

MEAD STREET

TITUS

4 Mead Street, Avondale, Auckland



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

Exterior Render of 4 Mead Street



Exterior Render of 4 Mead Street



Features Of The Project

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

Nestled near the shores of the Waitemata Harbour in the charming suburb of Avondale, Mead Street provides an ideal blend of leisure and convenience.

The Northwestern Highway is conveniently situated, making it only a 10 minute drive into the heart of the CBD. Mead Street also offers easy connections to various transport options, including buses and trains.

For everyday convenience, the local supermarket is just 5 minutes away and only 3 minutes from Avondale's vibrant Farmers Markets.

8 minutes gets you to LynnMall offering over 130 retail stores, eateries and entertainment including a cinema and the Brickworks dining precinct. Westfield St Lukes is also close by providing additional amenity and entertainment.

Take your pick of nearby picturesque walks like Oakley Creek Waterfall and Heron Park Coastal Walks. Surrounded by multiple parks and reserves, such as Eastdale and Riversdale Reserve along with Western Springs, Mead Street also provides a great selection of recreational areas to exercise and enjoy.



Local Amenities

Transport

- Honan Place Bus Stop – 1 minute walk
- Rosebank Road Bus Stop – 1 minute walk
- Northwestern Motorway – 4 minute drive
- Southwestern Motorway – 5 minute drive
- Northern Motorway – 8 minute drive
- Southern Motorway – 8 minute drive
- Avondale Train Station – 5 minute drive

Lifestyle

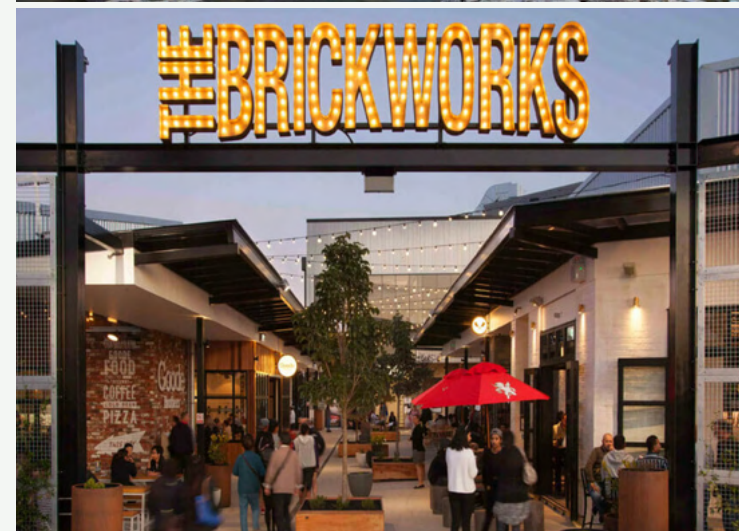
- Western Springs Park
- Oakley Creek Waterfall Walk
- Heron Park Coastal Walk
- Eastdale Reserve
- Riversdale Reserve

