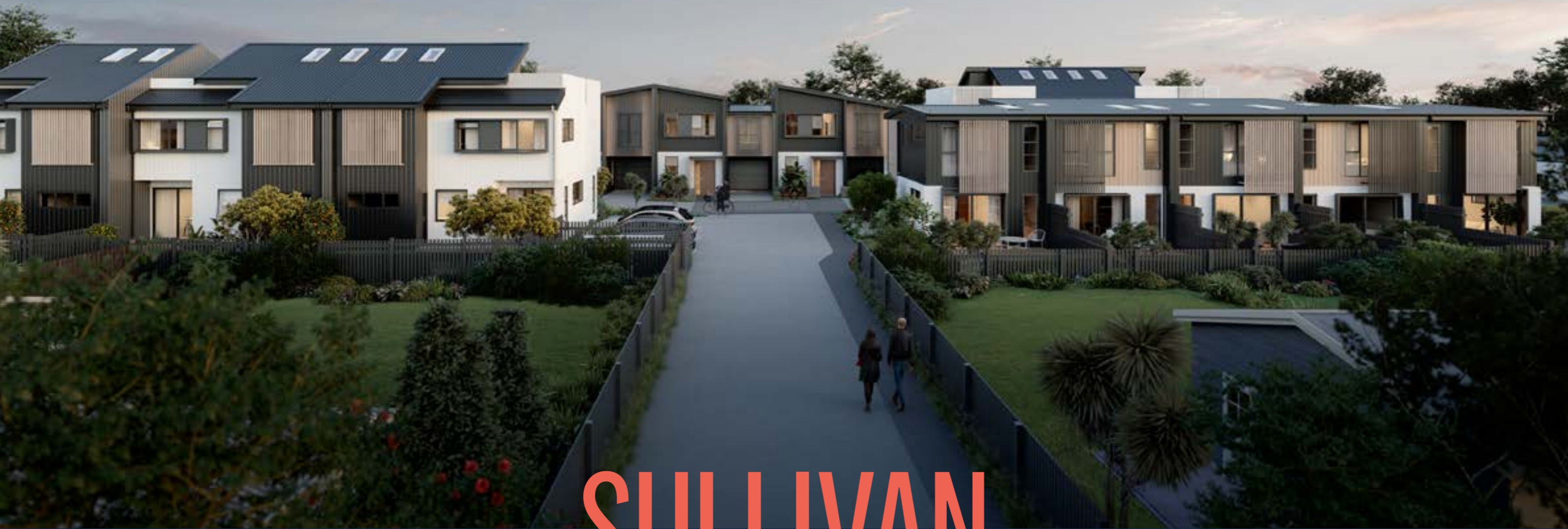


23 - 25 SULLIVAN AVENUE, MANGERE BRIDGE



SULLIVAN.

Easy and relaxed parkside living in the bridge

15 contemporary and architecturally designed terraces on a quiet parkside setting, coming soon to Mangere Bridge.

Appointed beside Waterlea Park and within walking distance from Kiwi Esplanade, Ambury Regional Park and the local township, it's your time to embrace carefree and easy living at Sullivan.

SULLIVAN.

23 - 25 SULLIVAN AVENUE, MANGERE BRIDGE

SULLIVAN.



SULLIVAN

IDEAL LOCATION.

Get the best of both worlds with this outstanding location. Situated within walking distance from Mangere Bridge Town Center and direct buses with motorway access to the CBD, various scenic walkways and parklands, plus numerous schools enjoy easy and modern living at Sullivan.

WITHIN 500M

- Waterlea Park
- Kiwi Esplanade
- Bus stop
- Waterlea Primary School
- Mangere Bridge Kindergarten

WITHIN 1.5KM

- Ambury Regional Park
- Mangere Bridge town centre
- Mangere Bridge School
- Mangere Mountain & Domain
- State Highway 20

WITHIN 8KM

- Onehunga Mall
- Auckland Airport
- Middlemore Hospital



SULLIVAN.

SULLIVAN.



SULLIVAN

ARCHITECTURALLY DESIGNED.

15 high-quality Terraces designed with modern detailing with 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 5 Available

- 4 Bedroom
- 2.5 Bathroom
- 2 Single Garage with tandem carpark
- Rooftop terrace

T2 5 Available

- 2 Bedroom
- 2 Bathroom
- 2 Single Garage with tandem carpark

T3 5 Available

- 2 Bedroom
- 1.5 Bathroom
- 1 Carpark



ARCHITECTURALLY DESIGNED.



Each home is designed with spacious bedrooms and bathrooms. Along with a contemporary designed kitchen, open dining and living.

An additional private courtyard on the ground level or deck with a glass balustrade on the upper levels creates an extra living space and indoor-outdoor flow.



SULLIVAN.

NEST OR INVEST
GROUP

BUILDING DESIGN & EXTERIOR.

