NEST OR INVEST GROUP

41- 45 BOLLARD AVENUE, NEW WINDSOR

www.beonbollard.co.nz

BOLLARD

BOLLARD

41- 45 Bollard Avenue, New Windsor

NOUVEAU IN NEW WINDSOR

20 architecturally designed terrace houses,
crafted to ensure modern living at its best.

Appointed on Bollard Avenue, enjoy the convenience of both New Windsor and Avondale townships within close proximity. With various parklands just a short walk away and the peaceful suburban surrounds at your doorstep - you're free to reside, relax and Be on Bollard.

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IDEAL LOCATION

Located in New Windsor and within close proximity to both Avondale and New Windsor townships you have the convenience of various supermarkets, eateries, and parklands at your perusal.

With a bus stop down the road and Avondale train station within walking distance, plus easy access to State highway 20 - Bollard has everything for easy, cosmopolitan living.

WITHIN 500M

- Bus stop
- Alan Wood Reserve Park
- Waterview shared cycle path

WITHIN 1KM

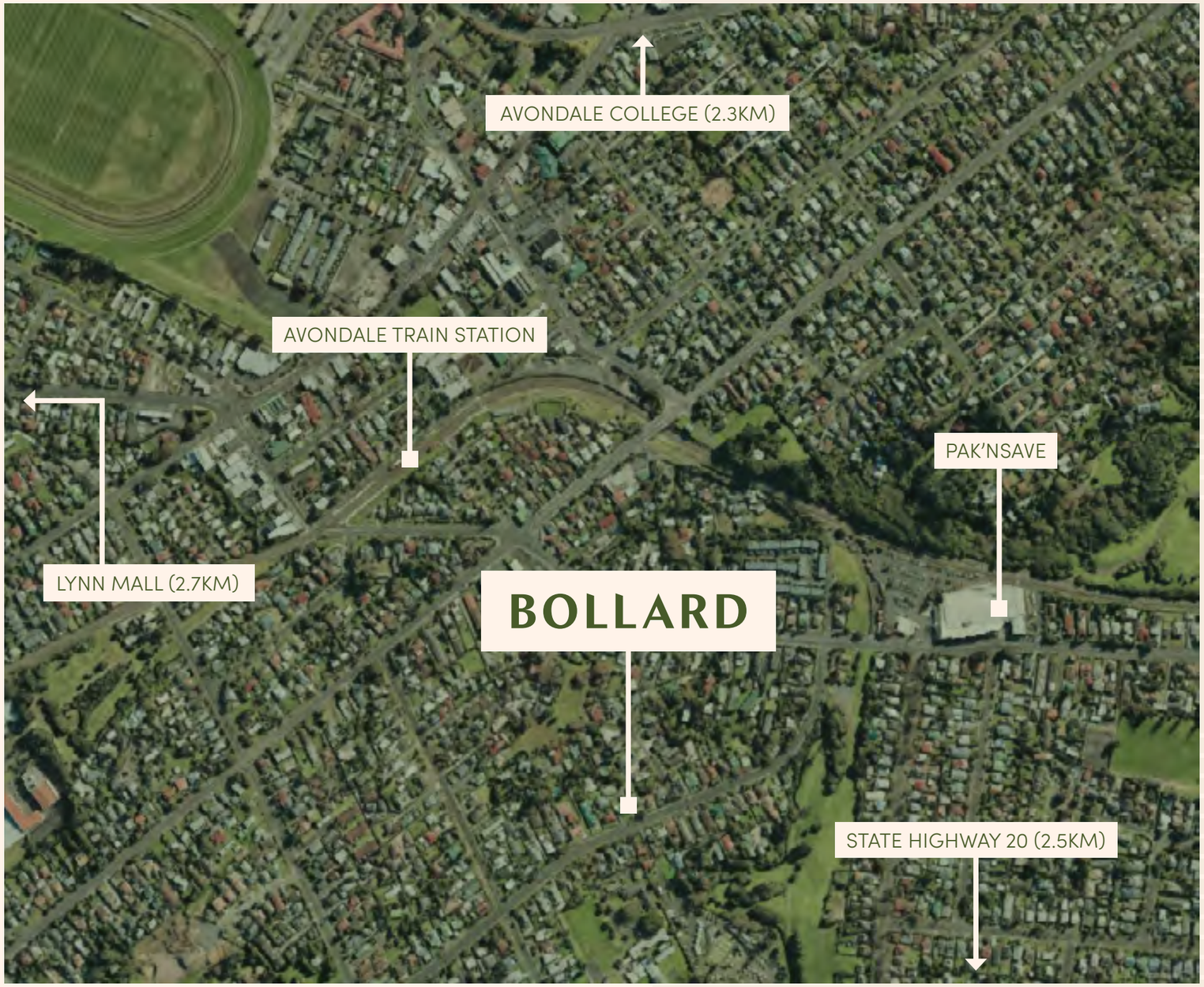
- Pak'nSave Avondale
- Avondale Train Station

