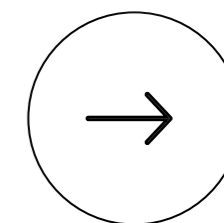


492 + 494
Richardson Road,
Mount Roskill

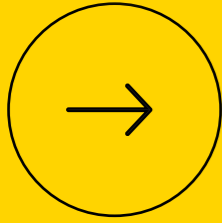




The new kid on the block.

Classic Property are excited to introduce you to 492 + 494 Richardson Road, in the bustling Auckland suburb of Mount Roskill. This development is made up of 19 terraced houses in a variety of two, three and three bedroom + study layouts and facades that give a level of individuality to each house, while sitting harmoniously within the rest of the community.

Whether this is your first home, first investment or you're adding to your portfolio, we've taken the guesswork out of the process for you. We take a strategic approach and consider many factors beyond the front door that are intrinsic to the market success and lifestyle appeal of a high-quality new property development - Richardson Road is packed with reasons to make the investment.



In the heart of Mount Roskill.

Richardson Road runs right through the heart of Mount Roskill, making it perfectly connected to the CBD and nestled amongst some of the best amenities Auckland has to offer.

There is something for every buyer in this development, whether you're looking for a prime investment location, with proximity to the city or a family looking for a community to call home - there is plenty of reasons to pick this neighbourhood.

Shopping centres, schools, and medical facilities all connected via a reliable public transport network are right outside the door.



Nearby you'll find.

RICHARDSON ROAD BELOW

AUCKLAND CBD

SHOPPING CENTRE

SOUTH WEST MOTORWAY

MOUNT EDEN

DOMINION ROAD

Shopping centres & medical facilities

Stoddard Road New World Pharmacy, Banks & Eateries	1.2km
Westfield St Luke's	4.5km
Dominion Road Eateries	3.7km
Greenlane Clinical Centre	6.4km





Greenspaces, Golf Courses & Parks

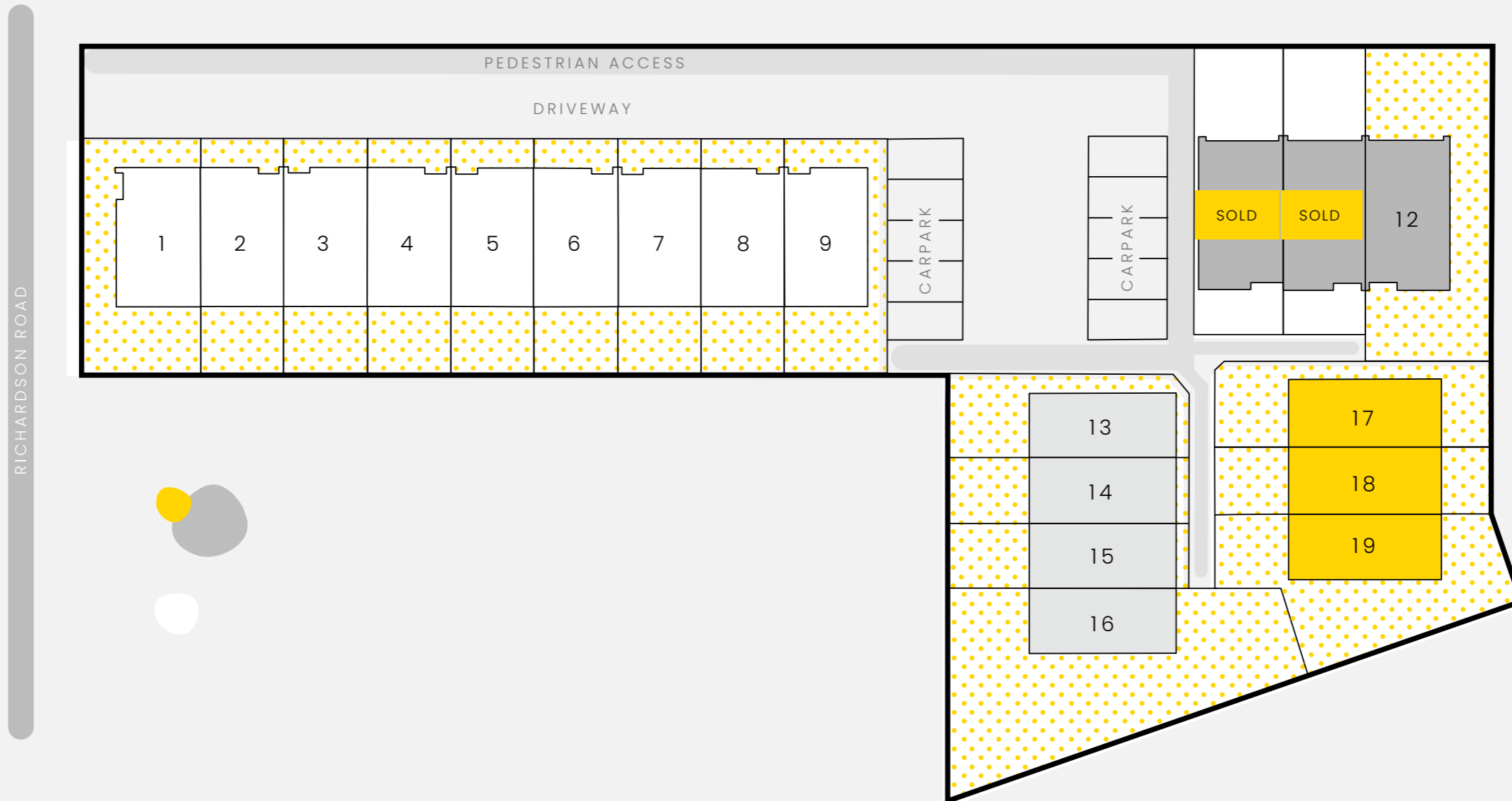
Eden Park	4.8km
Maungakiekie Golf Course <i>(to the south of this view)</i>	850m
Wattle Bay Reserve / Bay <i>(to the south of this view)</i>	3.3km
Waikowhai Park / Bay <i>(to the south of this view)</i>	3km
Akarana Golf Course	1.3km
War Memorial Park	1.7km
Margaret Griffin Park <i>(to the south of this view)</i>	1.2km


