

39 PAKURANGA

TITUS

39 Pakuranga Road, Pakuranga, Auckland



Contents

Features Of The Project	02
Location	03
Local Amenities	04
Whats Nearby	05
Exterior Specifications	09
Interior Specifications	10
Site Plan	13
Landscape Plan	14
The Homes	
Townhouse 1	15
Townhouse 2	16
Townhouses 3-6	17
Townhouses 7-10	19
Townhouses 11-15	21
View Our Showhome	23
The Team At Titus	24
Frequently Asked Questions	25
How Buying From Us Works	25

Brand new two-bedroom,
two-bathroom townhouses with
off-street parking

Exterior Render of Block B



Exterior Render of Block A



Features Of The Project

Sea views (Townhouse 1 & 2)

Fee-simple freehold title

Designated off street carparking

Master ensuite

Mix of brick and timber exterior cladding

Double glazed aluminum joinery

Fully landscaped private yard

Fisher & Paykel appliances

Heat pump & LED lighting

Timber laminate wooden floors downstairs and carpet upstairs / to bedrooms

Ceramic bathrooms tiles

Roller blinds

Location

Strategically located at the north-east end of Pakuranga, 39 Pakuranga Road offers a desirable combination of recreation and amenity.

Situated near the shores of the Tamaki River and in close proximity to the Panmure Basin, 39 Pakuranga Road boasts many recreational and lifestyle highlights to explore including the picturesque Rotary Coastal Walk. A number of parks and reserves are also nearby, such as Lloyd Elsmore Park and the Mount Wellington War Memorial Park.

39 Pakuranga Road is surrounded by local amenity including the shopping precincts of Pakuranga Plaza and Sylvia Park.

Pakuranga Plaza provides local convenience at your doorstep in less than a 10-minute walk with a range of retail and grocery outlets available. For a world-class shopping destination, Sylvia Park is a short 6-minute drive away and offers a wide array of retail stores, eateries and entertainment including a cinema, mini golf and a family entertainment centre. Botany Town Centre is also nearby providing additional amenity.

With multiple public transport options including bus and train, as well as convenient access to the south-eastern highway and the southern motorway, 39 Pakuranga Road provides a rewarding lifestyle with the benefits of convenience, only a 20 minute drive to the CBD.



Local Amenities

Transport

- Williams Ave Bus Depot – across the road
- Panmure Cycleway – across the road
- Panmure Train Station – 3 minute drive
- SE Highway and SH1 – 2 minute drive

Lifestyle

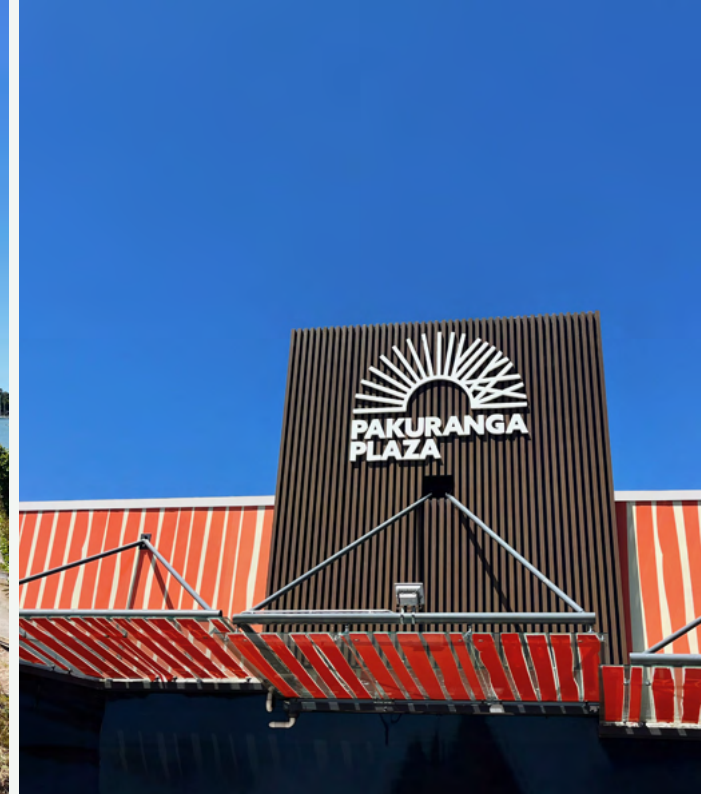
- Rotary Path Coastal Walkway
- Tamaki River
- Panmure Basin Walkway
- Pakuranga Golf Club
- Lloyd Elsmore Park
- Mt Wellington War Memorial Park