- The building forms are articulated through the use of solid block walls, timber mid-floor, aluminium and glass elements with Hi-Build paint finish
- All exterior materials are durable, high quality feature, NZ fabricated high thermal performance suite double glazed uPVC windows and glass balustrade system on upper-level decking.
- Beautifully landscaped gardens
- 15 Terrace houses of various sizes, all with parking options
- Lower levels consist of self-contained, private landscaped gardens
- Upper levels consist of their very own private decks with glass balustrade
- T1 Terraces feature a rooftop deck for added outdoor flow





Easy, open plan modern living at it's best - enjoy low maintenance and stylish living for entertaining or relaxing.

- Kitchen, dining, living and hallway areas feature high quality timber flooring
- Contemporary feature kitchen with granite benchtop and splashback detailing with Chrome tapware
- Miele kitchen appliances including cooktop & oven, range hood and dishwasher

MODERN INTERIORS.

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

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



BATHROOM.

- Fully tiled bathroom with ceramic wall and floor tiles
- Frameless toughened clear glass screen and door, featuring a Gunmetal shower mixer, tapware and accessories
- Wall-mounted mirror cabinet
- Timber vanity detailing with Granite bench top
- Heated Towel rail

LAUNDRY.

- Built-in garage laundry for Terraces T1 & T2, european laundry for T3 Terraces
- Miele laundry appliances including Washing Machine and Dryer
- Sink with Mixer

BEDROOM.

- Bedrooms feature high-quality solution-dyed nylon carpet
- Wardrobes feature full-height doors with hanging rails and shelving

DETAILED SPECIFICATIONS.

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 backed by Lloyds of London

BUILDING.

EXTERIOR MATERIAL.

- All exterior materials are quality, including; Vertical cedar cladding, aluminium Nuwall cladding and brick. 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
- MFD faced internal unit entry doors and fire rated entry doors as required

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 by qualified professionals and certified by Auckland Council

PRE-SALE PRICE LIST.

OPEN MARKET PRICE	UNIT NO.	GFA	UNIT DETAILS		GARAGE / CARPARK	OPEN MARKET PRICE	UNIT NO.	GFA	UNIT DETAILS		GARAGE / CARPARK
			BEDROOMS	BATHROOMS					INTERIOR	BEDROOMS	
\$940,000	1	81.20	2	1	1 Carpark only	\$1,295,000	9	122	3	2.5	Single with one tandem
\$925,000	2	81.20	2	1	1 Carpark only	\$1,295,000	10	122	3	2.5	Single with one tandem
\$925,000	3	81.20	2	1	1 Carpark only	\$1,295,000	11	122	3	2.5	Single with one tandem
\$925,000	4	81.20	2	1	1 Carpark only	\$1,295,000	12	122	3	2.5	Single with one tandem
\$930,000	5	81.20	2	1	1 Carpark only	\$1,295,000	13	122	3	2.5	Single with one tandem
\$1,550,000	6	182	4	2.5	Single with one tandem	\$1,575,000	14	182	4	2.5	Single with one tandem
\$1,550,000	7	182	4	2.5	Single with one tandem	\$1,575,000	15	182	4	2.5	Single with one tandem
\$1,585,000	8	182	4	2.5	Single with one tandem						

RENTAL RETURNS

Unit Number	Bedrooms	Rent	Annual rent	Gross Yield
1	2	\$700	\$36,400	3.89%
2	2	\$670	\$34,860	3.77%
3	2	\$670	\$34,860	3.77%
4	2	\$670	\$34,860	3.77%
5	2	\$670	\$34,860	3.77%
6	4	\$890	\$46,280	2.99%
7	4	\$890	\$46,280	3.02%
8	4	\$900	\$46,800	2.95%

Unit Number	Bedrooms	Rent	Annual rent	Gross Yield
9	3	\$775	\$40,300	3.16%
10	3	\$775	\$40,300	3.11%
11	3	\$775	\$40,300	3.11%
12	3	\$775	\$40,300	3.11%
13	3	\$775	\$40,300	3.11%
14	4	\$890	\$46,280	2.94%
15	4	\$890	\$46,280	3.00%

Nest or Invest offers guaranteed rent for 3 years from settlement as well as 3 years of complementary Property management services for international buyers

DETAILED SPECIFICATIONS.

KITCHEN. LOUNGE. DINING.



KITCHEN MIXER

KITCHEN

Stainless steel sink mixer with pull out spout



CABINETS & BENCH TOP

KITCHEN

Light blond timber cabinetry with silver softclose Gola handles. Marble look engineered stone splash back and luxe concrete look benchtop.



KITCHEN SINK

KITCHEN

Stainless steel kitchen double sink with Insinkerator Unit



OVEN

KITCHEN

Miele 60cm wide oven



COOKTOP

KITCHEN

Miele 4 zone cooktop



DISHWASHER

KITCHEN

Miele Built under dishwasher



RANGEHOOD

KITCHEN

Miele built-in rangehood



FLOORING

KITCHEN / LOUNGE / DINING

Forte engineered timber flooring - Urban Berlin



DOOR HANDLE

ENTIRE UNIT

Satin Chrome door handle



ENTRY LOCK

ENTRY DOOR

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

DETAILED SPECIFICATIONS.

BATHROOM.