Schools

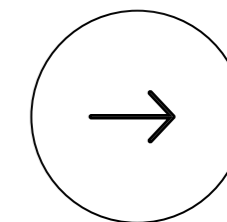
May Road School - Primary	1.8km
Hay Park School - Primary	190m
Christ King College - Primary	1.4km
Waikowhai Intermediate	1.6km
Mount Roskill Intermediate	1.9km
Lynfield College - Secondary	1.8km
Mount Roskill Grammer - Secondary	1.8km

Master Plan.

Typologies:  Type A  Type B  Type C  Type D



 Available Now



Townhouse living at its best.

These architecturally designed townhouse will be expertly built by our sister company Classic Builders, one of New Zealand's largest residential home builders.

Richardson Road offers a range of two, three and three bedroom + study homes, each with its own unique make-up. Most houses have open plan living, with some having direct access out to a timber deck and private outdoor garden space, and others having the added convenience and protection of their own internal garage or off-street parking.

Layout and storage has been well considered with generous built-in wardrobes in most bedrooms and discreetly placed laundry spaces. All are fitted with heat pumps for cosy living in the winter and comfort through the warmer months.

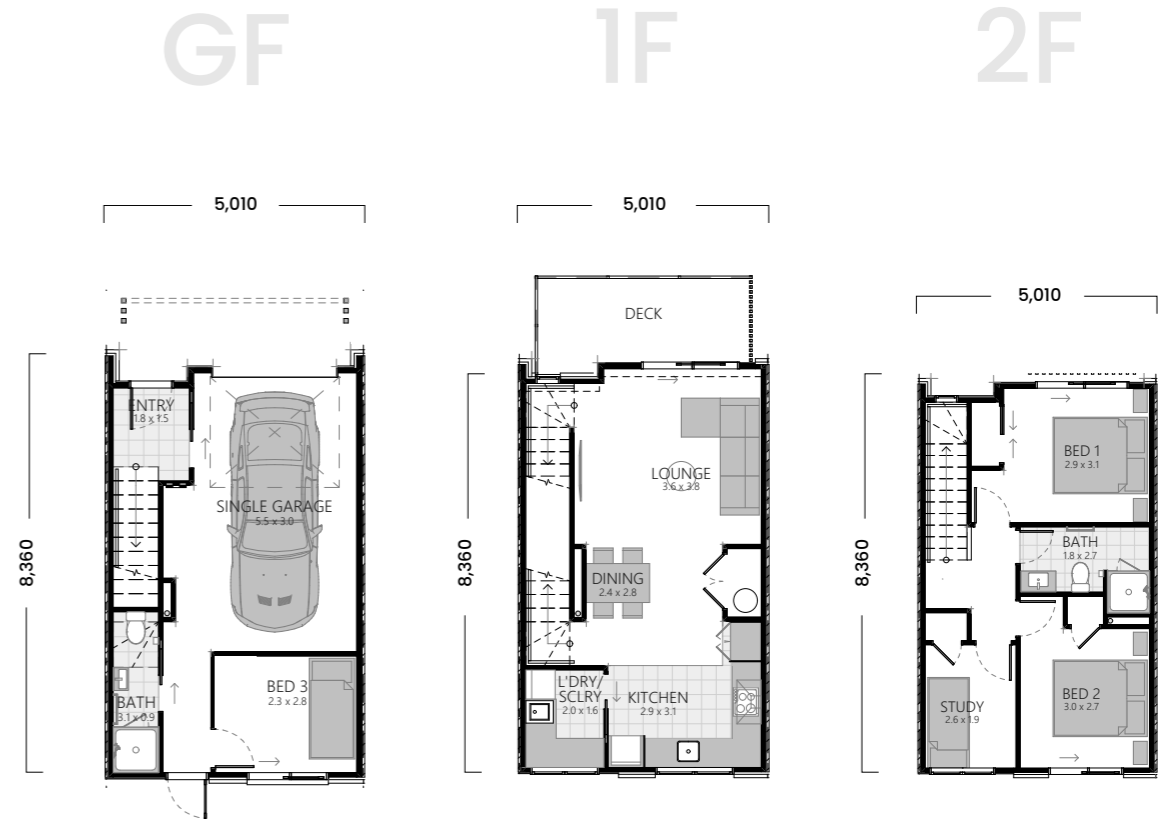
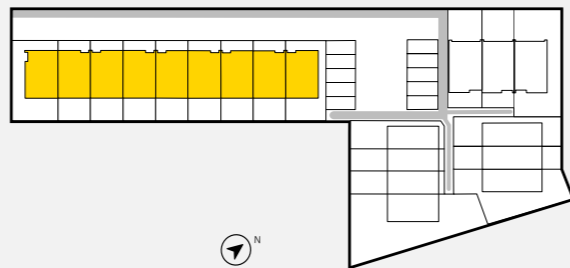
Two to three
bedroom
homes.