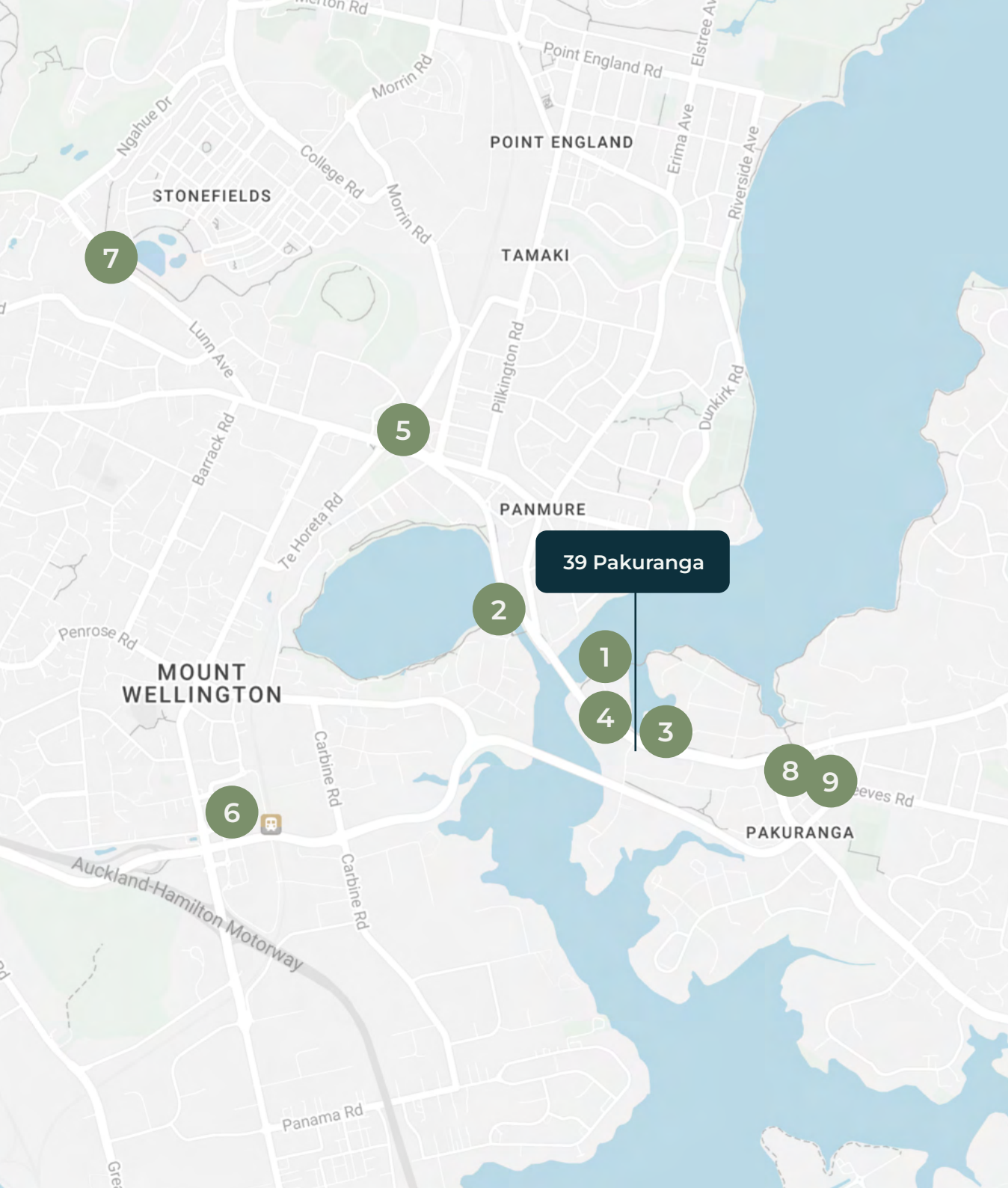
Shopping

- Pakuranga Plaza – 2 minute drive / 9 minute walk
- Sylvia Park – 6 minute drive
- Lunn Ave – 6 minute drive