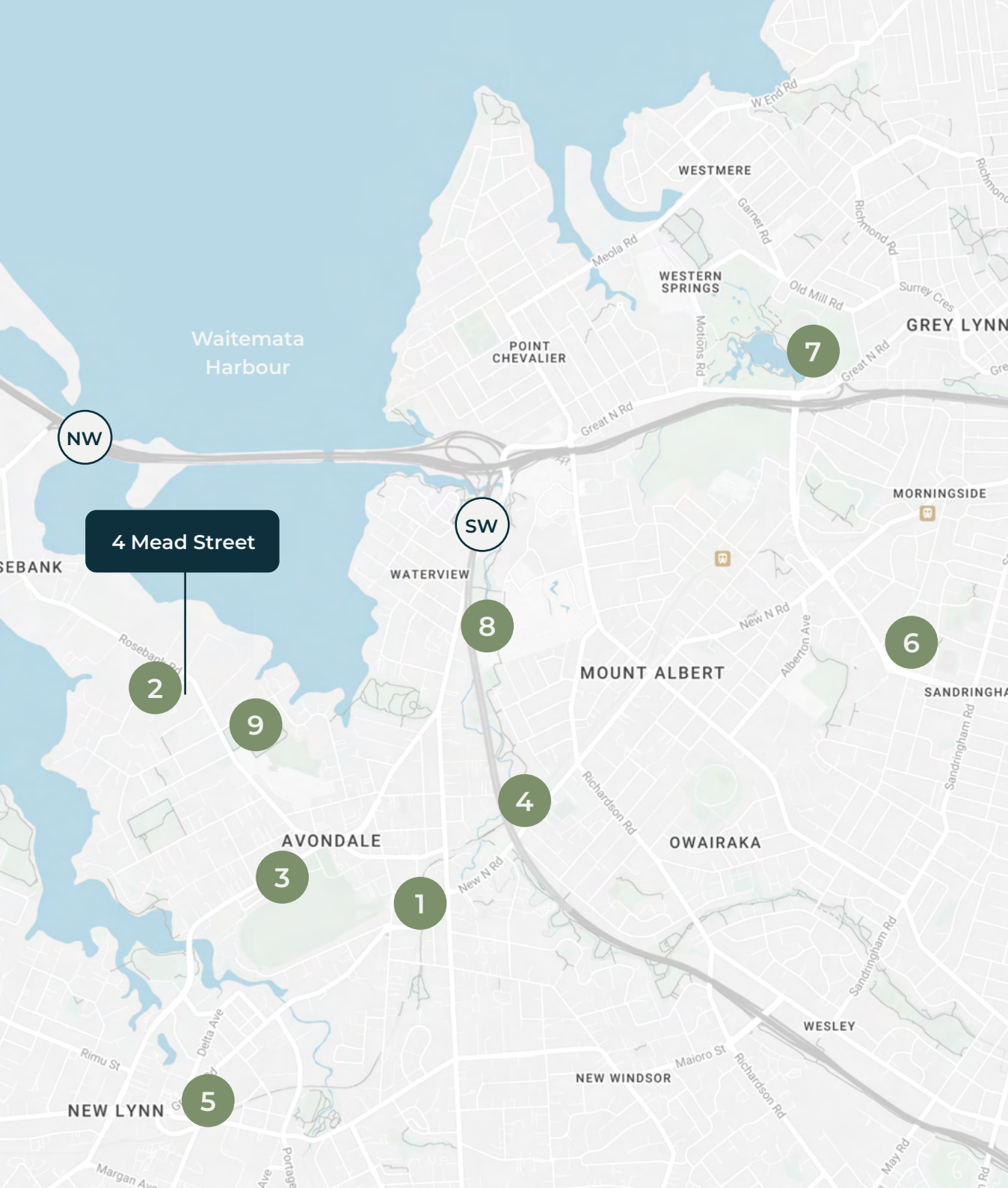
Shopping

- LynnMall – 8 minute drive
- Westfield St Lukes – 13 minute drive
- Avondale Farmers Market – 3 minute drive
- PAK'nSAVE Mt Albert – 5 minute drive

School Zones

- St Mary's Catholic Primary School
- Avondale Intermediate
- Avondale College
- Rosebank Primary School
- St Leonards Road Primary School





What's Nearby

- 1 Avondale Train Station **5 mins**
 - 2 Bus Stops **1 min walk**
 - 3 Avondale Farmers Market **3 mins**
 - 4 PAK'nSAVE Mt Albert **5 mins**
 - 5 LynnMall **8 mins**
 - 6 Westfield St Lukes **13 mins**
 - 7 Western Springs Park **12 mins**
 - 8 Oakley Creek Waterfall Walk **13 mins**
 - 9 Eastdale Reserve **2 mins**
-
- NW Northwestern Motorway **4 mins**
 - SW Southwestern Motorway **5 mins**

Exterior Render of 4 Mead Street



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.

