



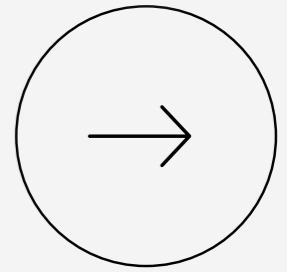
HUDSON

AT HOBSONVILLE POINT

Waterside



*View from SB7 Balcony.



Waterside living in Hobsonville.

Discover the the Hudson Precinct, a highly coveted neighborhood in Hobsonville Point. With breathtaking views of the Waitemata Harbour and the added convenience of the pedestrianized Catalina Bay and its ferry terminal and dining options, this idyllic location also boasts top-rated school zoning.

Experience the finest in new build living with our 3-bedroom, townhoses, all conveniently located along the Coastal Walkway. Boasting exquisite design and superior finishes, our homes offer all the amenities you and your loved ones need.

Proudly
built by

classic
builders



The heart of Hobsonville Point.

Located in the heart of Hobsonville Point. Hudson is zoned for both of the high decile state schools. The schools are within walking distance and are an important part of the community.

Hobsonville Point enjoys close access to two motorways and is served by public buses and a commuter ferry that sails daily to downtown Auckland.

Wake up to the sunshine and enjoy the view. Have coffee on your elevated deck or take a short walk to Catalina Bay for breakfast, lunch or dinner. With two local supermarkets, a farmers' market, pharmacies, gift shops, an abundance of cafes and eateries, and more than 26 ha of parks, reserves and public spaces for you to enjoy there's little need to leave Hobsonville Point.



Nearby you'll find.



Shopping centres

NorthWest Shopping Center	13 min - 6.8km
Westgate Shopping Centre	12 min - 6.7km
Hobson Centre	6 min - 3km
Countdown Westgate	13 min - 6.8km

Parks & Greenspaces, parks, beaches & attractions

Hobsonville Point Park	2 min - 800m
Hobsonville Point Beach	4 min - 1.3km
The Oval Park	2min - 500m
Coastal Walkway	On your doorstep
Hobsonville War Memorial Park	6min - 2.2km
RNZAF Golf Club	9 min - 4.1km
Royal Reserve Sports Field	16 min - 7.8km
Harrier Point Park	2 min - 800m
Hobsonville Point Water Park	4 min - 1.4km

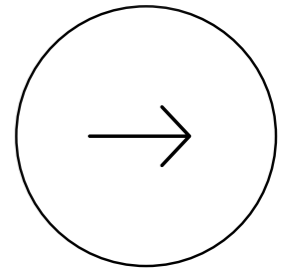
Schools

Hobsonville Point Primary School	3 min - 1km
Hobsonville Point Secondary School	5 min - 2.7km
Hobsonville Point Early Learning Centre	3 min - 1.1km
Scott Point School	6 min - 2.7km

Service Hubs

Catalina Bay Ferry Terminal	5 - 10 min walk
Hobsonville Bus Centre	10 min - 8km
Auckland Airport	30 min - 36.8km

*SBI1- Render is artist's impression only.