School Zones

- Riverina Primary School
- Panama Road Primary School





Whats Nearby

- 1 Rotary Path Coastal Walkway **1 min**
- 2 Panmure Basin Walkway **1 min**
- 3 Williams Ave bus depot **1 min**
- 4 Panmure Cycleway **1 min**
- 5 Panmure Train Station **3 min**
- 6 Sylvia Park Shopping Centre **6 min**
- 7 Lunn Ave **6 min**
- 8 Pakuranga Plaza **2 min**
- 9 Countdown **2 min**



Sylvia Park Shopping Centre

Panmure Train Station

Panmure Basin Walkway

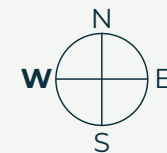
Tamaki River

Panmure Cycleway

Bus Lanes

West Perspective

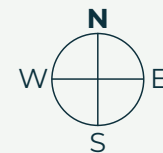
39 Pakuranga Road





North Perspective

39 Pakuranga Road





East Perspective

39 Pakuranga Road



Exterior Render of Townhouses 1 & 2



Exterior Specifications

Cladding - 70 series brick and/or vertical timber cladding and/or James Hardie Axon panel.

Window and door joinery - Double glazed aluminium joinery coloured suitably to compliment indoor and outdoor environment. Pre-finished powder coated aluminium panel entry door coloured to match joinery.

Roofing - Coloursteel roofing and spouting.

Patio areas - Paved and/or concrete and/or timber deck.

Lighting - Surface mounted or recessed exterior lighting at entry and in stairwell areas.

Outdoor living areas - Fenced outdoor living areas for each home. Garden and lawn as per landscape plan. Fences and gates to be a mixture of timber construction and powder coated aluminium pool style fencing as specified by landscape architect.

Pathways - Smooth finished concrete, exposed aggregate concrete or decorative stone chip.

Interior Specifications

Interior partitions - 90x45mm SG8 timber with a 2.4m stud height lined with plasterboard stopped and painted to a level 4, square stop finish.

Ceilings - Plasterboard over timber ceiling battens or suspended steel ceiling battens to a level four finish.

Skirting - Non-tiled areas to be 60x12mm single bevel timber or MDF painted to suit walls.

Internal doors - Generally 1980mm high hollow core construction.

Hardware - Doors, bathroom, stairwell hardware to be satin chrome finish generally.

Blinds – Roller blinds on main exterior windows.

At Titus, we aim to create homes that offer functionality, quality and style.



All products and systems used in the build are compliant or exceed NZBC requirements. This includes ventilation, electrical safety systems, fire safety systems, plumbing systems, intertenancy partition systems etc.

Kitchen

Cabinetry - Melteca panel with water resistant finish and matching PVC edging. Soft close drawers and designer hardware finished to compliment benchtop and appliances.

Benchtop - Lucino Acrylic engineered stone benchtop in neutral a colour to compliment the interior environment. Stainless steel sink.

Appliances – Stainless steel finish under-bench oven, electric cooktop, rangehood and dish drawer by Fisher & Paykel.

Tapware - Methven or similar brand tapware in chrome finish.

Bathrooms

Showers - Acrylic shower area with safety glass door and side panels.

Vanities - Wall hung vanities with soft close drawers and ceramic or acrylic tops.

Fixtures - Chrome toilet roll holders and towel rails. Frameless, polished edge mirrors.

Tapware - Methven or similar brand tapware and slide shower in chrome finish.

Toilet suites - Integrated cistern unit with eco flush capability.

Electrical

Climate control - Wall heat pump appropriately sized for the space.

Lighting - Recessed LED downlights.