SHOWER GLASS

Clear shower glass with silver surround



SHOWER TOWER

Gun metal shower tower and single function hand shower set



SHOWER MIXER

Gun metal shower mixer to compliment shower tower



TOILET SUITE

White high quality floor mounting WC pan with soft close seat



TOILET ROLL HOLDER

Wall mounted toilet roll holder in chrome finish



HOOKS

2x Wall mounted robe and towel hooks in gun metal finish



HEATED TOWEL RAIL

Chrome finish ladder style heated towel rail



MIRROR

Wall mounted round vanity mirror with chrome frame



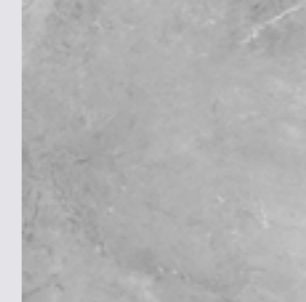
VANITY

Soft closing double drawer wall hung vanity with light timber detail with soft white marble look engineered stone top and white counter top basin



BASIN MIXER

Tall single lever basin mixer in gun metal finish



WALL TILES

600 x 600 light grey marble look matte ceramic wall tiles – includes shower wall tiling with waterproof membrane



FLOOR TILES

White ceramic matte finish floor tiles 600 x 600 – includes shower floor tiling with water proof membrane



HOT WATER

Hot water cylinder supplied location as per floor plan



VENTILLATION

Extractor fan

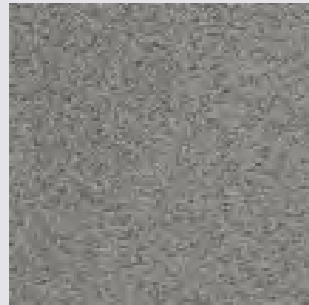


LIGHTING

Recessed LED downlights

DETAILED SPECIFICATIONS.

BEDROOM.



FLOORING

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



LIGHTING

Recessed LED downlights



WARDROBES

Full height mirrored wardrobe 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

Laundry tub with a storage cupboard and a single handed mixer tap and stainless steel basin

WASHING MACHINE

Miele WDB 030 – 7kg machine, 1400 rpm

DRYER

Miele TDB 130 WP – 7kg Heat-pump dryer



Laundry, utility and general storage cupboards provided where shown in floor plans



MEMBER
2019-2020



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

OUR PROJECTS.

2018

RIMU RESIDENCES

5 Rimu Road, Mangere Bridge
4x 4 bedroom townhouses



2020

ALFRED RESIDENCES

93 Alfred Street, Onehunga
11x 2 bedroom units



2021

HILLSIDE RESIDENCES

114 Hillside Road, Papatoetoe
18x 2 bedroom units



OUR PROJECTS.

2021

ONCORONATION

64 Coronation Road, Mangere Bridge
22x 2 bedroom units



2022

VERSANT

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



2022

CORNWALL

6 Cornwall Road, Mangere
8x 2 bedroom apartments, 6x 3 bedroom apartments



RESPOND — ARCHITECTS

Respond-Architects is a boutique architectural studio with studios in Auckland, Wellington, Christchurch and Queenstown.

Established in 2009, Respond combines technical expertise, vision, innovation and technical expertise to deliver striking, functional designs for multi-unit housing. As architects, our team are passionate about providing affordable, healthy homes for Kiwi families, which meld effortlessly into existing and new communities. Respond are champions for sustainability, and our team includes both Green Star Accredited and Passive House Certified Designers.



Wendy Ryan & Fiona Duffy

FREQUENTLY ASKED QUESTIONS.

WHAT MAKES THESE TERRACES SPECIAL?

Sullivan offers terrace houses that are spacious, liveable and conveniently located in one of the most up and treasured suburban neighbourhoods of South Auckland. Sullivan 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.

The design of the development is such that most apartments have an urban outlook, with some enjoying vistas across Manukau Harbour. All terraces have their own private courtyards, with a number also having their own balconies and rooftop terrace space.

There are many layout variations enabling purchasers to have a real choice when looking at residential options.

The proximity to the Mangere Bridge Village, and Kiwi Esplanade, gives the development a fabulous suburban feel in a seaside town.

Transport options abound. City busses are frequent and the Onehunga Train Station is a 30 minutes walk across the bridge. Access to the city has been dramatically improved via the relatively new Waterview tunnel and of course, travel time to the airport and surrounding precinct is minimal.

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 15 Terrace houses. All Residents will either have their own Garage carpark or allocated external parking spaces.

WHEN WILL THE BUILDING BE COMPLETED?

Expected commencement of construction is targeted for June 2022 with a targeted completion of June 2023.

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.

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. Parkside gate access will also be electronically secured.

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.

There 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 double glazed 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, however there will be an Incorporated Resident's Society.

A Resident's Society is made up of one owner of each property in the development, and with administration by a professional management company - budget, levy's and rules are set which allows for maintenance of common infrastructure such as driveway and walk ways, drainage and insurances.

This ensures the development as a whole is maintained to a high standard to protect your asset for the future aswell as ensuring everything is done fair and equal for each homeowner.

SULLIVAN.



SULLIVAN

parksideonsullivan.co.nz