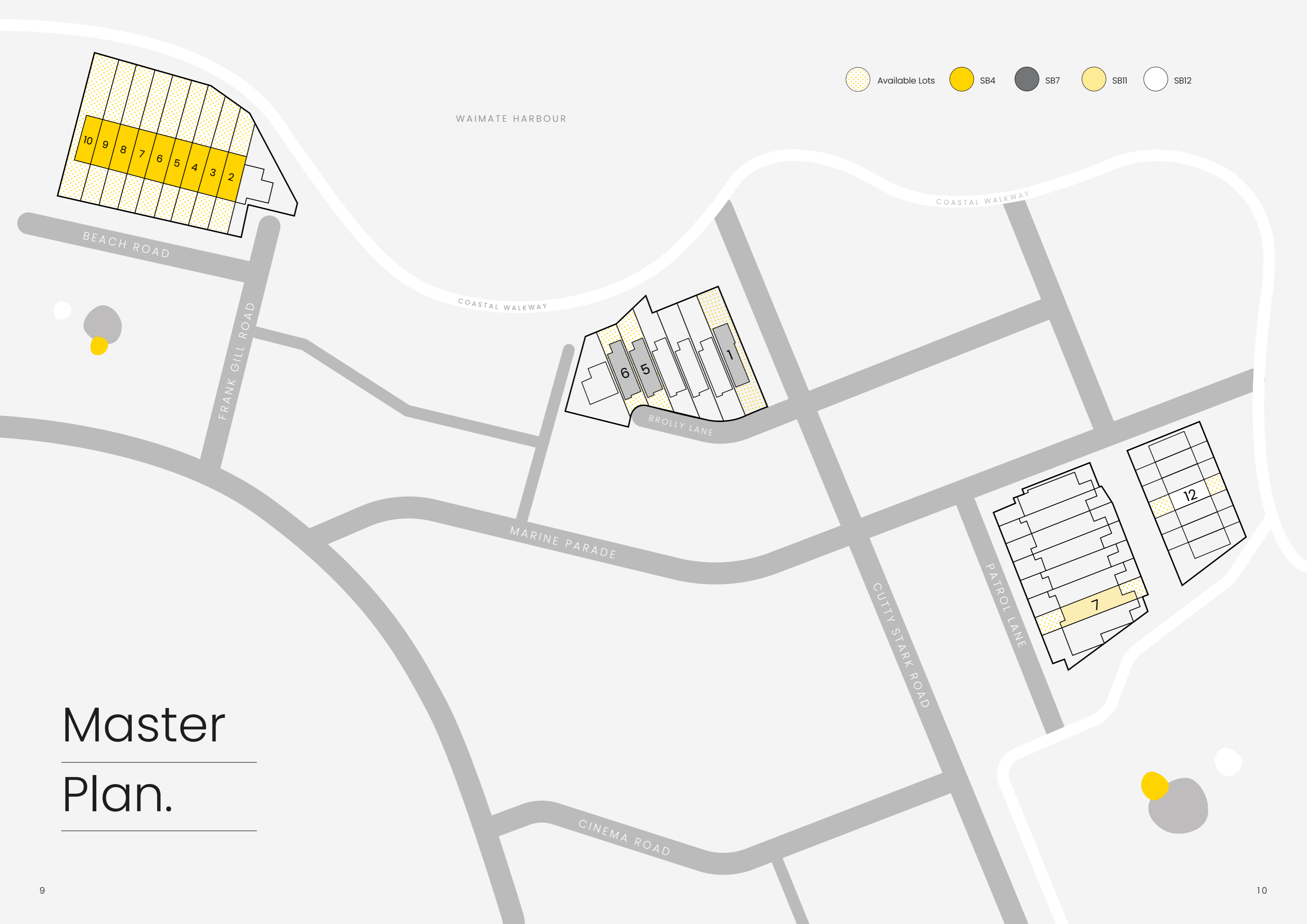


Multi-level Townhouse Living.

All of the properties in this development have an open plan living, dining and kitchen space on the ground floor, with direct access off the lounge out to a spacious outdoor living area – which is complete with paved patio and fully fenced garden, to provide privacy. Each comes with either an internal access single car garage or off-street car parking.

An abundance of storage is available in each home to ensure there's a space for everything, with a walk-in or double wardrobe in most bedrooms. Each of the houses has at least one bathroom or water closet on each floor, and discreetly placed laundry areas.

All houses are fitted with smart locks for convenience and security and heat pumps for comfortable living temperatures year-round.



Master Plan.

SBI2

Marine Parade


The only remaining in this typology - this stylish 3-bedroom and 2-bathroom home is designed for modern family living or has an ideal layout for young professionals.

With the harbour at your doorstep, this low-maintenance living solution will leave plenty of time for family adventures and socialising this Summer.

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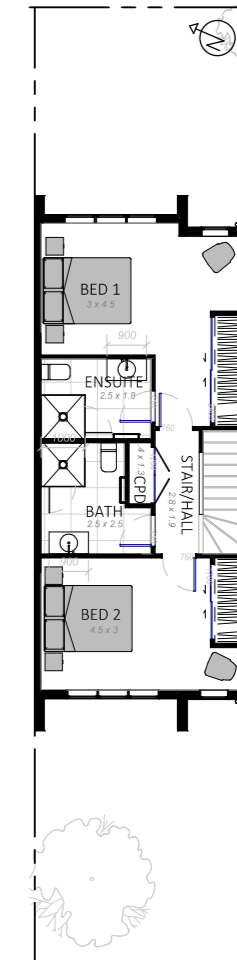
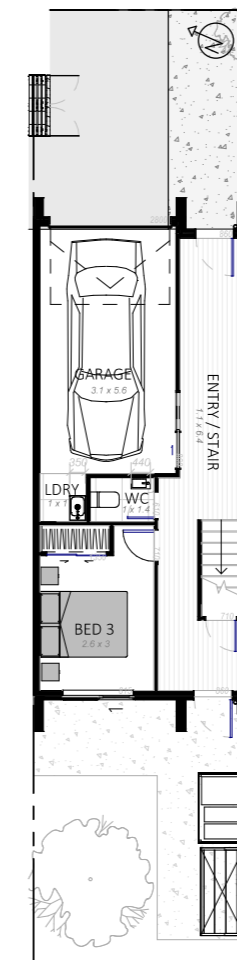
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Lot	Lot Area	Floor Area O/C	Location	Orientation
12	105.4m ²	170.0m ²	Centre	As per plan above