Smoke alarms - Wireless photoelectric smoke alarms with 10-year battery life.

Hot water - Electric hot water cylinder correctly sized for most efficient operation (specific to unit size).

Communications - Fibre ducting installed ready for high speed fibre broadband internet connection. UHF connection and data cabling to bedrooms and living areas.

Power - RCD protected power outlets to all areas.



Floor Coverings

Bathrooms

Neutral coloured ceramic tiles with a matching tiled skirting.

Lounge & Kitchen

Water resistant laminate timber flooring in neutral tones.

Bedrooms, Hallways & Stairs

Solution dyed nylon carpet coloured to compliment interior environment on luxury underlay.

Chattels

General

Heat pump

Roller blinds on main exterior windows

Keyless front door lock entry

Kitchen

Fisher & Paykel under-bench oven

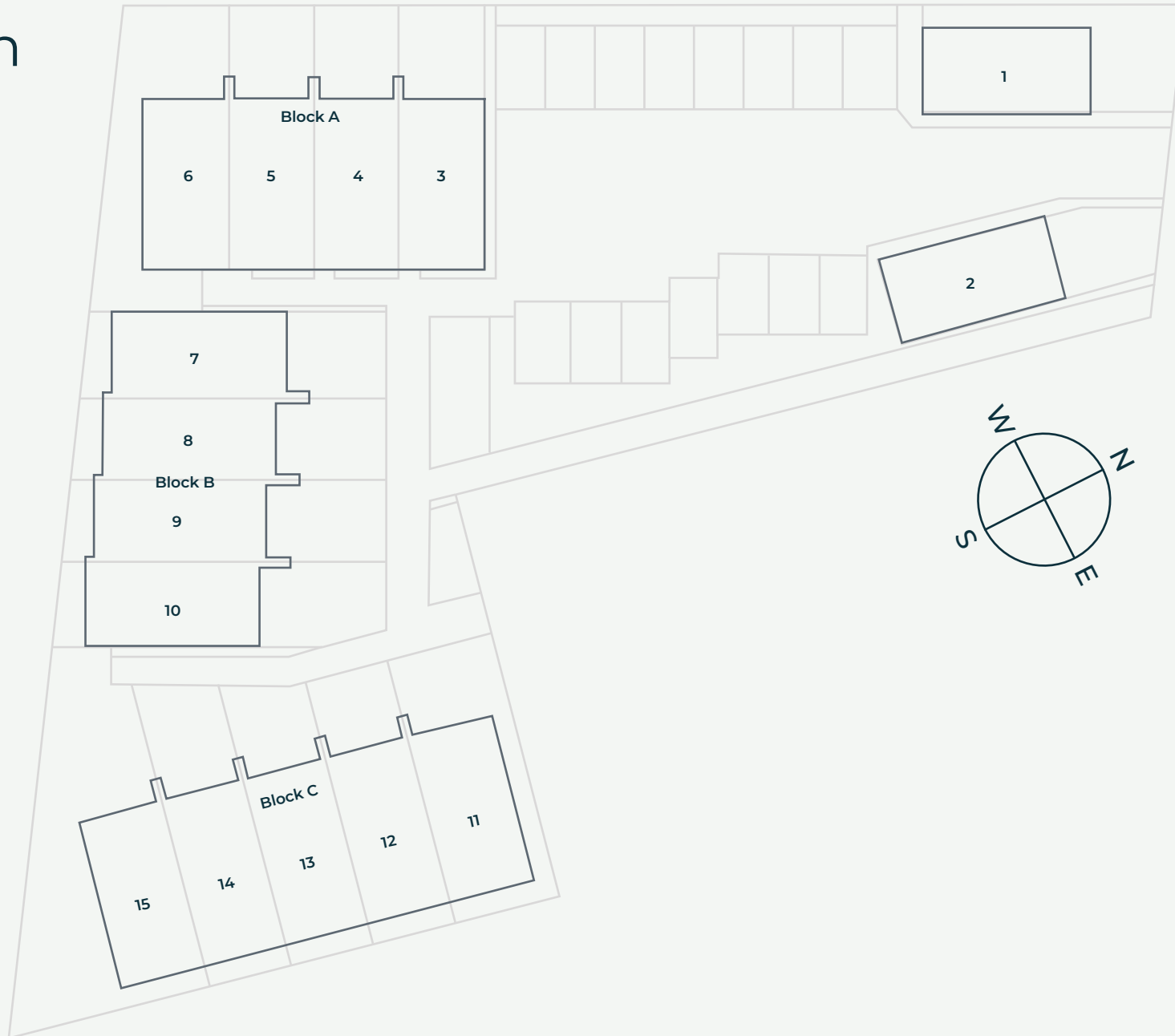
Fisher & Paykel stovetop

Fisher & Paykel dish drawer

Fisher & Paykel rangehood

Titus reserves the right to substitute brands and products mentioned above with brands and products of a similar value and quality.

Site Plan



Landscape Plan

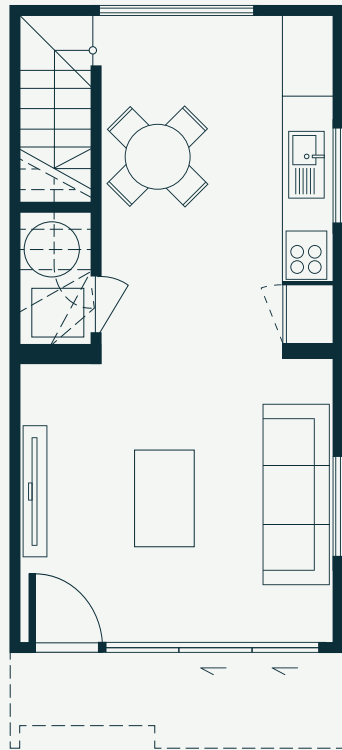


The Homes

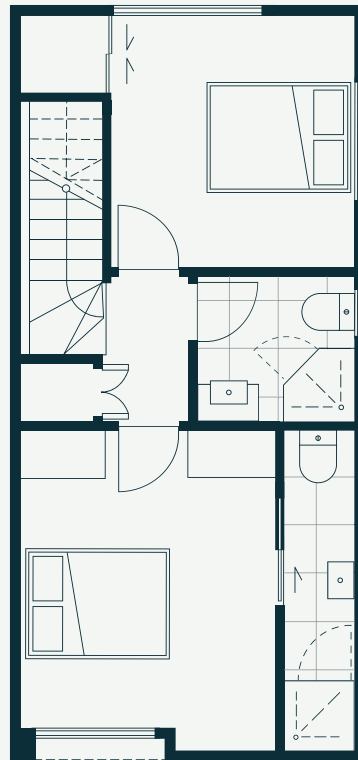
Ground & First Floor

Townhouse 1

Ground Floor



First Floor



1

Schedule

Townhouse 1

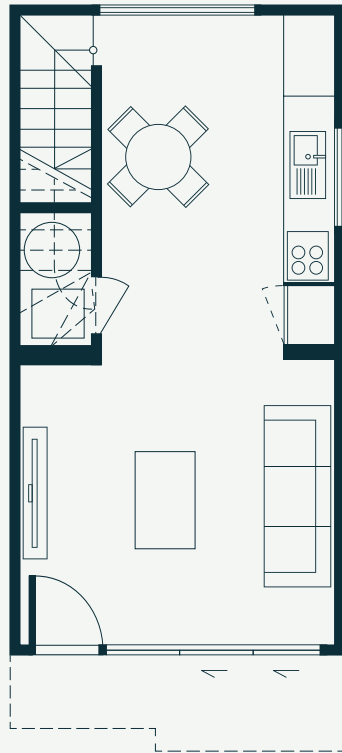
Approx. Floor Area	69m ²
Approx. Lot Size	126m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

