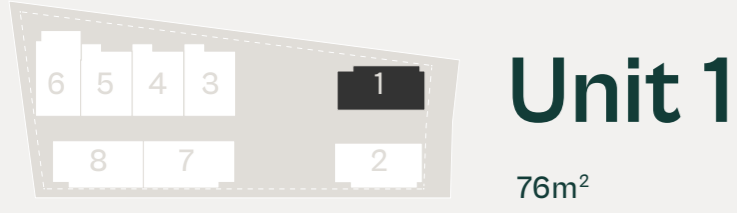
# Landscaping & Carpark Allocation



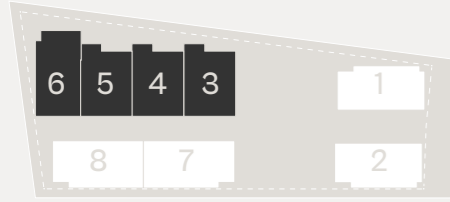
# Total Boundary Area Per Site





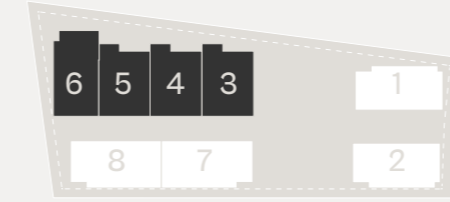






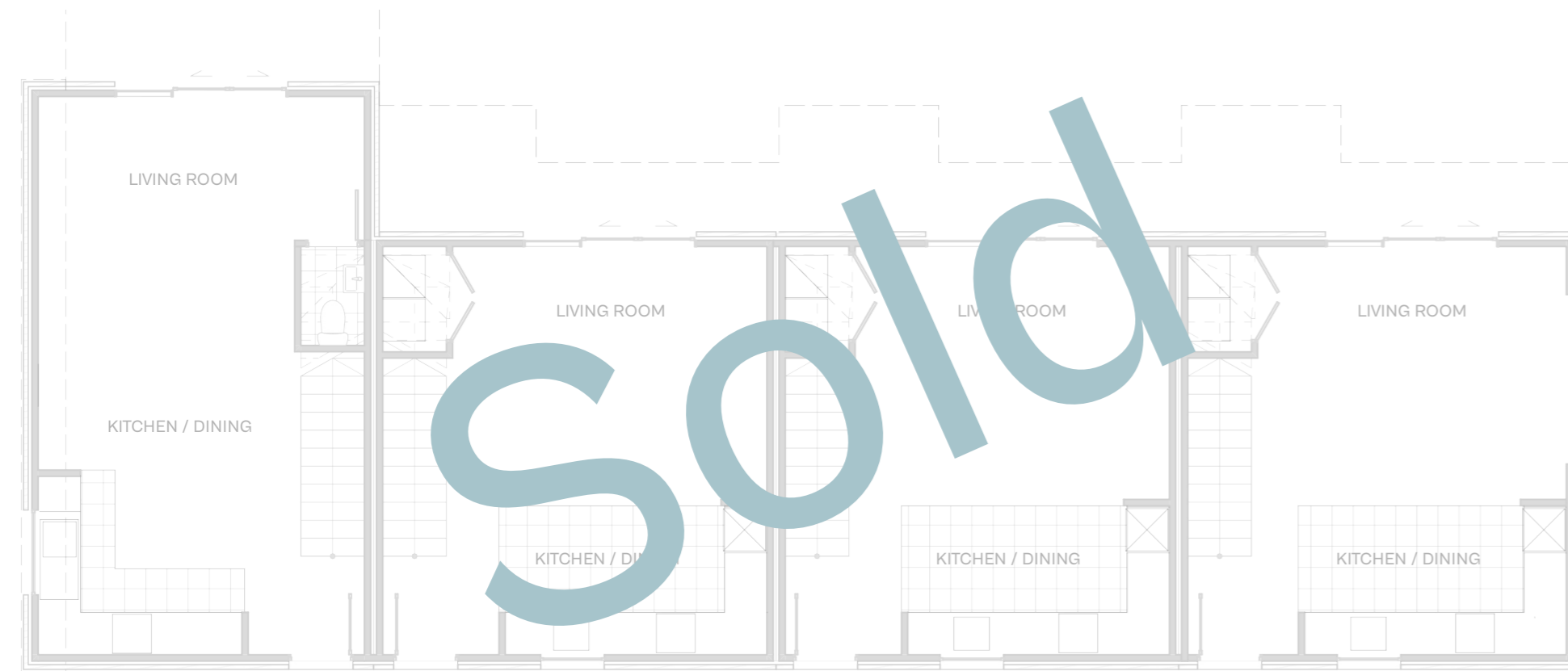
## Units 3-6

GROUND FLOOR



## Units 3-6

FIRST FLOOR



UNIT 6  
41m<sup>2</sup>

UNIT 5  
33m<sup>2</sup>

UNIT 4  
33m<sup>2</sup>

UNIT 3  
33m<sup>2</sup>



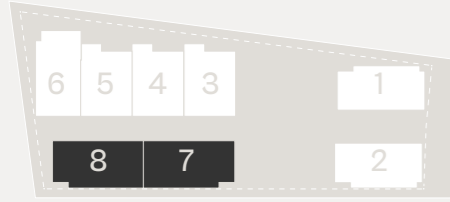
UNIT 6  
41m<sup>2</sup>

UNIT 5  
43m<sup>2</sup>

UNIT 4  
43m<sup>2</sup>

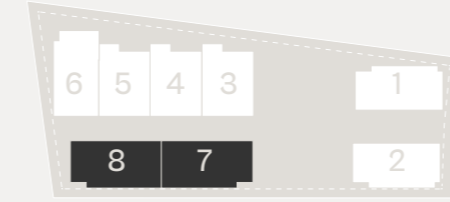
UNIT 3  
43m<sup>2</sup>





## Units 7-8

GROUND FLOOR



## Units 7-8

FIRST FLOOR







All units at 16 Totara Road, Manurewa, will be built to New Zealand healthy home standards, complete with a Master Builder 10 years guarantee.

# Specs

Disclaimer: Please note this outline specification was completed prior to construction commencing. The developer will use its best endeavours to ensure each unit is built in accordance to the plans and specifications outlined in this marketing collateral, however the developer reserves the rights to change or vary the information at any time. All illustrations are artist's impressions only and may be subject to change. The Outline Specification is for guideline only.



## Building Structure

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Building designs will comply with the relevant requirements of the New Zealand Building Code, Codes of Practice, and Territorial Authority regulations.

### Floors

- Ribraft concrete slab foundations
- First floor structure consisting of timber joists
- Two storey timber framed structures
- Structural steel members as required by the cantilever designs

### Roof

- Timber trusses roof structure
- Corrugated Colorsteel longrun metal roofing with trapezoidal profile
