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Location

Avondale Living is just a 10-minute drive into the heart of the CBD, the commercial hub of Auckland City. Auckland CBD is home to the best hospitality New Zealand has to offer, with social hubs such as Wynyard Quarter, the Viaduct & Britomart all within walking distance of each other.

Avondale Living is only 1.5kms from the Avondale Train Station, which connects passengers to Britomart in only 5 stops. This trainline goes from Papakura through to Swanson, giving passengers easy access to many parts of the greater Auckland.

The bus stop is just 40m from Avondale Living, which gives residents another transport option, right from your doorstep.

Riversdale Reserve is a 5-minute walk away, providing a great place to exercise, walk the dog or enjoy a sunny afternoon on the weekend.

Shopping

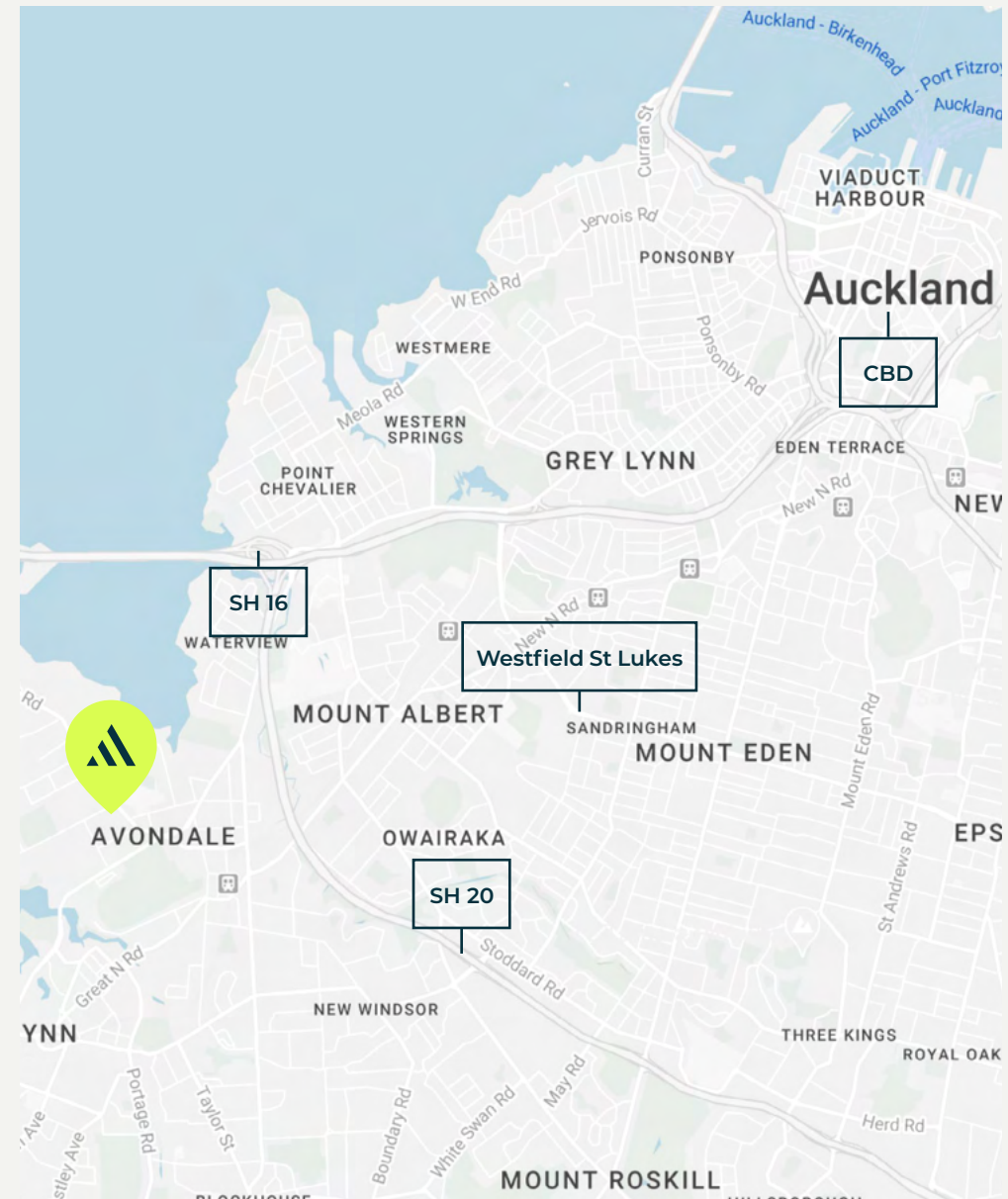
Westfield St Lukes
Auckland CBD

Transport

1.5km to Avondale Train Station
40m to Bus Stop
5-minute drive to the Motorway

Recreation

Riversdale Reserve
Eastdale Reserve





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

For further information on these townhouses, please make an enquiry or visit our website -