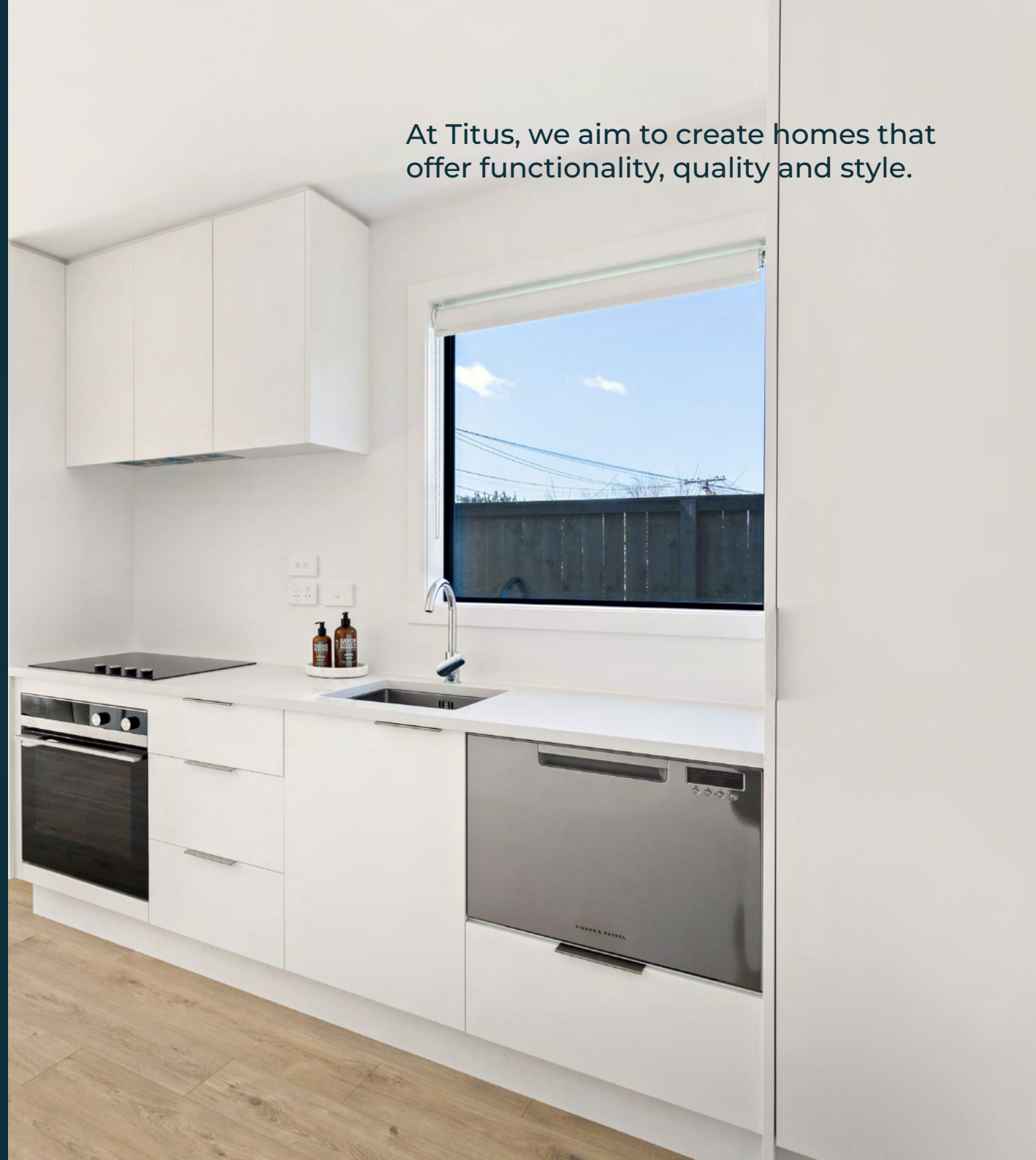
Internal doors - Generally 1980mm high hollow core construction.