The Homes

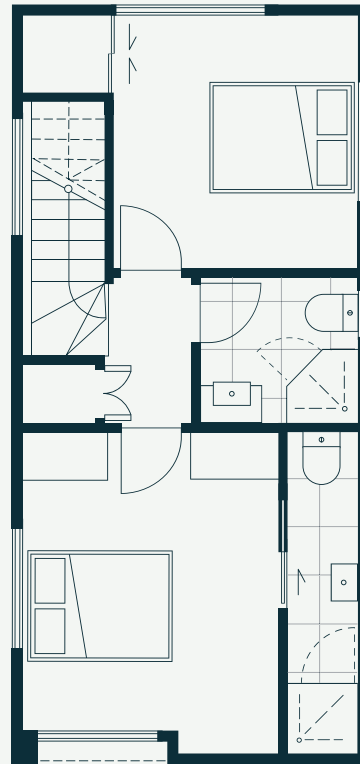
Ground & First Floor

Townhouse 2

Ground Floor



First Floor



2

Schedule

Townhouse 2

Approx. Floor Area	69m ²
Approx. Lot Size	149m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

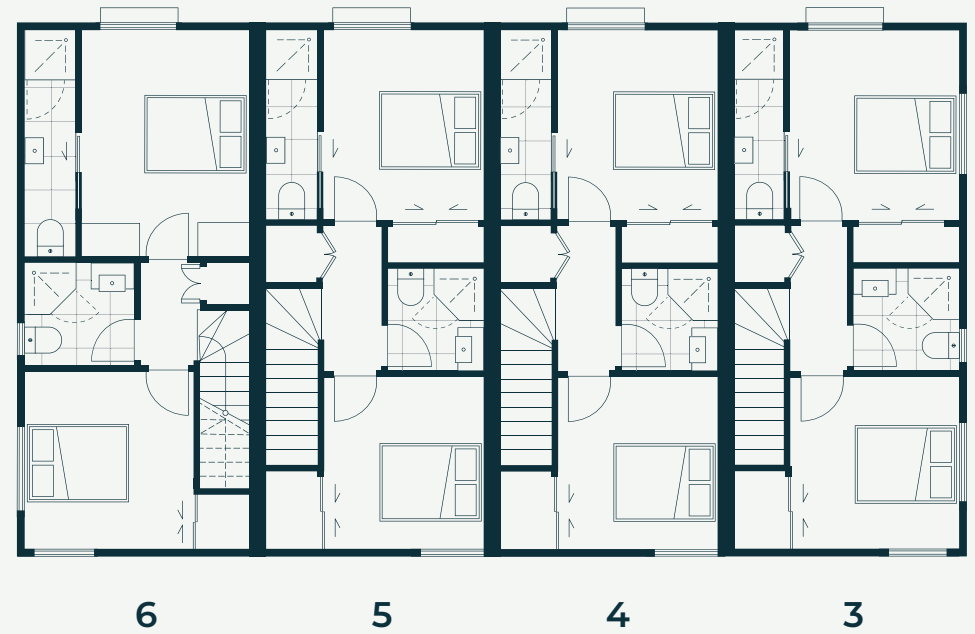
The Homes

Block A

Ground Floor



First Floor



Schedule

Block A

Townhouse 3

Approx. Floor Area	67m ²
Approx. Lot Size	107m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 4

Approx. Floor Area	66m ²
Approx. Lot Size	58m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 5

Approx. Floor Area	66m ²
Approx. Lot Size	58m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 6

Approx. Floor Area	68m ²
Approx. Lot Size	83m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

The Homes

Block B

Ground Floor



First Floor



Schedule

Block B

Townhouse 7

Approx. Floor Area	67m ²
Approx. Lot Size	86m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 8

Approx. Floor Area	66m ²
Approx. Lot Size	69m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 9

Approx. Floor Area	66m ²
Approx. Lot Size	70m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