Features of the development

Fee-simple freehold title

Designated off street carparking

Master ensuite

Fisher & Paykel appliances

Fujitsu heat pump & led lighting

Brick, and timber weatherboard
exterior

Double glazed aluminum joinery

Ceramic tiles & solution dyed
carpet

Fully landscaped private yard

Exterior Render of Townhouses 1-8



Landscape Plan



Exterior Render of Townhouses 1-5

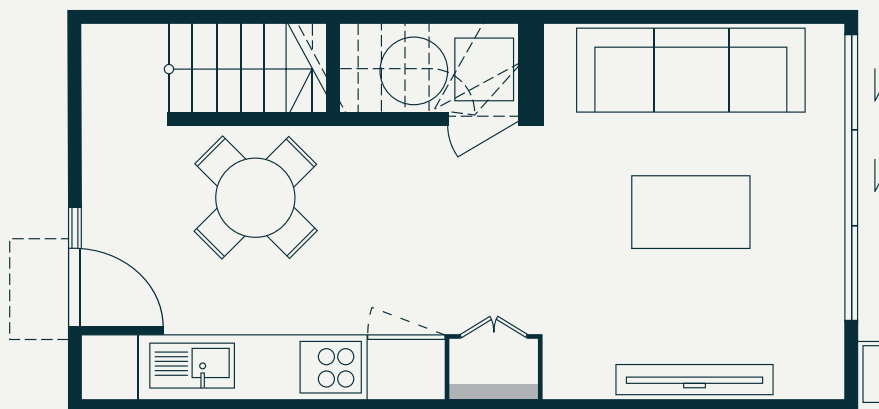