*As per plan above - please note centred lots will not have side windows. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.


SB11

13 Patrol Lane

This 3-bedroom and 2-bathroom home is designed for modern family living or has an ideal layout for young professionals.

With the harbour at your doorstep, this low-maintenance living solution will leave plenty of time for family adventures and socialising this Summer.

This property is complete and has been enhanced to include high-quality Bosch appliances, Daikin Air conditioning units and carpeted garage.

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Lot	Lot Area	Floor Area O/C	Location	Orientation
7	107.36m ²	171.0m ²	Centre	As per plan above

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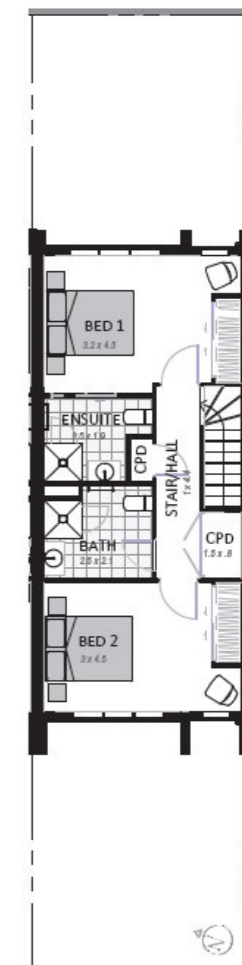
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Lot	Lot Area	Floor Area O/C	Location	Orientation
7	107.36m ²	171.0m ²	Centre	As per plan above

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
SB7


Type A | Brolly Lane

This north-facing, two-storey townhouse is the only end unit remaining and has been designed with entertaining in-mind. Open-plan living occupies the ground floor, and opens out onto it's own a private courtyard.

Upstairs you'll find 3-bedrooms with a generous master-suite complete with it's own walk-in wardrobe, ensuite and private balcony to soak up the view of the Waitmate Harbour.

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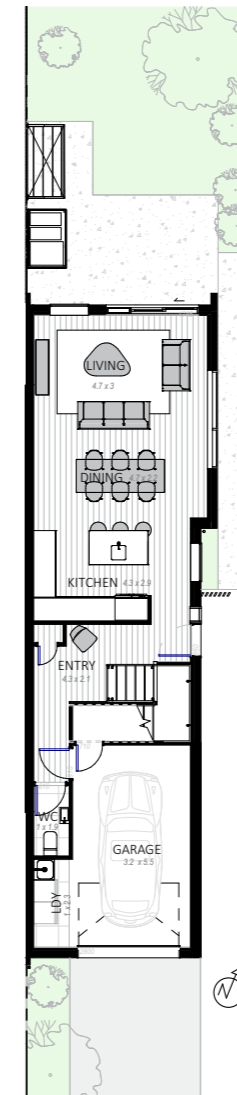
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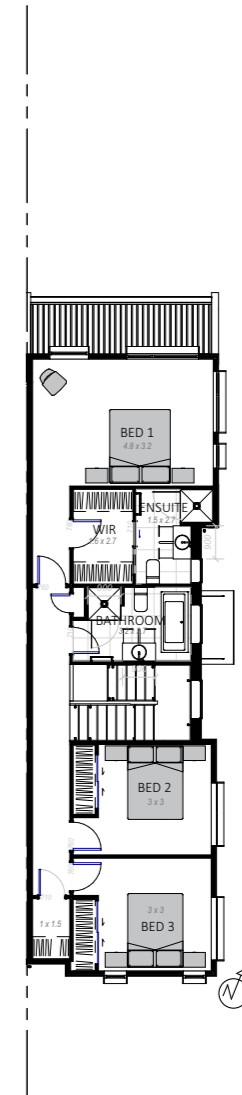
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Lot	Lot Area	Floor Area O/C	Location	Orientation
1	204.58m ²	171.0m ²	End	As per plan above