- Colorsteel fascia and gutters with PVC downpipe
- Hardieflex soffit lining

### Walls

- Ground floor cladding is light grey bricks with light coloured grouting
- First floor cladding is dark Linea Oblique Weatherboard

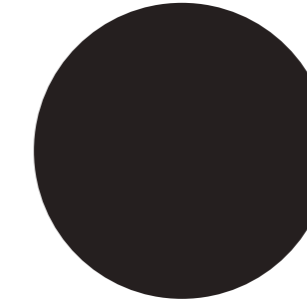
### External Windows & Doors

- External doors and windows to be dark coloured powder coated aluminium joinery
- Double glazed glass to all external windows
- Tongue and groove powder coated aluminium entry door, standard colour
- Yale digital door lock



## External Finishes

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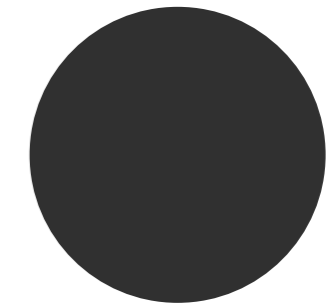
Roof



Weatherboard



Brick



Joinery  
(Door & Window)



## Landscaping

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### Access

- Access is directly off Aeroview Drive
- Driveway and car parks shall be formed with concrete

### Landscaping

- The site is fully planted with a mixture of native and exotic plants, grasses and trees in line with the Landscape Architect's plan
- The outdoor living areas will be developed with paving, grass lawns and shrubs
- Exterior lighting to achieve a suitable lighting level to the driveway, carpark and walkway paving
- Fencing to be vertically fixed timber
- Bin allocation will be concealed in specifically designed housing to match the surroundings



## Landscaping

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Lemon Meyer Tree



Flowering Cherry Tree



Hebe 'Wiri Mist' Shrub



Lily Pily Hedge



Lily Turf Grass



Autumn Sedge Grass



Coprosma Shrub



Grasshopper Grass



## Internal Finishes

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### Ceiling, Walls & Linings

- Walls and ceilings to be lined with plasterboard and insulated
- Tiled bathroom floors. painted plasterboard bathroom walls and ceilings