Exterior Render of Townhouses 6-8

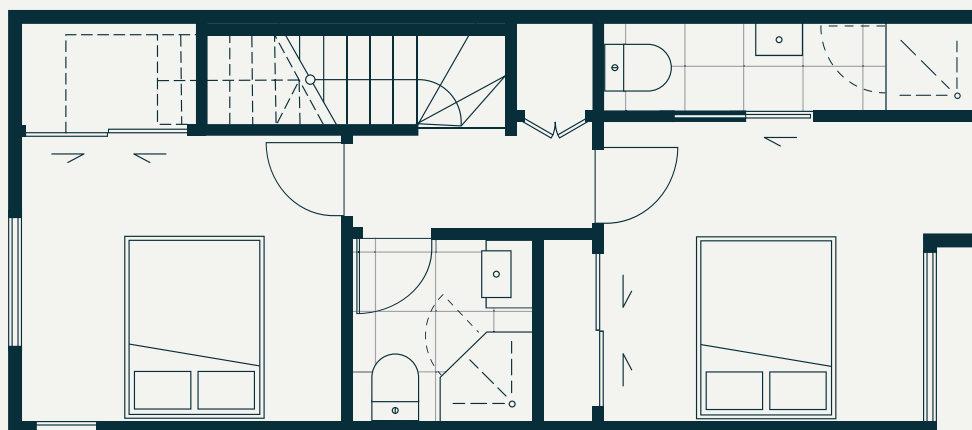


Floorplan

Ground Floor



First Floor



Townhouse 1

Number of Bedrooms 2

Number of Bathroom 2

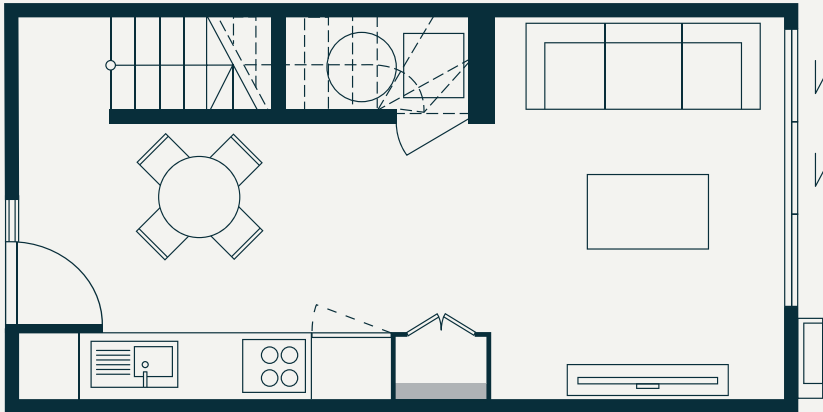
Carparking 1

Approx. Floor Area 71m²

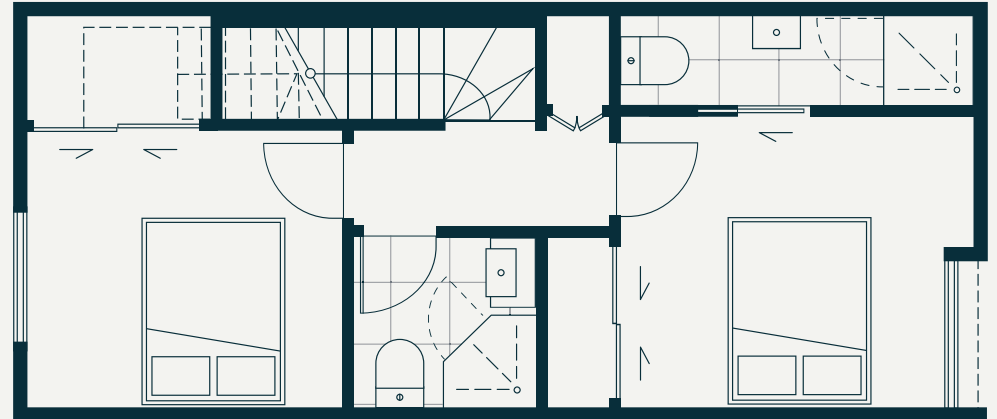
Approx. Lot Size 114m²

Floorplan

Ground Floor



First Floor



Townhouse 2

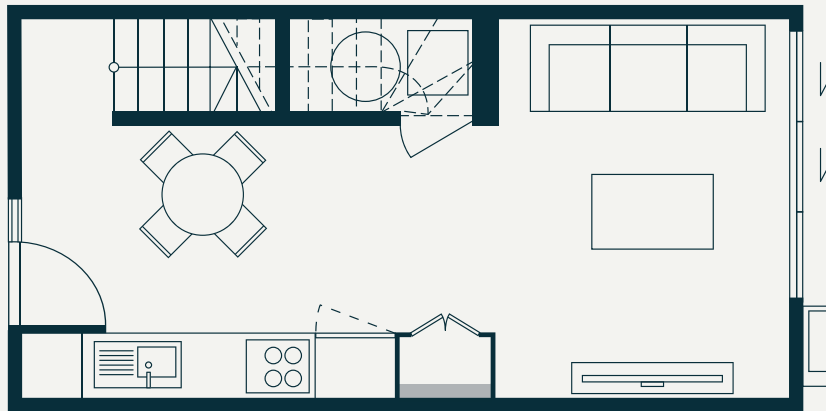
Number of Bedrooms	2
Number of Bathroom	2
Carparking	1