Type A

Our largest offering, with a generous three bedrooms plus study. These north-facing units provide a bright and sunny living area. A single bedroom and bathroom downstairs, with a single car garage. Living, kitchen and dining on the second floor, complete with scullery and laundry. Two bedrooms and a study upstairs, all with wardrobes, sharing a bathroom.



Lot	Lot Area	Floor Area O/C	Location	Orientation
1	105m ²	128m ²	End	As per plan above*
2	73m ²	128m ²	Centre	Mirrored*
3	73m ²	128m ²	Centre	As per plan above*
4	73m ²	128m ²	Centre	Mirrored*
5	73m ²	128m ²	Centre	As per plan above*
6	73m ²	128m ²	Centre	Mirrored*
7	73m ²	128m ²	Centre	As per plan above*
8	73m ²	128m ²	Centre	Mirrored*
9	90m ²	128m ²	End	As per plan above

*As per plan above - please note entry differs on Lot 1 and centred lots will not have side windows. All renders are an artist's impression only. Drawings are subject to change.



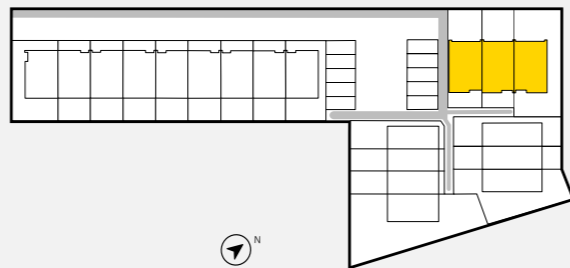
 3 |
  1 |
  1 |
  1 |
  1

*Render is an artist impression only & is subject to change.

Type B

One bedroom, living, dining and kitchen are on the ground floor with indoor, outdoor flow to the deck and courtyard space. Two bedrooms and bathroom upstairs with generous wardrobes.