**As per plan above. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.*

SB7

Type B | Brolly Lane

These North-facing homes provide beautiful views of the Waimate Harbour, where you can soak up all day sun from your private deck. Designed with function and livability in mind, these homes feature the master bedroom on the ground floor, with two others conveniently located upstairs. All bedrooms have wardrobe storage with the master featuring an ensuite. The open-plan living area on the second floor was designed to maximize the beautiful views while you relax or dine. Take a walk down the Coastal Walkway to Catalina bay, or head down the many local parks, the options are endless.

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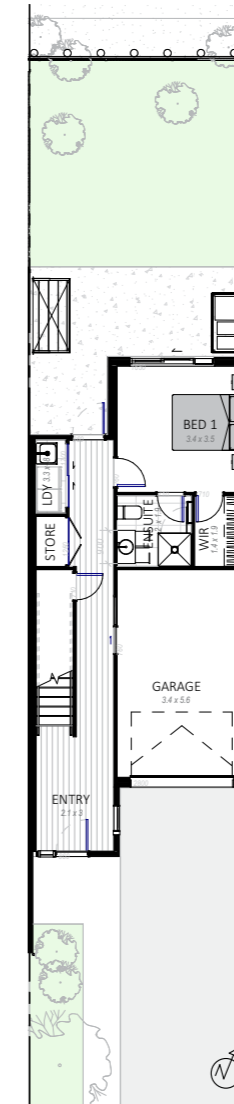
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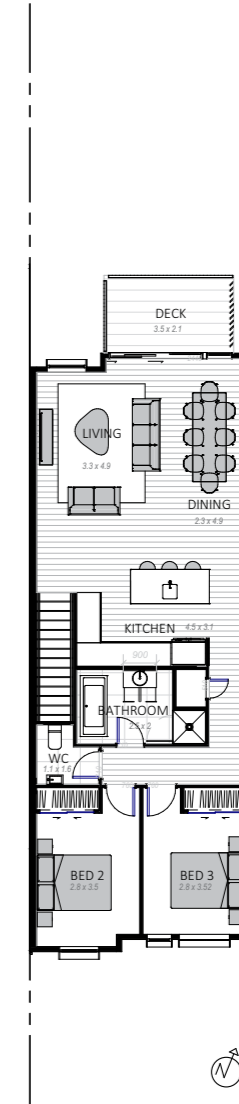
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Lot	Lot Area	Floor Area O/C	Location	Orientation
5	124.74m ²	174.0m ²	Centre	As per plan above
6	152.93m ²	174.0m ²	Centre	As per plan above

*As per plan above. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.

SB4

Type A | Beach Road

Next to one of Hobsonville Point's prettiest green areas and the Waitemata Harbour this exclusive subdivision is a real gem.

These stunning 3-storey homes will come with three double bedrooms, fully tiled bathrooms and luxury living on the middle floor that leads effortlessly to a North-west facing balcony. With glimpses of the sun-soaked sea through the established trees and no further building in front the location is quite unique.

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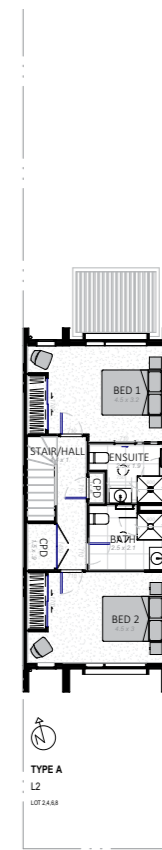
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Lot	Type	Lot Area	Floor Area O/C	Location	Orientation
2	A	134.22m ²	161.8m ²	Centre	As per plan above
3	A	145.21m ²	161.8m ²	Centre	Mirrored
4	A	153.9m ²	161.8m ²	Centre	As per plan above
5	A	158.08m ²	161.8m ²	Centre	Mirrored
6	A	158.06m ²	161.83m ²	Centre	As per plan above
7	A	158.06m ²	161.8m ²	Centre	Mirrored
8	A	158.06m ²	161.8m ²	Centre	As per plan above
9	A	158.06m ²	161.8m ²	Centre	Mirrored

*As per plan above - please note centred lots will not have side windows. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.