Approx. Floor Area 67m²

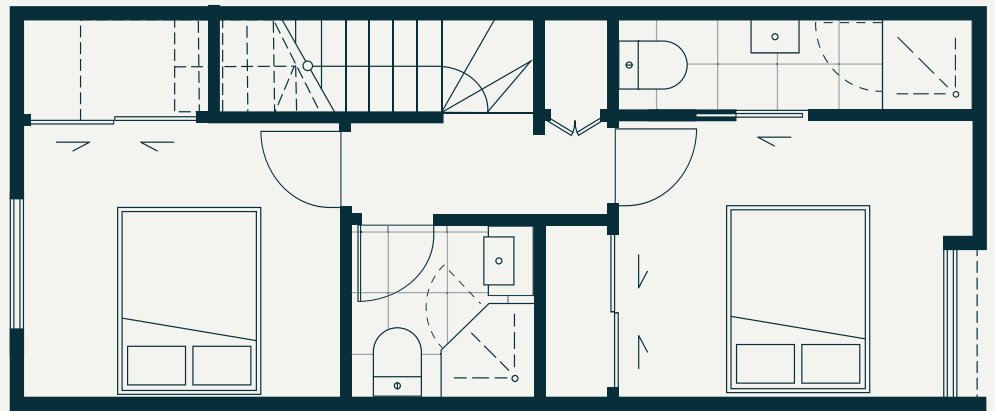
Approx. Lot Size 79m²

Floorplan

Ground Floor



First Floor



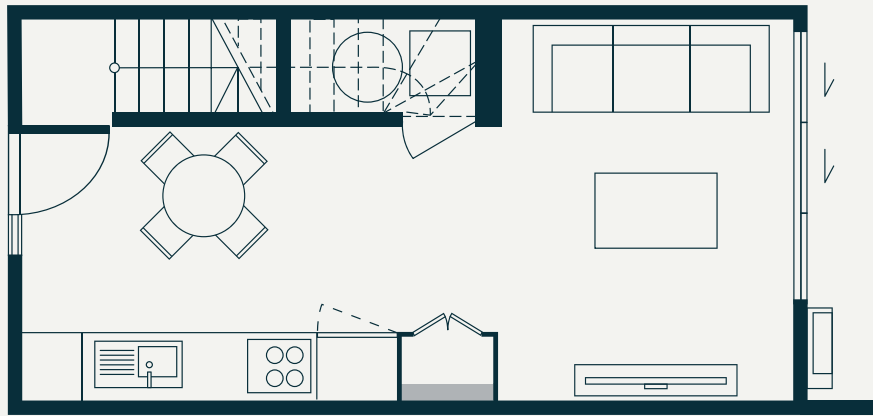
Townhouse 3

Number of Bedrooms	2
Number of Bathroom	2
Carparking	1

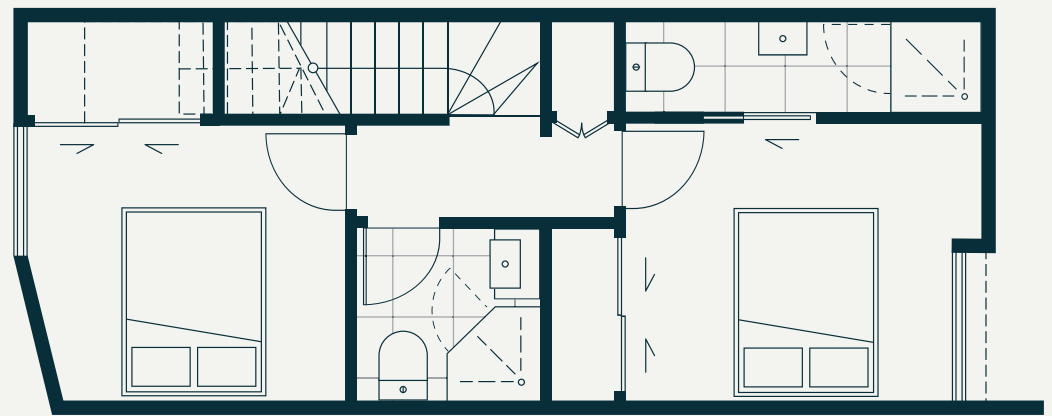