Lot 10 & 12 have extra side windows as they are end units.



GF

1F



Lot	Lot Area	Floor Area O/C	Location	Orientation
10	107m ²	93m ²	End	As per plan above
11	92m ²	93m ²	Centre	As per plan above*
12	137m ²	93m ²	End	Mirrored

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

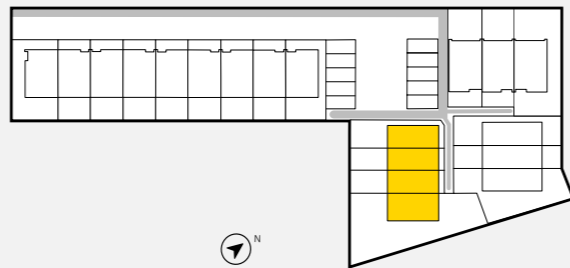


*Render is an artist impression only & is subject to change.

Type C

Living, dining and kitchen area on the ground floor, with direct access off the lounge to the courtyard space. Two bedrooms upstairs with generous wardrobe space in each, and the main bathroom. Lot 13 and 16 have extra side windows as they are end units.

*Lots 13, 14 & 15 in this type have been priced to meet the criteria of the first home buyer grant.



Lot	Lot Area	Floor Area O/C	Location	Orientation
13	79m ²	73m ²	End	As per plan above
14	60m ²	73m ²	Centre	As per plan above*
15	60m ²	73m ²	Centre	As per plan above*
16	187m ²	73m ²	End	As per plan above

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



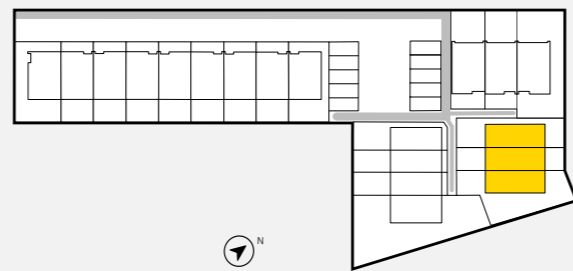
*Render is an artist impression only & is subject to change

Type D

Living, kitchen and dining on the second floor, with the laundry in the dining cabinetry. Two bedrooms and a shared bathroom are downstairs. All properties have front and back yard space.

Lot 17 & 19 have extra side window as they are the end units.

All of the type D houses have been priced to meet the criteria of the first home buyer grant.



Lot	Lot Area	Floor Area O/C	Location	Orientation
17	86m ²	76.6m ²	End	Mirrored
18	67m ²	76.6m ²	Centre	As per plan above*
19	120m ²	76.6m ²	End	As per plan above

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

Specifications

Earthworks and retaining (if required)

Plans
Architecturally designed plans, specifications and engineering details
Construction Risk and Public Liability Insurance
All City Council permit fees and connection fees
10 Year Warranty
Exterior
Raft concrete floor system
Aluminium powdercoated, double glazed clear glass <ul style="list-style-type: none"> Restrictor stays to all second & third storey opening windows (where applicable) Aria black joinery hardware Latitude TGV entrance door with Urbo lever set & Yale Slimline Assure Digital Lock
Steel & Tube 'Six-Rib' metal roof including self-supporting underlay <ul style="list-style-type: none"> Marley downpipes - Black round PVC Multiline Colorsteel fascia, Customline Colorsteel spouting Painted Hardiflex soffits
Weathertex Weathergroove Smooth 150mm Vertical secondary cladding as per plan (where applicable)
Weathertex Selflok Ecogroove Smooth 150 Horizontal secondary cladding as per plan (where applicable)
Exterior cladding in San Selmo & Euro Largo brick range (where applicable)
H1.2 treated timber wall framing and roof trusses
2x Exterior hose taps
Retaining walls are included within the contract as detailed on the Building consented plan
Timber decking to ground floor as per plans
Stainless steel external vent covers
Lot 1 - 9, 17 - 19
Aluminium powdercoated balustrades & screening to balcony
Lot 1 - 12
Aluminium powdercoated Juliet balcony
Lot 1 & 13 - 16
Feature hardwood arbor archway to entry