WITHIN 3KM

- Lynn Mall
- State Highway 20
- Avondale Primary School
- Avondale College
- Unitec Mt Albert Campus2

WITHIN 5KM

- Westfield St Lukes



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ARCHITECTURALLY DESIGNED

20 high-quality terraces designed by Context Architects with modern detailing and a focus on interior and exterior enhancements to create a comfortable, and enjoyable living environment.

With a choice of Terrace housing options available to suit any lifestyle.

T1 - 1 AVAILABLE
- 3 Bedroom + Study
- 3.5 Bathroom
- Internal Garage

T2 - 5 AVAILABLE
- 3 Bedroom
- 2.5 Bathroom
- Internal Garage

T3 - 6 AVAILABLE
- 3 Bedroom
- 3 Bathroom
- Internal Garage

T4 - 8 AVAILABLE
- 2 Bedroom
- 2 Bathroom
- Onsite Carpark for units 13 & 20

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BUILDING DESIGN & EXTERIOR

- The building forms are articulated through the use of timber framing and mid-floor, Nu-wall aluminium cladding, vertical cedar, Cemintel concrete facade and an eye-catching unique screen feature.

- All exterior materials are durable, high quality featuring NZ fabricated high thermal performance suite double glazed uPVC windows and glass balustrade system on upper-level decking.

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BUILDING DESIGN & EXTERIOR

– An additional private courtyard on the ground floor and deck with a glass balustrade on the upper levels (T1-T3) creates an extra living space and indoor-outdoor flow.

– Beautifully landscaped gardens as well as conveniently located bicycle storage access.

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MODERN INTERIORS

MODERN INTERIORS

Each home is designed with spacious bedrooms and modern bathrooms. Along with a contemporary designed kitchen, open dining & lounge, Bollard is a home you can be proud to reside in.

- Dining, living areas feature high-quality European timber flooring
- Contemporary feature kitchen featuring black cabinetry, Italian Ascale benchtop and splash back with brushed brass tapware
- Bosch appliances in kitchen and laundry

Modern living for us also means creating healthy and energy-efficient homes:

- LED lighting
- Heatpump installed in the main living area
- Thermal Performance Suite double glazed uPVC windows
- Mechanical ventilation by Steibel Eltron
- Instant Electric Hot water system by Stibel Eltron

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MODERN INTERIORS

BATHROOM

- Fully tiled bathroom featuring brushed brass tapware and fittings
- Frameless toughened clear glass screen and door with matt black detailing framing with brushed brass tapware
- Feature round LED vanity mirror with built in demister in main bathroom
- Modern vanity with Granite benchtop and benchtop basin with brushed brass dress ring in main bathroom
- Matt Black vertical heated towel

LAUNDRY
T1-T3

- Garage Laundry with built in sink and cupboard unit with mixer
- Stacked Bosch appliances including washing machine and dryer

T4

- Laundry cupboard with built in sink and cupboard unit with mixer
- Stacked Bosch appliances including washing machine and dryer basin with brushed brass dress

BEDROOM

- Soft and durable, solution-dyed nylon carpeted bedrooms with thick sleepyhead underlay
- Wardrobes feature full-height half mirrored sliding doors with hanging rails and shelving

SUSTAINABILITY PRINCIPLES

HIGH QUALITY INDOOR ENVIRONMENT

- Extract ventilation system in kitchen and bathroom to ensure good moisture control
- Heat pump installed in main living area
- Mechanical ventilation by Steibel Eltron for ensuring thermal performance

ENERGY EFFICIENT

- NZ Fabricated High Thermal Performance Suite double glazed uPVC windows
- LED Lighting
- Instant Electric Hot water system by Stibel Eltron

10 YEAR WARRANTY

- 10 year guarantee offered by Stamford Insurance

BUILDING

EXTERIOR MATERIAL

- All exterior materials are quality, including; Vertical cedar cladding, aluminium Nuwall cladding and Cemintal. External screen feature, Double glazed aluminium joinery and glass balustrade system on upper-level decking.