Approx. Floor Area	66m ²
Approx. Lot Size	52m ²

Floorplan

Ground Floor



First Floor



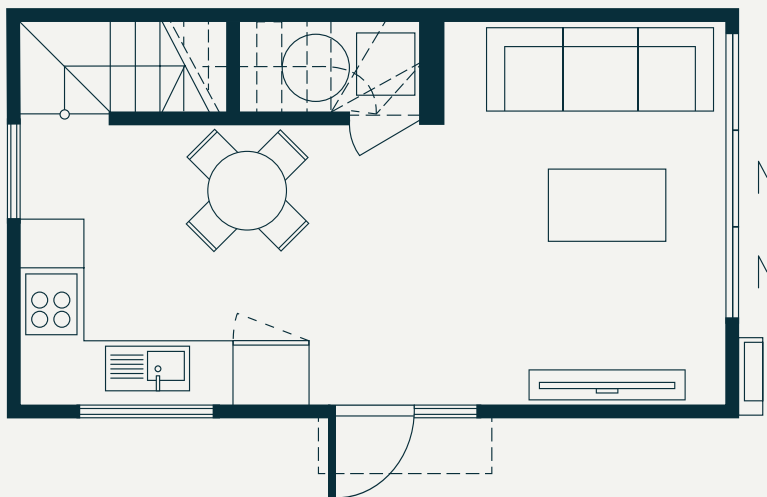
Townhouse 4

Number of Bedrooms	2
Number of Bathroom	2
Carparking	1

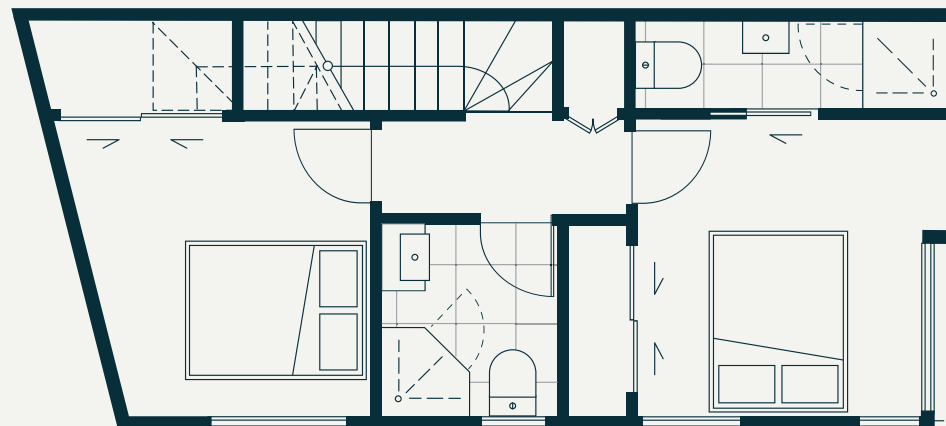
Approx. Floor Area	66m ²
Approx. Lot Size	52m ²