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

Blinds - Roller blinds on bedroom and living areas.

4 Mead Street

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

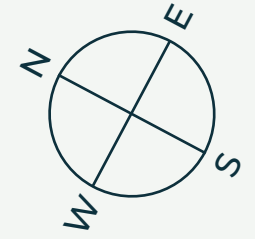
Fisher & Paykel stovetop

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.

Landscape Plan

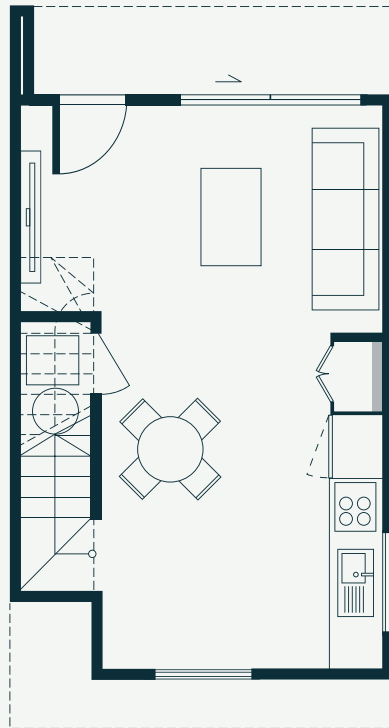


The Homes

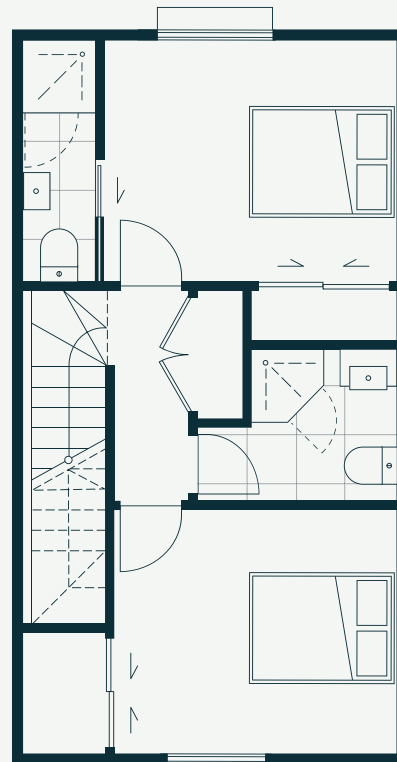
Ground & First Floor

Townhouse 1

Ground Floor



First Floor



1

Schedule

Townhouse 1