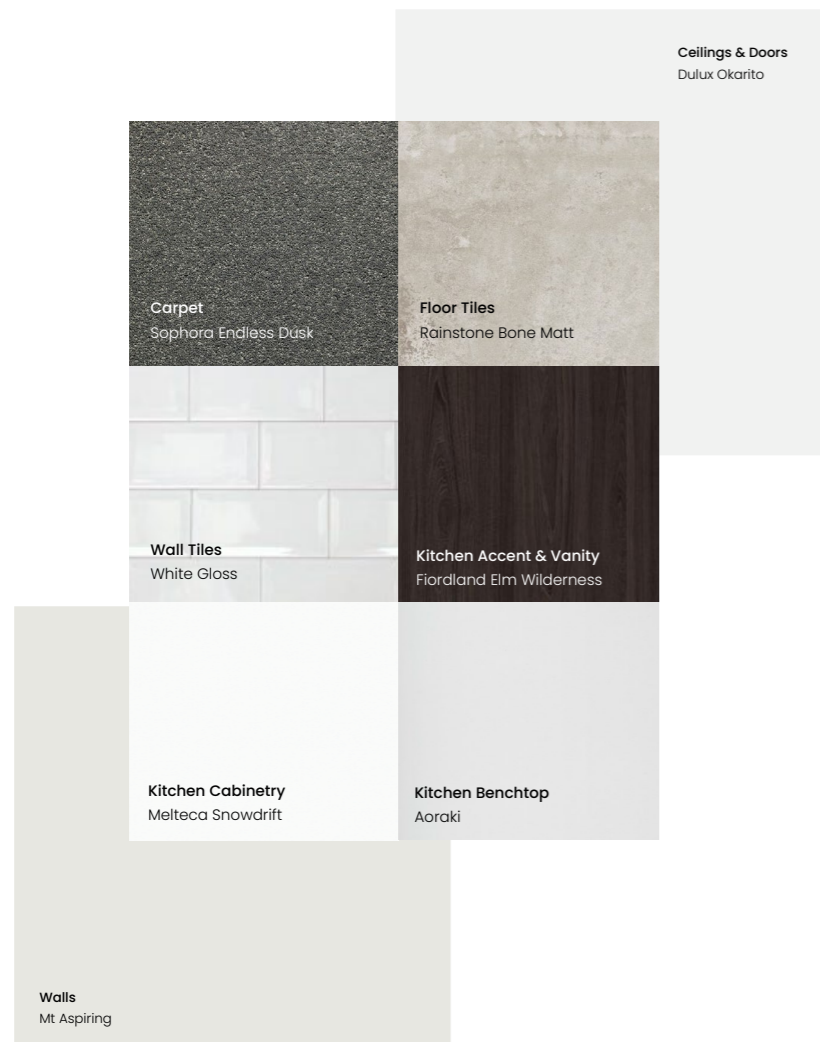
Interior
Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms
Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
Cornice - 55mm Gib-Cove® to all living areas
Skirtings - 60mm single bevel finger jointed pine
Architraves - 40mm single bevel finger jointed pine
R2.2 insulation to external walls (excluding garage)
R3.6 ceiling insulation (including over garage where applicable)
PCM painted interior doors with Schlage Element Lianna lever door handles, satin chrome wall mounted door stop <ul style="list-style-type: none"> Sliding doors where applicable
Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
Painting allowance includes two paint colours (as per interior colour pallets)
Stairwell half height wall with timber capping <ul style="list-style-type: none"> Painted timber hand-rail to stairwell
Solatubes to stairwells and bathrooms as per plans (if applicable)
Lots 1 - 9
Concrete floor
Valero garage door
Electrical Fittings (HPM H&L XL Life Switchgear)
Refer to electrical plan
EV charger to garages
Heating
1x Daikin heat pump unit as per suppliers recommendations, includes connections (meets Healthy Homes regulations)
Lots 1-9
Rheem 250 litre hot water mains pressure
Lots 10-19
Rheem 180 litre hot water mains pressure
Kitchen
Exterior in Melamine, edges finished in matching PVC and Prime Stone bench top, as per kitchen plan