INTERNAL MATERIAL

- Foundation concrete floor slab as approved by engineers design
- Level 1 & 2 Timber mid floor
- GIB and acoustic insulation used for inter tenancy walls and mid floor
- MDF faced internal doors

LANDSCAPING

- **Professionally designed Landscape design including maintenance plan**
- Ground floor unit fencing as per renders

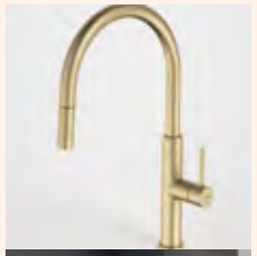
UTILITY SERVICES

- Underground all in one service; Power main, telephone, fibre line and Water pipe

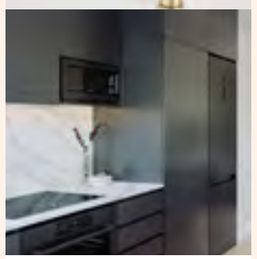
CONSTRUCTION

- All construction, plumbing and electrical work to be carried out bu qualified professionals and certified by Auckland Council

KITCHEN. LOUNGE. DINING.



KITCHEN MIXER
KITCHEN
Brushed Brass sink mixer with pull out spout



CABINETRY & BENCH TOP
KITCHEN
Black cabinetry with softclose handles. Italian Ascale benchtop and splash back

KITCHEN SINK
KITCHEN
Stainless steel kitchen double sink with Insinkerator Unit

OVEN
KITCHEN
Bosch 60cm wide oven

COOKTOP
KITCHEN
Bosch Induction Cooktop

DISHWASHER
KITCHEN
Bosch Built under dishwasher

RANGEHOOD
KITCHEN
Bosch built-in rangehood

FLOORING
KITCHEN / LOUNGE / DINING
Forte engineered timber flooring - Urban Berlin

DOOR HANDLE
ENTIRE UNIT
Matte Black internal door handles

ENTRY LOCK
ENTRY DOOR
Schlage Omnia digital entry lock

LIGHTING
Recessed LED downlights

DOORS
Standard MDF faced doors

WALL FINISHES
Walls are GIB plasterboard, stopped and painted to a level 4 finish

HEATING & COOLING
Heatpump installed in main living area

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Please be advised while the design will be followed according to the spec provided, if in the unforeen circumstance the models/items shown in the spec are unavalible at the time of installation a suitable alternative replacement will be provided in line with the design guidelines

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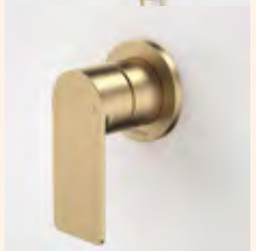
DETAILED SPECIFICATIONS

BATHROOM

SHOWER GLASS
Clear Shower Glass with matte black surround

SHOWER TOWER
Brushed Brass and single function hand shower set



SHOWER MIXER
Brushed Brass mixer to compliment Shower Tower

TOILET SUITE
White high wall faced close coupled toilet suite

HOT WATER
Stiebel water heating system

VENTILLATION
Extractor fan

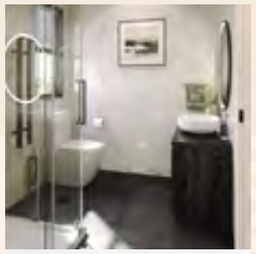
TOILET ROLL HOLDER & HAND TOWEL RAIL
Wall mounted toilet roll holder and hand towel rail in Brushed Brass finish

HOOKS
2 Wall mounted robe & towel hooks in Brushed Brass finish

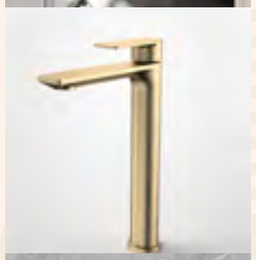
HEATED TOWEL RAIL
Matte black vertical heated towel rail

MIRROR
Wall mounted above vanity 600 LED Mirror with built in demister

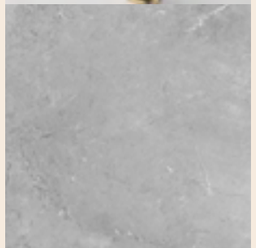
MIRROR (ENSUITE)
Wall mounted single mirror cabinet



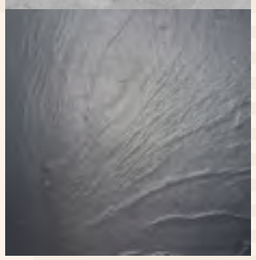
VANITY
Soft closing double drawer vanity with black timber detail, black marble look engineered stone top and white counter top basin with brushed brass dress ring