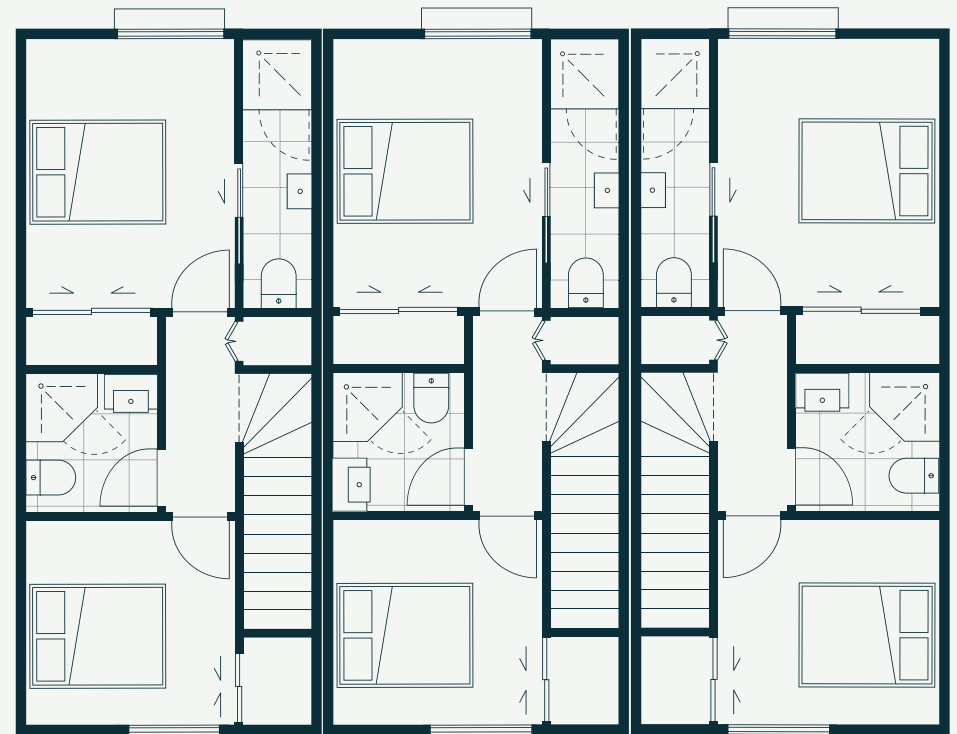
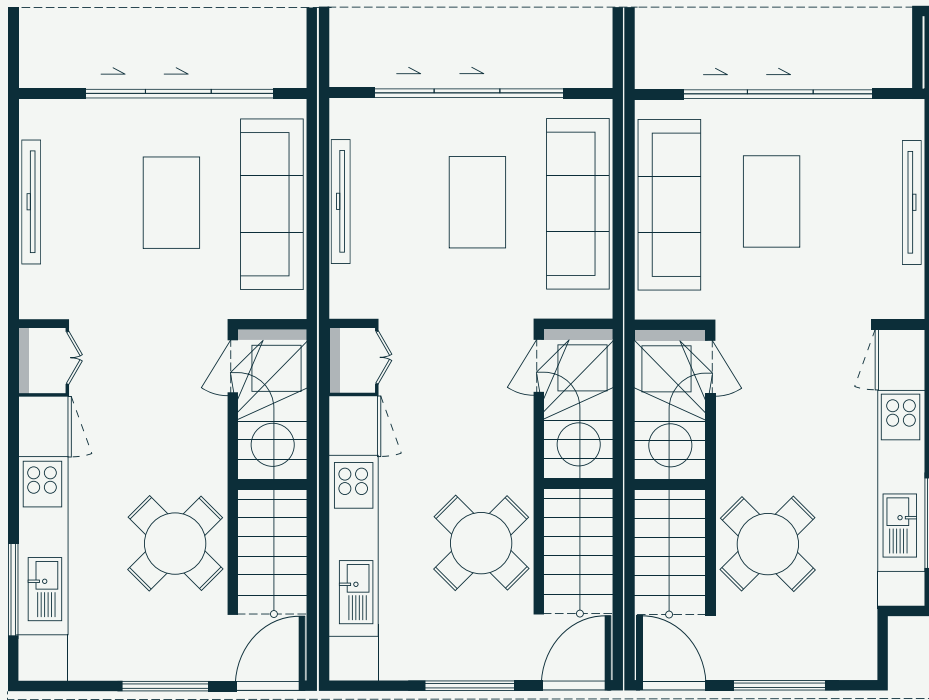
Approx. Floor Area	71m ²
Approx. Lot Size	134m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

The Homes

Townhouses 2 - 4

Ground Floor

First Floor



4

3

2

4

3

2

Schedule

Townhouses 2 - 4

Townhouse 2

Approx. Floor Area	65m ²
Approx. Lot Size	76m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 3

Approx. Floor Area	65m ²
Approx. Lot Size	56m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