### Floor finishes

- Ground floors to be laminated timber flooring
- First floor and staircase to be laid with polyester carpet with underlay
- Floor tiles provided to bathrooms

### Internal Doors

- Flush panel, hollow core
- Wardrobes wall hung with floor standing shelves and 2x drawers

### Trims

- Bevel back skirting
- Grooved jamb without architraves
- Square stop without cornice

### Stairs

- Prefabricated timber stairs with stainless steel handrail

### Lighting & Electric

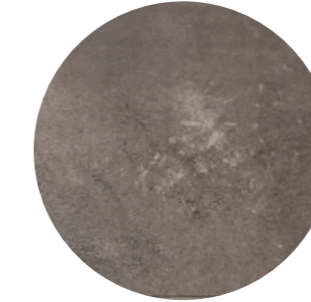
- Vynco (or similar) home range switchgear
- Standard LED downlights
- Standard smoke alarm
- Alarm system

## Internal Finishes

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Wall Paint



Bathroom Tiles



Timber Flooring



Carpet





## Internal Finishes

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### Kitchen

- Standard engineer stone benchtop
- Soft close hinges & runners
- Aluminium handles
- Undermount kitchen sink
- Soft close rubbish bin
- Tiled splashback

### Kitchen Appliances

All kitchens will be fitted with Bosch (or similar) appliances including:

- Electric 4 element ceramic cooktop
- Stainless Steel range hood extract
- Stainless steel built-in oven
- Stainless steel free-standing dishwasher

### Bathrooms

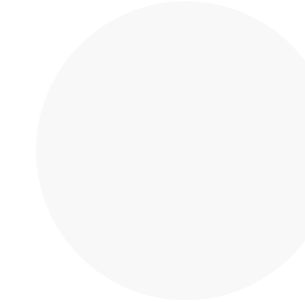
- Showers will be tiled floor to ceiling, with nib entry and frameless shower glass
- Polymarble basin with plywood cabinet
- Bevel mirror
- Heated towel rail
- Ventilation by extraction fan
- Soft-close toilet

## Internal Finishes

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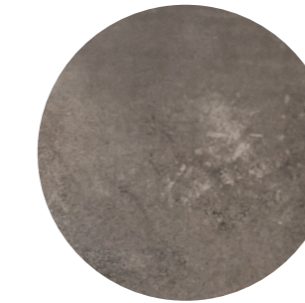
Kitchen Benchtop



Cabinet Joinery



Kitchen Splash Back



Bathroom Tiling







# Average Unit Rental Appraisals

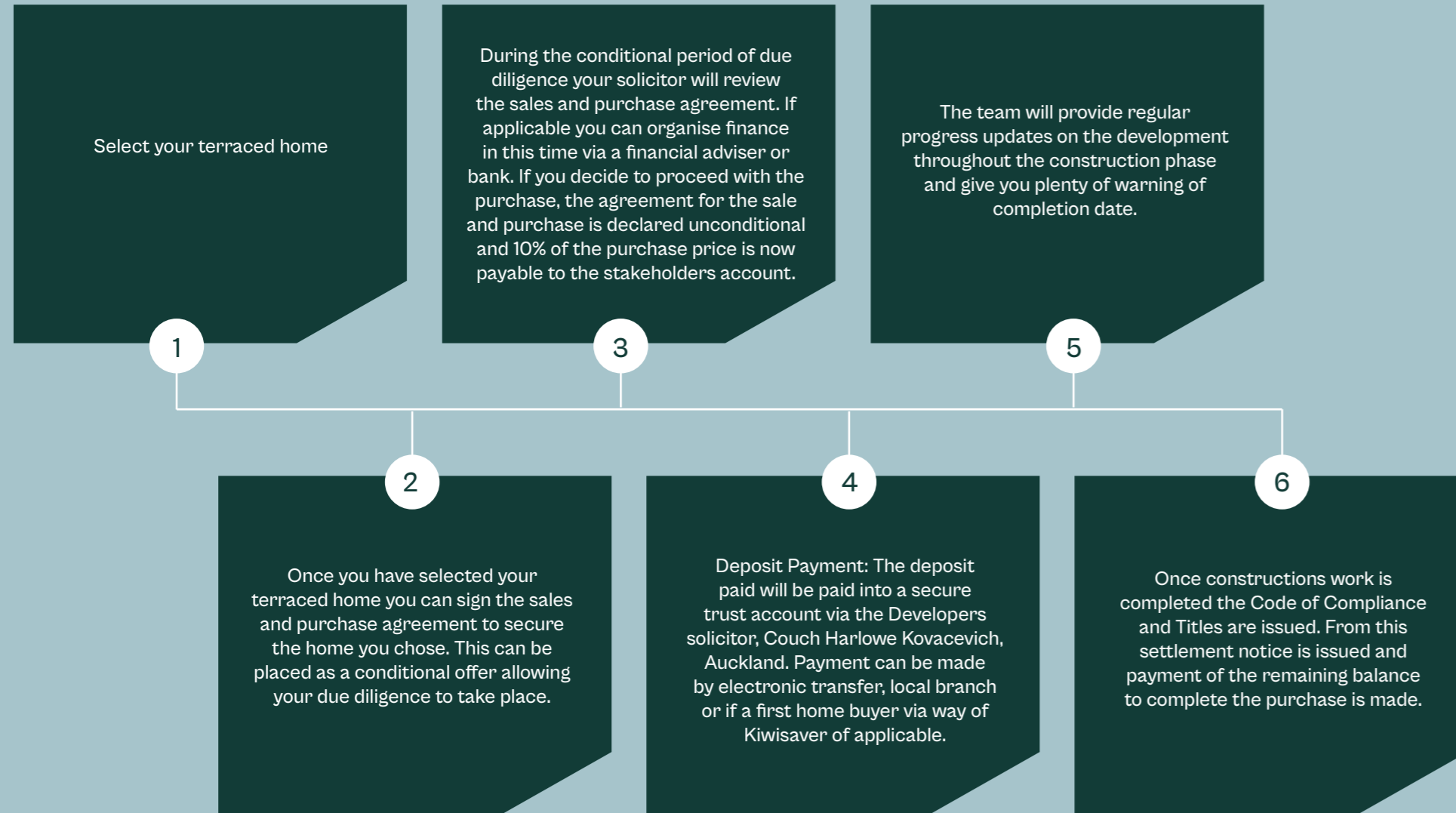
All units at Totara Terraces  
have a rental appraisal range of