Elementi Savon kitchen mixer chrome
Tiled splashback 900mm x 700mm under rangehood
Lots 13 - 16
Built in Dining table as per Kitchen Design
Kitchen Appliances
Whirlpool ceramic frameless cooktop 60cm WR619CHAUS
Whirlpool Stainless Steel built-in oven W4OMK38HUOX
Whirlpool Stainless Steel Dishwasher WFE2B19XAUS
90cm Ariston 90cm Slimline Canopy Rangehood ACT90AX-L includes installation and venting to the soffit or roof (dependent on plan)
Bathroom
Two or Three sided-moulded shower, 900 x 900mm as per plans <ul style="list-style-type: none"> Elementi Splash plus round 3 function slide shower chrome Elementi Savon shower and basin mixer chrome
Heirloom Genesis 825mm heated towel rail, stainless steel
Manrose Designer LED Fan/Heat/Light FAN0940, ducted to soffit or Manrose Designer LED Heat/Light FAN2200 (Where bathroom has vented solatube)
Uno close coupled BTW toilet suite with soft close seat <ul style="list-style-type: none"> Eletech chrome toilet roll holder, without cover
Fixed mirror above vanity
Lots 1 - 9 & 17 -19
Studio Plus vanity, wall hung, 750mm
Lots 1 - 9
Ground Floor Bathroom Studio Plus 440mm basin with 1-door
Lots 10 - 16
Studio Plus vanity, wall hung, 900mm
Powder Room (Lots 10 - 12)
Uno close coupled BTW toilet suite with soft close seat <ul style="list-style-type: none"> Eletech chrome toilet roll holder, without cover
Studio Plus 440mm basin with 1-door <ul style="list-style-type: none"> Elementi Savon basin mixer chrome Eletech chrome towel ring Fixed mirror above vanity, 440mm x 900mm
Bathroom Tiles
Classic white tiles up to 200mm height above each vanity, finished with aluminium tile trim

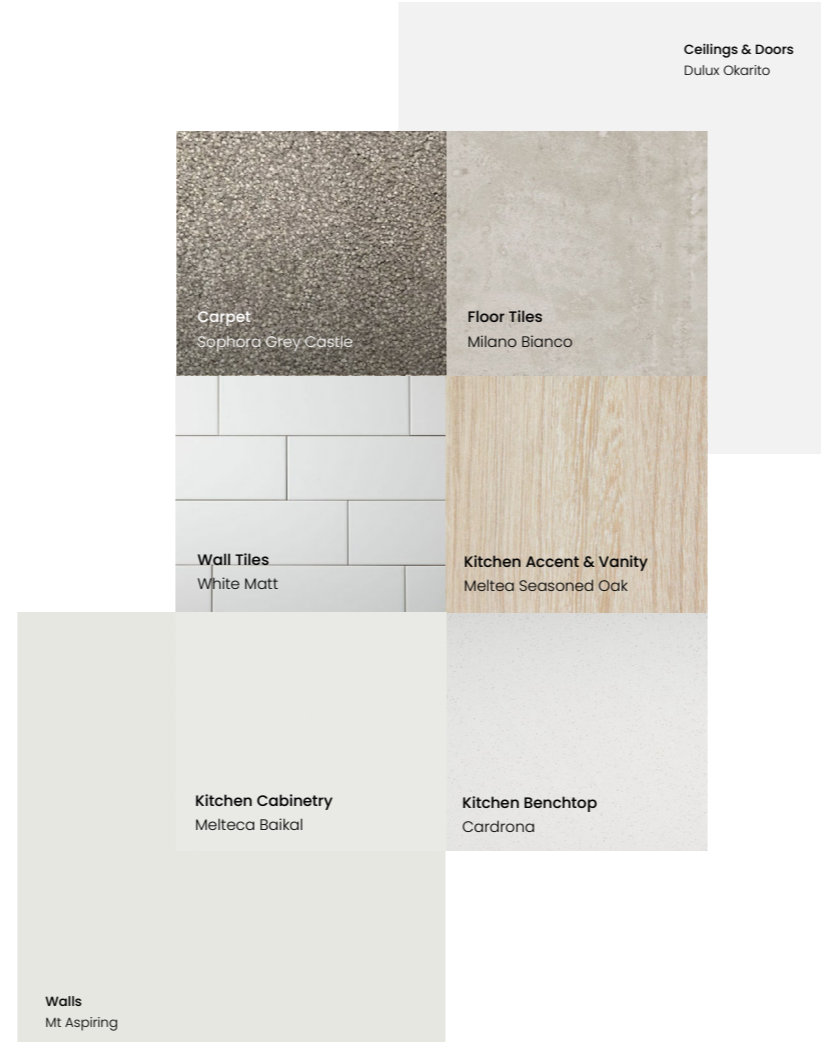
Floor Coverings
Carpet from Classic Builders traditional range 100% solution dyed nylon with 10mm underlay
Floor Tiles from Classic Builders Traditional range as shown on plan
Wardrobes & Linens
Shelf and rail, pre-finished wire, number of shelves as per plan
Bed 1 Wardrobes
Wire coated shelving as per plans (as per design)
Laundry
Lots 1 - 9
Laundry Sink with Elementi Savon kitchen mixer chrome
Lots 10 - 12
Aquatica Laundra Slim Plus 460mm Tub
Lots 13 - 19
Washing machine waste to floor waste gully as per plans
Garage Door (Lots 1-9)
Futura smooth steel sectional garage door with 2x automatic openers
Fencing/Landscaping/Driveway/Patio/Clothesline/Letterbox
As shown on Landscape plans. Landscaping - Grass sown (no maintenance on establishment of lawn).
Services - Stormwater, Power, Water and Telecom
Underground services included
Stormwater management as per RC
Clean
Complimentary house clean on completion