SB4

Type B | Beach Road

The most exclusive and desirable option in Hudson. This home provides unparalleled views and the largest floor area of all the units. A truly beautiful home, with the largest floor area and garden space. The perfect option for those who won't compromise on space and privacy. This 3-storey home features three double bedrooms, with ample wardrobe storage and an open plan living area on the second floor. Whether you're seeking room to let your family grow, or simply space to breathe, this home is the perfect option

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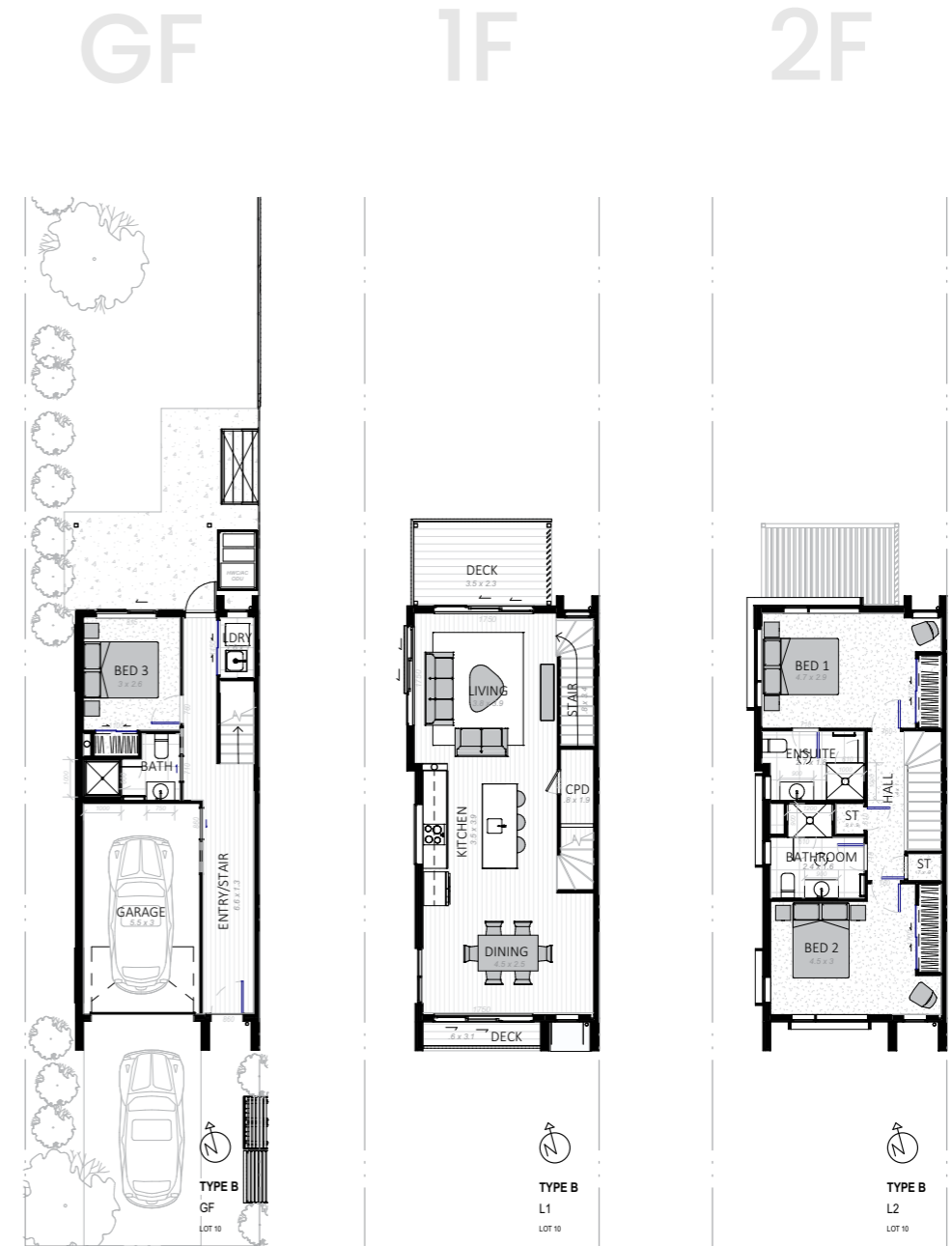
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Lot	Type	Lot Area	Floor Area O/C	Location	Orientation
10	B	203.69m ²	173.08m ²	End	As per plan above

*As per plan above - please note centred lots will not have side windows. All Plans are subject to building consent and are subject to change. All renders are an artist's impression only.