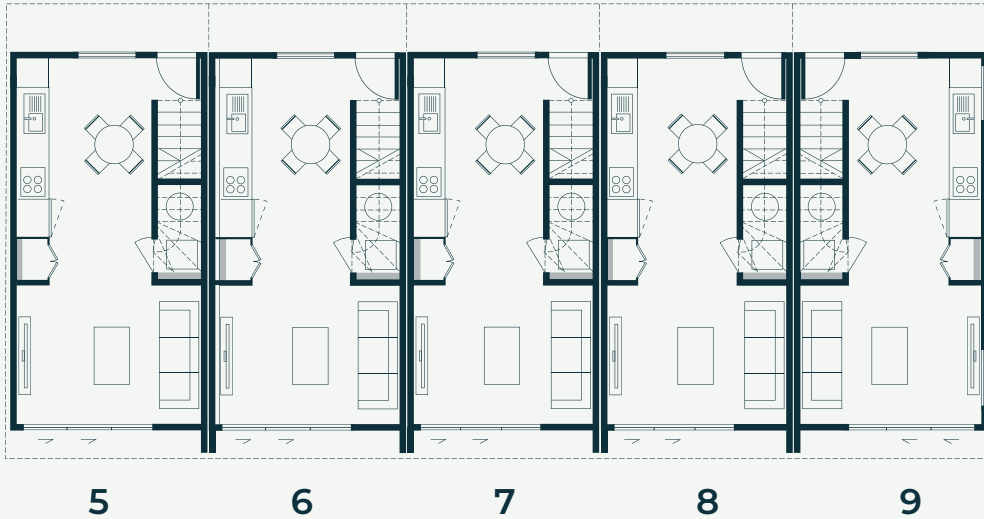
Townhouse 4

Approx. Floor Area	65m ²
Approx. Lot Size	80m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

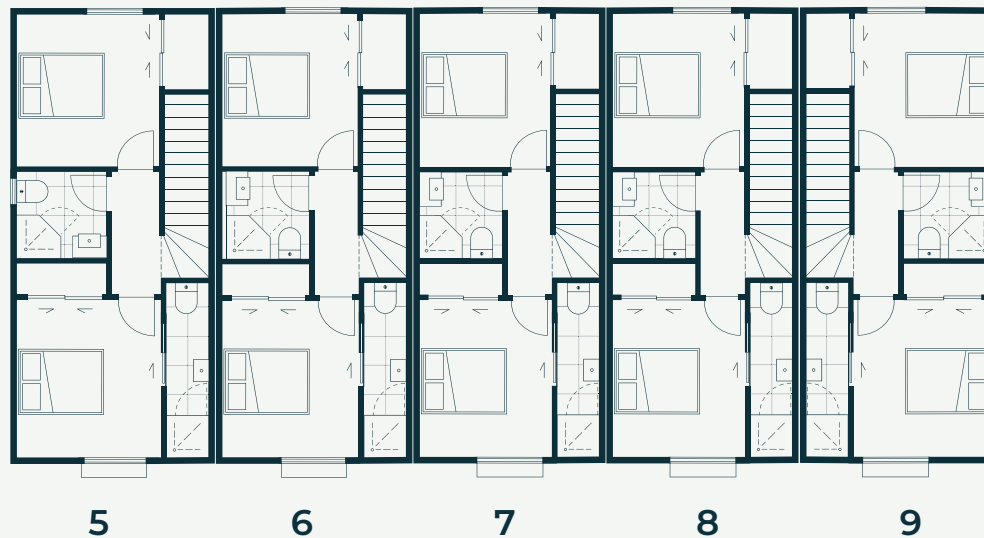
The Homes

Townhouses 5 - 9

Ground Floor



First Floor



Schedule

Townhouses 5 - 9

Townhouse 5

Approx. Floor Area	68m ²
Approx. Lot Size	78m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 6

Approx. Floor Area	67m ²
Approx. Lot Size	59m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 7

Approx. Floor Area	65m ²
Approx. Lot Size	58m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 8

Approx. Floor Area	65m ²
Approx. Lot Size	58m ²
Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1

Townhouse 9

Approx. Floor Area	66m ²
Approx. Lot Size	86m 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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