Colour Palettes

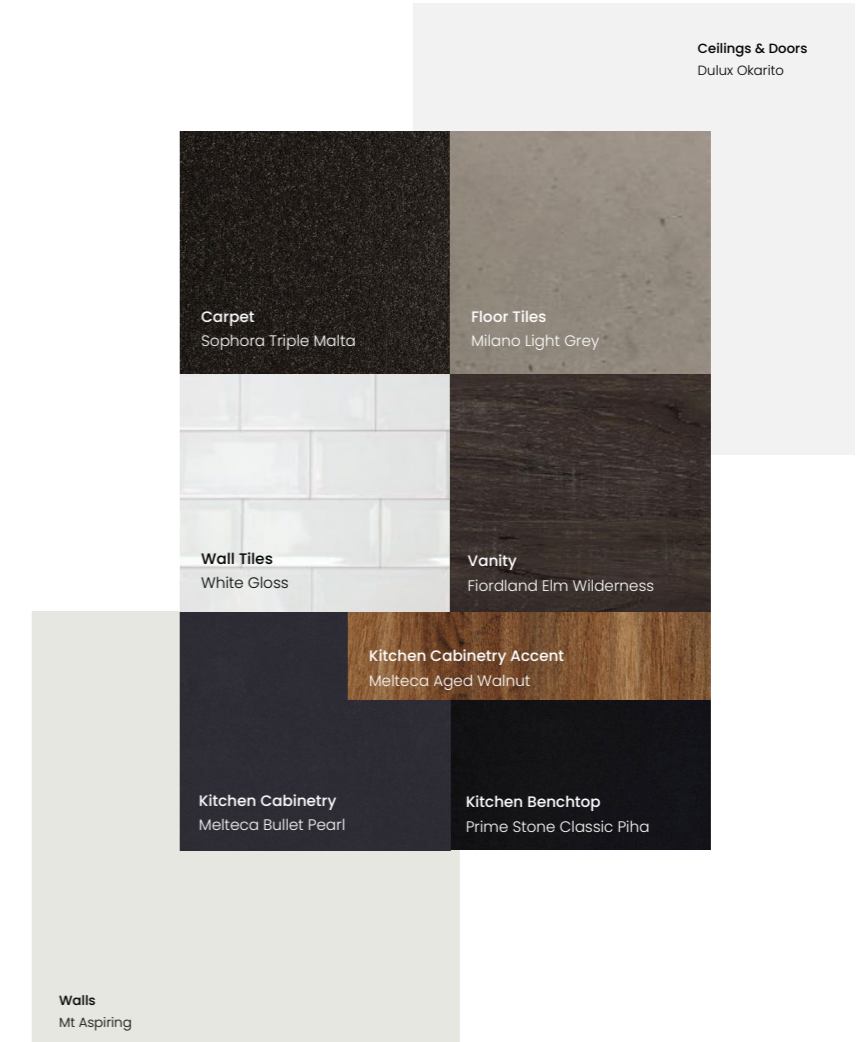
The choice is all yours — select a colour palette from the preset range below.



Classic Palette



Natural Palette



Industrial Palette

Acceptance Signature

Date



Upgrades



Would you like to take your property to the next level?
Not a problem, chose from our selection of purchaser upgrade options below.