**\$600-  
\$640** p/w\*

\*Appraisal taken by Property Empire as at March 2022



# The Purchasing Process



# Frequently Asked Questions

## What am I purchasing?

You are purchasing one of eight, freehold town houses with one car park.

## What is estimated completion date?

It is estimated to take 12 months.

## Where does my deposit go?

Your deposit sits in the development solicitors trust account.

## Is there a master build guarantee?

Yes, there will be a 10 year master build guarantee.

## Can overseas investors purchase this property?

Yes, Australian and Singaporean citizens do not need to contain consent though the overseas investment act.

## Do you need help getting a home loan?

Properli is a fully integrated business, that also provides financial advice, mortgage broking, insurance and property investment services. Our team of Financial Advisers can work with you to do the hard yards securing lending to get you into a property, sooner.



Everything has been carefully thought out to make every single square metre in the house purposeful.



About

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# Properli Development

Founded by Kayne Wahlstrom, Properli Development designs and builds quality residential developments at affordable prices that enable first home buyers and investors alike to purchase a property at an achievable price point in popular suburbs to meet their own personal financial goals.

Kayne is supported by an experienced property development project manager Frank Chen, and has bought together a team of experienced planners, architects, technical specialists and builders to deliver quality residential developments.



Why

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# Properli

Properli has been working in the industry for decades, developing a strong understanding of the property market and what purchasers are looking for to achieve either their financial or lifestyle goals.

We're proud to build desirable, quality homes in key locations that deliver lifestyle benefits, appealing amenities and community aspects.

We know how important it is for people to purchase a home that is purposeful, homely, warm and safe – whether it be a home to live in, or a sound rental property that delivers capital growth over time.

Properli also provides financial planning and advice through our trusted Financial Adviser team, does the hard yards in terms of securing lending for home buyers and sources Insurance policies for yourself and your valuable assets.





[development@properli.co.nz](mailto:development@properli.co.nz)

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**Disclosure and conflicts:** If identified there is a need for mortgage advice we may refer you to a Properli Financial Adviser. We don't receive any commissions or referral fees where a client has been introduced to engage this service. However, Kayne Wahlstrom has shareholding interest in the Properli Financial Advisory business. Kayne may therefore receive a shareholder dividend which is based, indirectly, on the profitability of the financial advisory company. Our Financial Advisers manage the potential conflicts arising from this interest by disclosing upfront to the client and recording this in a conflicts of interests register. Our Financial Advisers follow a strong advice / process to ensure that they understand our client's needs and goals and that their recommendations, or any referrals, meet their requirements.