BASIN MIXER
Tall single lever basin mixer in brushed brass finish



WALL TILES
Full height marble look ceramic wall tiles 600 x 600 - includes shower wall tiling with waterproof membrane



FLOOR TILES
Matte black textured ceramic floor tiles 600 x 600 - includes shower floor tiling with waterproof membrane

LIGHTING
Recessed LED downlights

Please be advised while the design will be followed according to the spec provided, if in the unforeen circumstance the models/items shown in the spec are unavalible at the time of installation a suitable alternative replacement will be provided in line with the design guidelines

DETAILED SPECIFICATIONS

BEDROOM

FLOORING
Grey high quality solution dyed nylon carpet with high quality underlay

LIGHTING
Recessed LED downlights

WARDROBES
Full height half mirrored wardobe doors with fixed shelves and hanging rail

DOORS
Standard MDF faced doors

WALL FINISHES
All walls are GIB plasterboard, stopped and painted to a level 4 finish

LAUNDRY & STORAGE

LAUNDRY TUB
T1 - T4 - Built in laundry tub with under tub storage in Garage

T5 - European laundry, utility and general storage cupboards provided where shown in floor plans

WASHING MACHINE
Bosch 8kg Front loading washing machine

DRYER
Bosch 8kg dryer

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PRE-SALE PRICE LIST

OPEN MARKET PRICE	NO.	DECK SIZE	HOUSE	STORAGE	UNIT DETAILS		GARAGE / CARPARK/STORAGE
					Bedrooms	Bathrooms	
$1,332,450	1	5.23	120.00		3	2.5	Internal garage
$1,332,450	2	6.06	134.65		3	2.5	Internal garage
$1,332,450	3	5.19	120.59		3	2.5	Internal garage
$1,332,450	4	5.62	122.63		3	2.5	Internal garage
$1,332,450	5	6.20	128.05		3	2.5	Internal garage
$1,496,950	6	5.49	123.37		3.5	3.5	Internal garage
$1,332,450	7	7.67	122.71		3	3	Internal garage
$1,332,450	8	7.67	124.64		3	3	Internal garage
$1,332,450	9	7.67	122.71		3	3	Internal garage
$1,332,450	10	7.67	124.64		3	3	Internal garage

OPEN MARKET PRICE	NO.	DECK SIZE	HOUSE	STORAGE	UNIT DETAILS		GARAGE / CARPARK/STORAGE
					Bedrooms	Bathrooms	
$1,332,450	11	7.51	123.59		3	3	Internal garage
$1,435,850	12	7.43	127.54		3	3	Internal garage
$1,053,740	13	20.36	75.66	15.46	2	2	1 Carpark only/storage
$1,009,090	14	20.36	76.40	15.46	2	2	No carpark/storage
$1,009,090	15	20.36	76.40	15.46	2	2	No carpark/storage
$1,026,950	16	20.36	75.76	15.46	2	2	No carpark/storage
$999,736	17	20.36	75.66		2	2	No carpark
$991,230	18	20.36	76.40		2	2	No carpark
$991,230	19	20.36	76.40		2	2	No carpark
$1,026,950	20	20.36	75.76		2	2	1 Carpark only

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MEMBER
2019–2020
NZGBC NEW ZEALAND GREEN BUILDING COUNCIL

Nest or Invest don't build houses, they build homes you love to come home to – or are proud to invest in. Architecturally designed homes created for healthy, modern, comfortable and affordable living.

Everybody deserves to live in a lovely home, and we have made this real through Jasnish's passion for property, founded solidly on NZ and overseas engineering and management experience.

Creating a legacy of properties, we deliver to you the highest standard of design, workmanship and beholding techniques that turn special restrictions into comfortable, personalised living.

From initial sketch drawings, through to final key hand, over we create unique, bespoke designs for your living enjoyment and investment security.

Jasnish Gujral - Managing Director

BOLLARD

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LATEST PROJECTS

2020

ALFRED RESIDENCES
93 Alfred Street, Onehunga
11x 2 bedroom units

2021

HILLSIDE RESIDENCES
114 Hillside Road, Papatoetoe
18x 2 bedroom units

2021

ONCORONATION
64 Coronation Road, Māngere Bridge
22x 2 bedroom units

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LATEST PROJECTS

2022

VERSANT
6–8 Hillside Road, Mt Wellington
5x 3 bedroom terraces, 9x 2 bedroom apartments, 16x 1 bedroom apartments

2022

SULLIVAN
23-25 Sullivan Ave, Māngere Bridge
15 Terraced Houses

2022

CORNWALL
6 Cornwall Road, Māngere
8x 2 bedroom apartments,
6x 3 bedroom apartments

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ABOUT THE ARCHITECTS

context

Auckland based Context Architects create designs that incorporate land and people-centric outcomes in context with the environment and community.