ITEM NAME	UPGRADE DESCRIPTION	COST (INCL GST)	ACCEPTANCE
Kitchen Appliances	BOSCH Stainless Steel Oven HBF133BS0A BOSCH Electronic Stainless Steel Dishwasher SMU2ITS01A BOSCH Electric Cooktop Hob PKE6IICA2A	\$500	
Kitchen Splashback	Extended Kitchen Splashback. Cabinet to cabinet up to rangehood height from Classic white tiles.	\$450	
Fridge Plumbing	Plumbing to fridge	\$360	
Heat Pump to Bed 1	Lot 1 - 9 1 x additional Daikin heat pump unit to Bed 1 as per supplier recommendations, including: - Connections - Upgrade to outdoor unit to to accommodate 2 x indoor units	\$5,750	
	Lot 10 - 19 (As specified above)	\$5,170	
Garage Carpet (applies to Lot 1-9 only)	Single Garage Carpet direct stick	\$1,230	
Security Alarm	Up to 4 sensor alarm security system.	\$1,250	
Timber Laminate Flooring	Impressive Quickstep Timber Laminate Flooring Lot 1 - 9 to Kitchen, Dining, Lounge & Scullery	\$5,350	
	Lot 10 - 12 to Kitchen, Dining, Lounge, Entry, W/C, Laundry & Under Stair Storage	\$5,030	
	Lot 13 - 16 to Entry, Kitchen, Dining, Lounge, Laundry & HWC	\$1,620	
	Lot 17 - 19 to Kitchen, Dining & Laundry	\$1,530	

Acceptance Signature

Date

Rental Appraisal

492 + 494 Richardson Road, Mount Roskill

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

Type A

\$750.00 - \$780.00 per week



Type B

\$660.00 - \$700.00 per week



Type C

\$600.00 - \$650.00 per week



Type D

\$610.00 - \$660.00 per week



Type A

This north-facing units offers 3 generous bedrooms, a study and 2 Bathrooms. One bedroom and bathroom on the downstairs floor with a single garage. Open plan living area, with modern kitchen, completed with scullery and laundry on the second floor. Two bedrooms with build in wardrobes, study and bathroom to share on top floor.

Type B & C

Each of these townhouse properties features a light open plan living and kitchen space on the ground floor, with direct access out to a deck and private courtyard area. The laundry has been discreetly built into cabinetry in the dining area.

The main bathroom and two beds are upstairs, all with generous in-built wardrobes. The three bedroom layouts (Type B) also have one bed on the ground floor, with an additional water closet.

Type D

The second two bedroom option is also built across two levels, though these properties feature the living, kitchen and dining area on the second floor, with access out to a spacious terrace. Both bedrooms are on the ground floor with generous wardrobes. All properties have front and back yard space.

These properties are in the heart of Mount Roskill, making them very accessible to the city with public transport right outside the door. All necessary amenities are within walking distance, as well as vibrant restaurants and recreational centres nearby.



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.

Price List

Lot	Type	Land m ²	Floor m ² o/c	Levels	Beds	Baths	WC	Parking	Price
1	A	105m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,090,000
2	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
3	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
4	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
5	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
6	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
7	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
8	A	73m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,085,000
9	A	90m ²	128m ²	3	3 + Study	2	1	Single Garage	\$1,090,000
10	B	107m ²	93m ²	2	3	1	1	Single Carpark	Sold
11	B	92m ²	93m ²	2	3	1	1	Single Carpark	Sold
12	B	137m ²	93m ²	2	3	1	1	Single Carpark	\$920,000
13	C	79m ²	73m ²	2	2	1	-	Single Carpark	\$850,000
14	C	60m ²	73m ²	2	2	1	-	Single Carpark	\$840,000
15	C	60m ²	73m ²	2	2	1	-	Single Carpark	\$840,000
16	C	187m ²	73m ²	2	2	1	-	Single Carpark	\$860,000
17	D	86m ²	76m ²	2	2	1	-	Single Carpark	\$840,000
18	D	67m ²	76m ²	2	2	1	-	Single Carpark	\$830,000
19	D	120m ²	76m ²	2	2	1	-	Single Carpark	\$850,000

Disclaimer: O/C is over cladding, WC is Water Closet. Floor and land sizes are approximate only. Drawings are subject to change. Prices as at 23rd May, 2023.

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.



Rent ready

New builds in high rental demand locations, built to meet all healthy homes standards and ensure 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.