Floorplan

Ground Floor



First Floor



Townhouse 5

Number of Bedrooms 2

Number of Bathroom 2

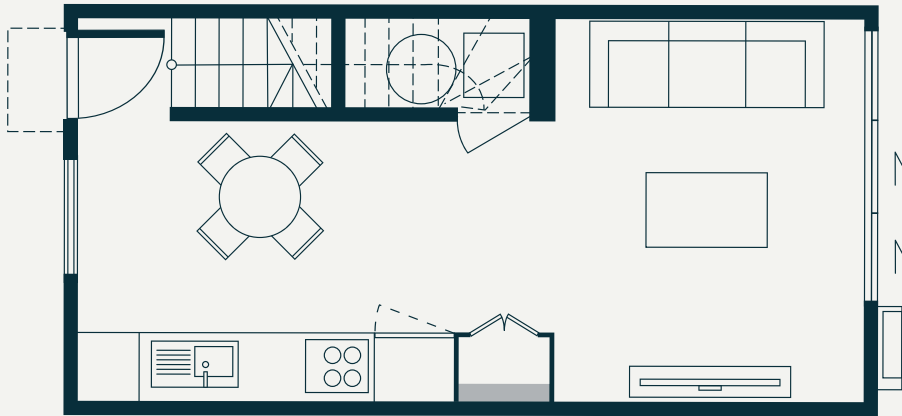
Carparking 1

Approx. Floor Area 66m²

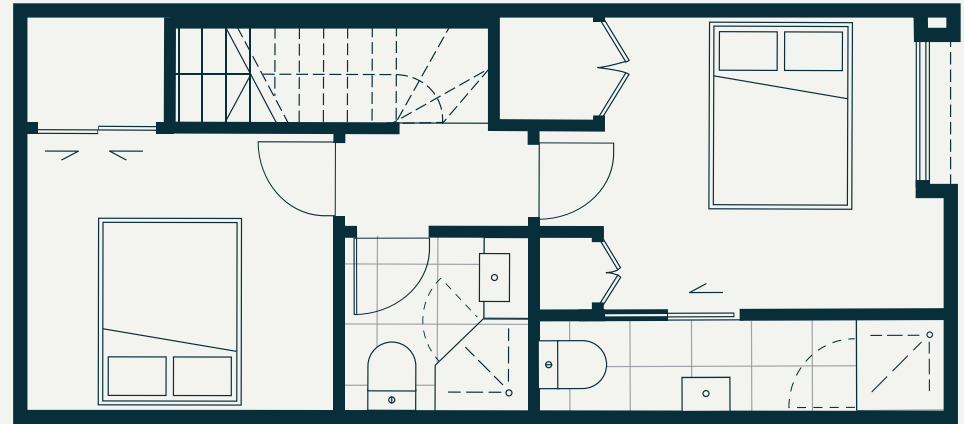
Approx. Lot Size 81m²

Floorplan

Ground Floor



First Floor



Townhouse 6

Number of Bedrooms 2

Number of Bathroom 2

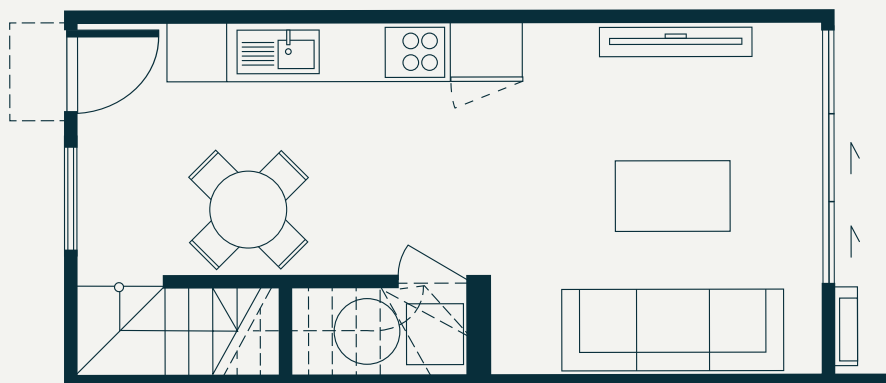
Carparking 1

Approx. Floor Area 67m²

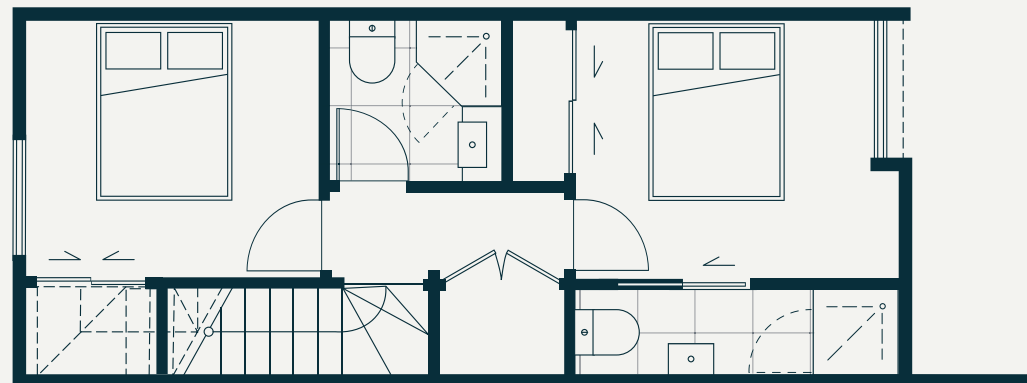
Approx. Lot Size 64m²

Floorplan

Ground Floor



First Floor



Townhouse 7

Number of Bedrooms 2

Number of Bathroom 2

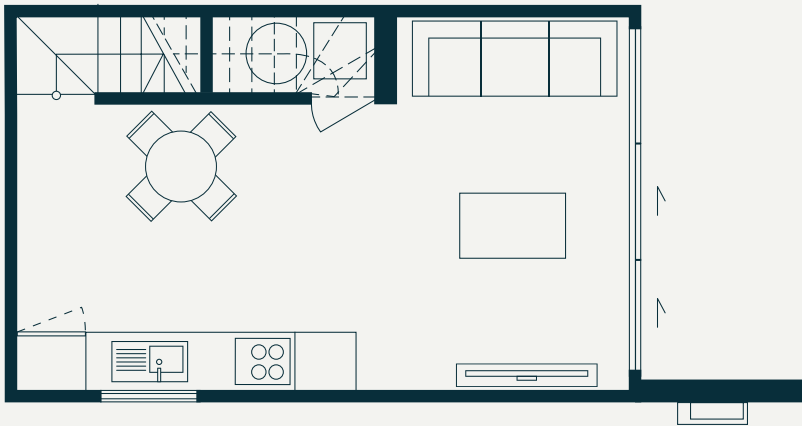
Carparking 1