They provide a dedicated, highly experienced landscape, architecture, urban design team working on each project. They aim to provide connected, high-performing design that marries functionality and commerciality with an attractive, compelling, enduring sense of place and community.

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FREQUENTLY ASKED QUESTIONS

WHAT MAKES THESE TERRACES SPECIAL?

Bollard offers contemporary designed terrace houses that are spacious, liveable and conveniently located in central west Auckland. Bollard has been designed for liveability. These homes are spacious and bright and light all with generous indoor and outdoor spaces with considerable attention paid to privacy, acoustic ratings, bathroom and kitchen design, quality finishes and efficient layout.

WHAT AM I PURCHASING?

You are purchasing a Freehold, Fee simple Terraced house, a most common and highest form of private land ownership. This means the title is free of any other claims and you can sell or pass the property to whoever you want.

The ownership structure means that all owners have purchased Freehold Unit Titles. This means you own outright your apartment and have a common interest with the other owners in the common areas, landscaped podium, entrances etc.

HOW MANY HOUSES ARE THERE?

There are 20 Terrace houses. Units 1- 13 & 20 have their own Car Parking. There is also ample off street parking available.

WHEN WILL THE BUILDING BE COMPLETED?

Expected commencement of construction is targeted for January 2023 with a targeted completion of Januaury 2024.

HOW MUCH DEPOSIT REQUIRED TO PURCHASE?

10% (20% for non-NZ residents) of the purchase price being required within 5 working days of signing the Sale and Purchase Agreement.

IS MY DEPOSIT SAFE?

Yes, all deposit sums are held in the Vendors Solicitors Trust Account until the date of settlement. until the date of settlement.

FREQUENTLY ASKED QUESTIONS

HOW SECURE WILL MY HOUSE BE?

An access only electric gate at the driveway entry will ensure no public thoroughfare in the development.

HOW DOES THE WATER SYSTEM WORK?

Each apartment has its own stand-alone hot water unit. Coldwater is reticulated to each apartment on a metered basis.

CAN THE DEVELOPER MAKE VARIATIONS TO THE OUTLINED SPECIFICATION?

If any materials, finishes, products or systems referred to in the Plans and Specifications are unable to be procured on reasonable terms, in a timely manner or are prohibited by any statute, regulation, by law or another requirement, the vendor may substitute other building items provided they are of a standard as near as reasonably practicable to the building items referred in the Plans and Specifications.

WHAT ARE THE BUILDING WARRANTIES?

There are various vendor and building warranties which are for the benefit of the purchaser. Some are provided by the Vendor, others are provided by the builder or the suppliers of materials and products for the construction and fit-out of the building.

The purchaser will get the warranties on appliances and fit-out materials used in the construction of the apartment as provided by the suppliers. Some building materials and works (e.g. electrical and plumbing, etc.) are warranted by the suppliers as per their producer statements. In compliance with the Building Act, there will be a Weathertightness Warranty from the selected builder for five years from practical completion.

The will also be a Maintenance Warranty, providing 12 months for notification and rectification of Defects. All building warranties will be in accordance with the NZ Building Act 2004.

There will also be a 10 Year comprehensive building warranty issued upon completion of the building.

WILL THE BUILDING BE WATERTIGHT?

Yes, the building has been designed to the latest Building Code requirements. As part of obtaining a Building Consent, façade and weather tightness are subject to a peer (independent) review.

FREQUENTLY ASKED QUESTIONS

WILL MY HOUSE BE SOUNDPROOFED?

The design team have put a lot of focus on this, ensuring that the acoustic systems being utilised will achieve a rating significantly above what is required by the Building Code. For example, the complex is of timber mid floor construction, GIB acoustic inter tenancy system, and high rated uPVC Windows.

IS THE PROPERTY BUILT TO SEISMIC CODES IN NEW ZEALAND?

Yes, the building will meet stringent design regulations in respect to seismic design and structural integrity. As part of obtaining a Building Consent, Structural Design is subject to a peer (independent) review.

WILL THE TERRACES BE SETUP FOR INTERNET AND TV?

Yes, each apartment will be provided with an Ultra-Fast Fibre connection and a connection for satellite TV. Charges associated with services set up and ongoing service charges are payable by the user.

IS THERE A BODY CORPORATE?

No, there is no body corporate required for this development.

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BAYLEYS

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