Price List

Block	Lot	Land m ²	Floor m ² o/c	Levels	Beds	Baths	WC	Parking
SB12	12	105.4m ²	171.0m ²	3	2	2	1	Single Garage
SB11	7	107.36m ²	171.0m ²	3	3	2	1	Single Garage
SB7	1	204.58m ²	171.0m ²	2	3	2	1	Single Garage
SB7	5	152.93m ²	174.0m ²	2	3	2	1	Single Garage
SB7	6	124.74m ²	174.0m ²	2	3	2	1	Single Garage
SB4	2	134.22m ²	161.8m ²	3	3	2	1	Single Garage
SB4	3	145.21m ²	161.8m ²	3	3	2	1	Single Garage
SB4	4	153.9m ²	161.8m ²	3	3	2	1	Single Garage
SB4	5	158.08m ²	161.8m ²	3	3	2	1	Single Garage
SB4	6	158.08m ²	161.83m ²	3	3	2	1	Single Garage
SB4	7	158.06m ²	161.83m ²	3	3	2	1	Single Garage
SB4	8	145.21m ²	161.8m ²	3	3	2	1	Single Garage
SB4	9	158.06m ²	161.8m ²	3	3	2	1	Single Garage
SB4	10	203.69m ²	173.08m ²	3	3	3	-	Single Garage

Disclaimer: O/C is over cladding, WC is Water Closet. Floor and land sizes are approximate only. All plans are subject to building consent and are subject to change.

Date: 26/01/2023



Rental Appraisal

Hudson Waterside - Hobsonville Point

We anticipate in the current market these properties may generate weekly returns of:

SB11 - Lot 7, 13 Patrol Lane

\$800 - \$850 per week



SB4 - Lot 2 - 9, Beach Road

\$800 - \$850 per week



SB4 - Lot 10, Beach Road

\$850 - \$900 per week



SB7 - Lot 1, 5 & Lot 6, Brolly Lane

\$700 - \$750 per week



These modern new-builds offer 3-bedrooms and two bathrooms (including the master ensuite) with a separate toilet on the ground floor (excluding SB4, Lot 10 which has a bathroom). The flow of the homes draws you through the open plan living areas, with galley kitchen and an outdoor entertaining area for enjoying the summer months. Quality appliances and fittings, meets the healthy homes compliance standards. All homes come complete with a single garage and an extra car space outside.

These properties are all situated in a very popular and growing area, handy to public transport, and local amenities within walking distance.

Natasha Botha.

Natasha Botha | Residential Property Manager

Whilst the above opinion is given in good faith, based on present market conditions and enquiry or the same, it does not purport to be a registered valuation and should not be relied upon or treated as such. Further we accept no responsibility to any third party in respect of the same.



An experienced property partner.

Drawing upon many years' experience in New Zealand's construction sector, Classic Group introduces Classic Property. Offering property solutions in established locations that have demonstrated proven growth and desirability, Classic Property gives everyday Kiwis the ability to invest in property of value for the long term.

Through the pursuit of innovative design and superior quality building work, Classic Group has established a solid track record of bringing buildings to life for Kiwi homeowners – we've delivered over 7,000 homes for our clients during our 25 years'. These are buildings that offer exceptional finishing and showcase a considered approach to how we Kiwis live.

Classic Property is opening the door for more Kiwis to invest in property by creating quality, ready-made townhouse packages designed to offer an assured experience from start to finish.



Why invest with us?



Backed by experience

With 25 years of building experience, we draw on the capability of Classic Group to produce consistent quality housing.



Ready to rent or live in

Built to meet all healthy homes standards, so it's move-in or rent ready as soon as it's complete, ensuring immediate rental income.



New build warranties

Our new build warranties protect your property for up to 10 years, which is your reassurance that you've got a quality investment that's built to last.



End to end service

Our comprehensive service means we're on the journey with you and keep things simple for you at every stage.



Government exemptions

Investing in a new build exempts you from the 2021 government changes to interest deductibility rules and LVR restrictions.



Rent guarantee

If you choose to let Classic Property manage your property for you as a rental, we guarantee the first year of rental income on completion of the build.*

*Our rent guarantee is subject to certain limitations and terms and conditions, please refer to the property management agreement, available on request.