Approx. Floor Area 67m²

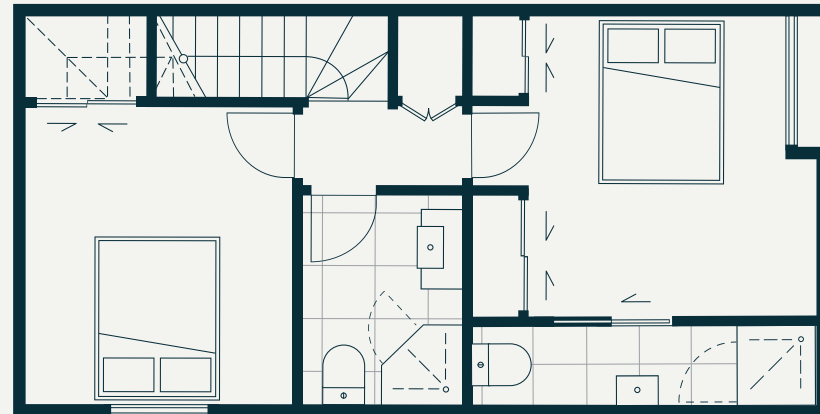
Approx. Lot Size 57m²

Floorplan

Ground Floor



First Floor



Townhouse 8

Number of Bedrooms 2

Number of Bathroom 2

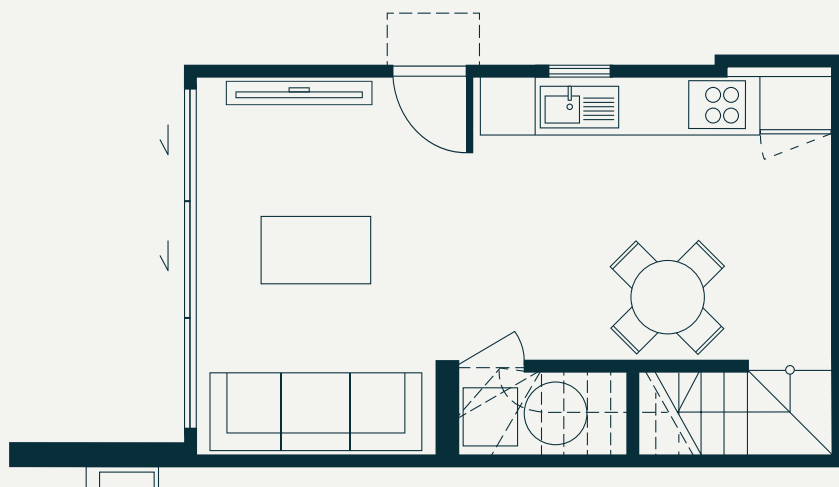
Carparking 1

Approx. Floor Area 72m²

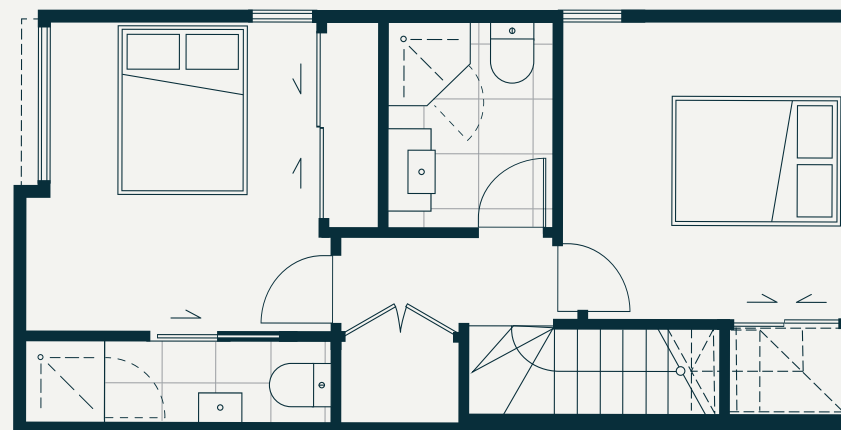
Approx. Lot Size 56m²

Floorplan

Ground Floor



First Floor



Townhouse 9

Number of Bedrooms 2

Number of Bathroom 2

Carparking 1

Approx. Floor Area 71m²

Approx. Lot Size 84m²

Interior Specifications

Interior partitions - 90x45mm SG8 timber with a 2.4m stud height generally 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.