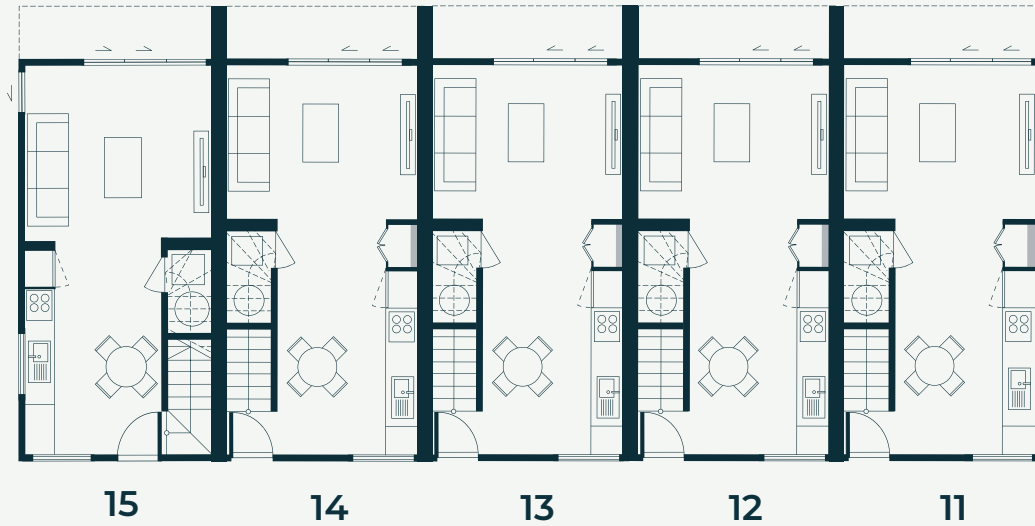
Townhouse 10

Approx. Floor Area	67m ²
Approx. Lot Size	99m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

The Homes

Block C

Ground Floor



First Floor



Schedule

Block C

Townhouse 11

Approx. Floor Area	68m ²
Approx. Lot Size	69m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 12

Approx. Floor Area	66m ²
Approx. Lot Size	54m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 13

Approx. Floor Area	66m ²
Approx. Lot Size	56m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 14

Approx. Floor Area	67m ²
Approx. Lot Size	60m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 15

Approx. Floor Area	66m ²
Approx. Lot Size	112m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

View Our Showhome

**43 Ruawai Road,
Mount Wellington**

Every Saturday from 12-2pm

Book a showhome appointment with the Titus Group team, by heading to titusgroup.co.nz/showhome



The Team At Titus



Philip Heslop
Managing Director



Richard Heslop
General Manager



Sean Honeycombe
Development Manager



Scott Crowe
Construction Manager



Alden Anderson
Sales

Feel free to request **Titus Group's Buyers Guide** to assist you further during your buying process.

Frequently Asked Questions

What is the payment process when purchasing my townhouse?

We require a 10% deposit upon confirmation of the sale and purchase agreement, with the remainder to be paid upon completion of the townhouse. No progress payments are required.

What warranties do I get when purchasing my townhouse?

Every townhouse comes with a 12-month minor defects period which applies to non-structural elements of the home and a 10 year structural warranty period in accordance with the Building Act.

How do I stay updated on the construction of my townhouse?

We post regular updates of all our projects on our Instagram page (@titusgroupnz), this way purchasers can receive photo and video updates as well. Alternatively, you are welcome to contact one of our team members directly.

How Buying From Us Works



Connect

Identify which townhouse you would like to purchase and connect with one of our team members.



Sign

Simply sign our conditional Sale & Purchase Agreement and pass it onto your solicitor.



Review

Our standard Sale & Purchase Agreement gives you 5 working days to conduct your due diligence & 10 working days to finalise your finance. This period allows ample time for your solicitor to review the agreement.



Confirm

Once you are happy to purchase the townhouse, simply confirm the agreement unconditional and pay your deposit. From here, no further action is required until settlement, which is upon completion of the townhouse.

Completed Homes

Render



Complete



127 Luke Street East

Target completion November 2023
Actual completion October 2023

7	2	2	1
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Completed Homes

Render



Complete



52 Rutland Road

Target completion August 2023
Actual completion August 2023

10	2	2	1
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Completed Homes

Render



Complete



35 Convoy Lane

Target completion April 2023
Actual completion April 2023

30	2	2	1
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Completed Homes

Render



Complete



16 Harakeke Street

Target completion September 2022
Actual completion August 2022

6	2	2	1
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Completed Homes

Render







Complete



71 Ruawai Road

Target completion December 2022
Actual completion December 2022

10	2	2	1
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