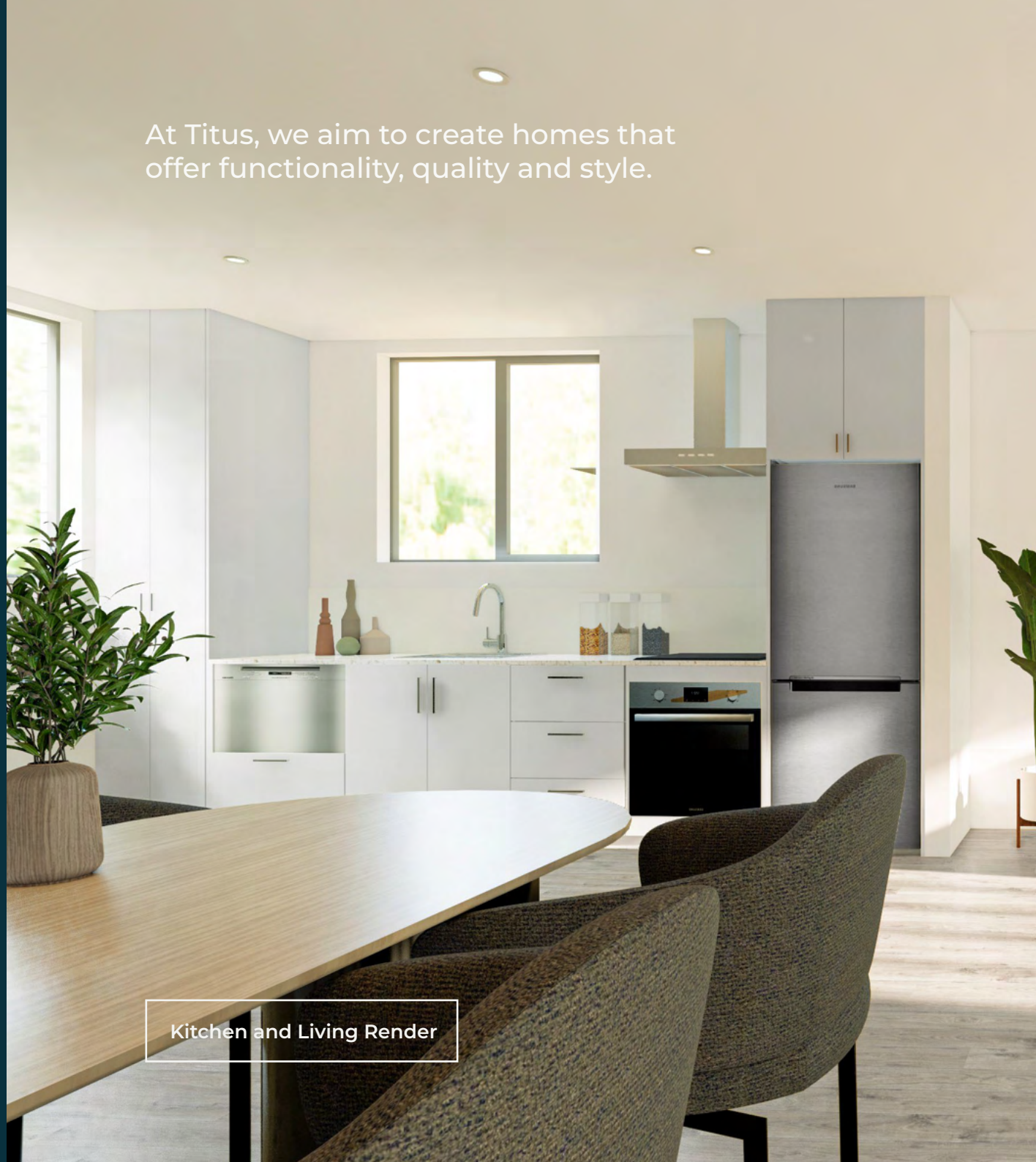
Internal doors - Generally 1980mm high hollow core construction.

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

Blinds - Roller blinds on main exterior windows.

Avondale Living 17

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



Kitchen and Living Render



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 benchtop in neutral a colour to compliment the interior environment. Stainless steel sink.

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

Tapware - Methven or similar brand tapware finished to compliment kitchen environment.

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.

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

Living and Outdoor Living Render



Floor Coverings

Neutral coloured ceramic tiles with a matching tiled skirting.

Water resistant laminate timber flooring in neutral tones.

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

Electrical

Climate control - Fujitsu Hi 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.



Chattels

General

Fujitsu Heat Pump
Roller blinds on main exterior windows
Keyless Front Door Lock Entry

Kitchen

Fisher and Paykel Oven
Fisher and Paykel Stovetop
Fisher and Paykel Dish Drawer
Fisher and Paykel Rangehood

Titus Group Showhome Kitchen and Living

Exterior Specifications

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

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

Roofing - Coloursteel roofing and spouting.

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.

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

Outdoor living areas - Fenced outdoor living areas for each ground floor unit. 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.

Exterior Render of Townhouses 1-3



Book An Appointment To View Our Showhome

52 Rutland Road, Mount Wellington

Book an appointment with one of our team to view our showhome by heading to or scanning the QR code below:



Our showhome is open every Saturday from 12-2pm



The team at Titus



Philip Heslop
Managing Director



Richard Heslop
General Manager



Sean Honeycombe
Development Manager



Scott Crowe
Construction Manager

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 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 1 year minor defects remedy period 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 10 working days to conduct your due diligence. 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



71 Ruawai Road

Target completion December 2022
Actual completion December 2022

 10	 2	 2	 1
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Render



Complete



29 Bolton Avenue

Target completion December 2022
Actual completion October 2022

 5	 2	 2	 1
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Completed Homes

Render



Complete



28 Malone Road

Target completion February 2022
Actual completion February 2022

 7	 2	 2	 1
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Render



Complete



12 Enderby Drive

Target completion September 2022
Actual completion August 2022

 7	 2	 2	 1
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Completed Homes

Render



Complete



63 Taikata Road

Target completion July 2022
Actual completion July 2022

🏠 8

🛏️ 2

💡 2

🚗 1

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



10 Tawa Road

Target completion December 2022
Actual completion December 2022

16	2	2	1
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Render



Complete



191 England Street

Target completion December 2022
Actual completion January 2023

 8	 2	 2	 1
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[titusgroupnz](https://www.titusgroupnz.com)

Suite 201, 387 Tamaki Drive, St Heliers, Auckland, New Zealand

