



STRUCTURE

**4 HOLLAND AVENUE
AUCKLAND**
TWO BEDROOM TOWNHOUSES



STRUCTURE

01

thestructure.co.nz

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LOCATION



- | | |
|----------------------------------|----------------------------|
| 1. Glen Innes Train Station 800m | 5. Colin Maiden Park 1.2km |
| 2. Glen Innes Pools 700m | 6. Countdown 1km |
| 3. Sacred Heart College 2.2km | 7. St Heliers Bay 4.9km |
| 4. Elstree Family Doctors 1.7km | 8. Lunn Ave Shopping 3.3km |

From your door step, you are just a 10 minute drive away from Sylvia Park. In a few minutes walk, you're strolling at the water's edge in this fast-growing family-friendly neighbourhood with a vast range of other attractive amenities.

THE STRUCTURE

Exterior Render Townhouse 5-10



Open Plan Living

Double Glazed Joinery

Freehold Townhouses - No Body Corporate

Heat Pump & LED Lighting

Rental Appraisal \$600-\$630 per week

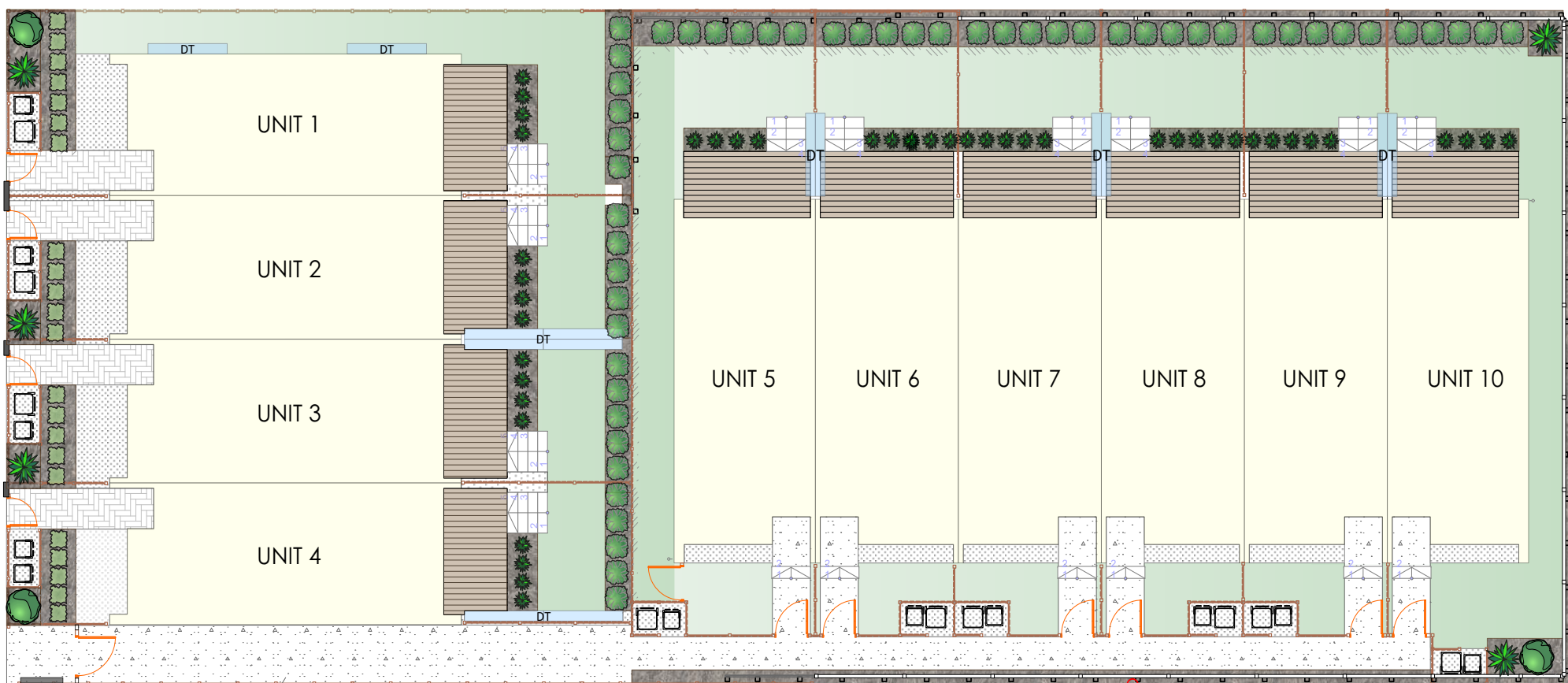
Modern Appliances

Brick & Weatherboard Exterior

Fully Landscaped Private Backyard

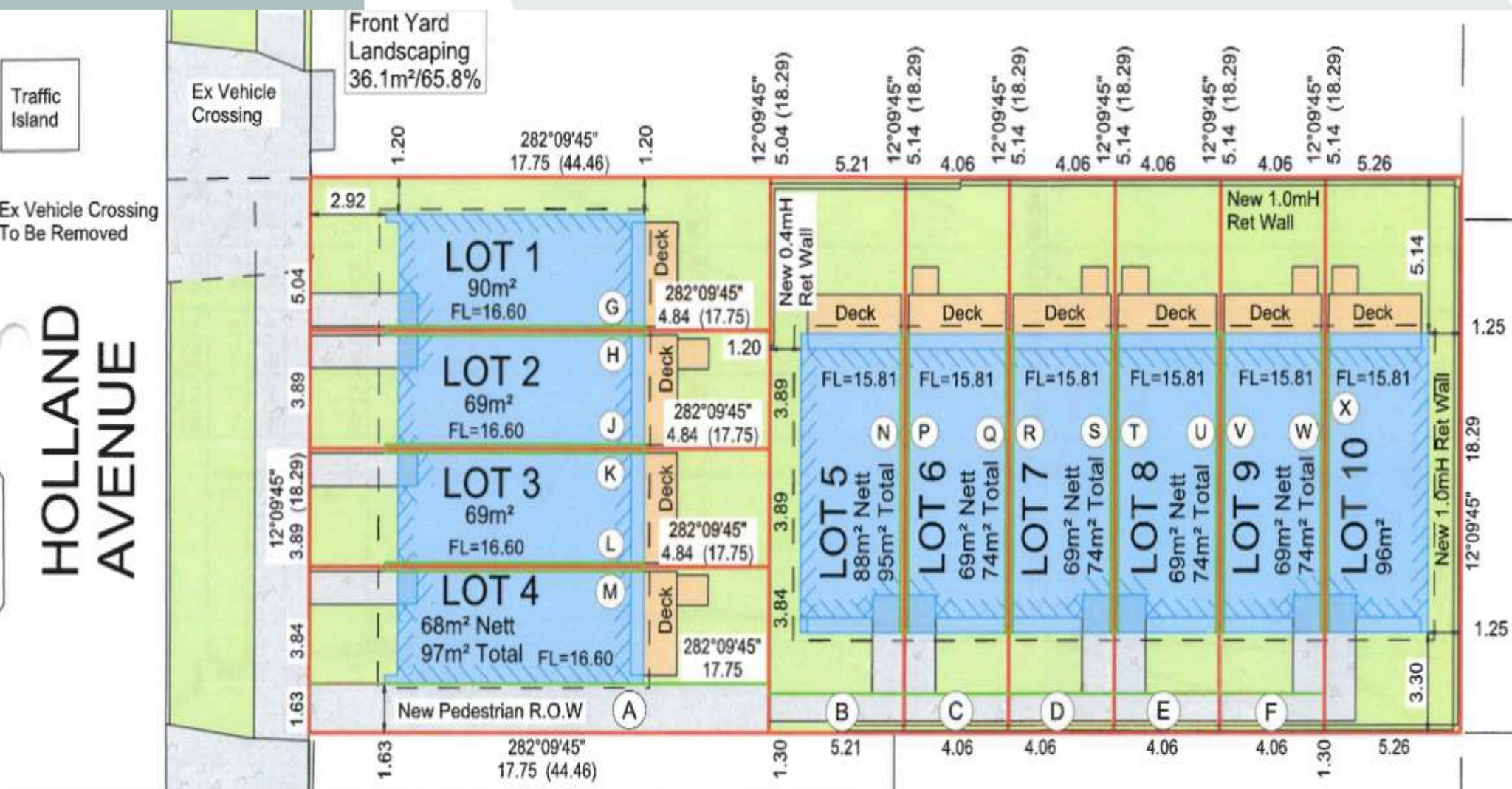
LANDSCAPE PLAN

NORTH

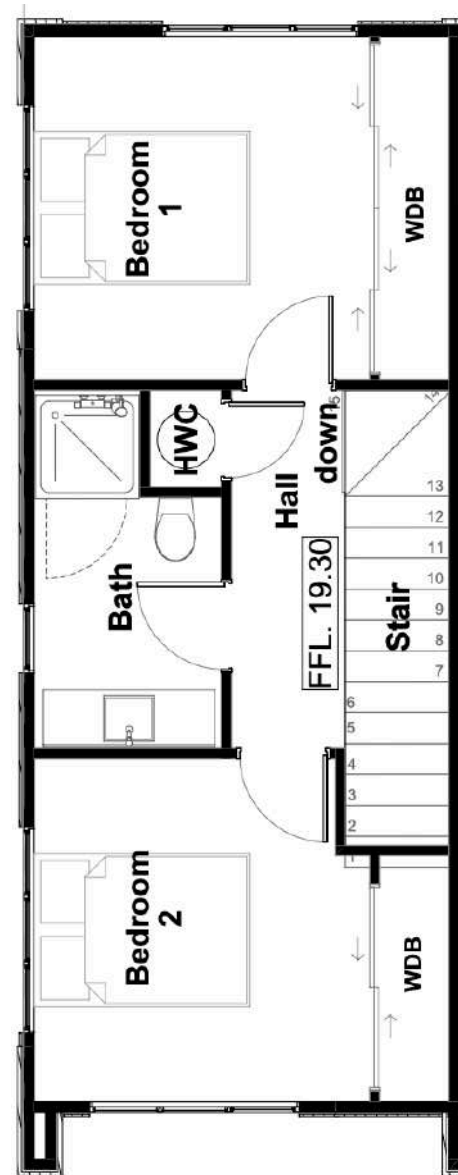
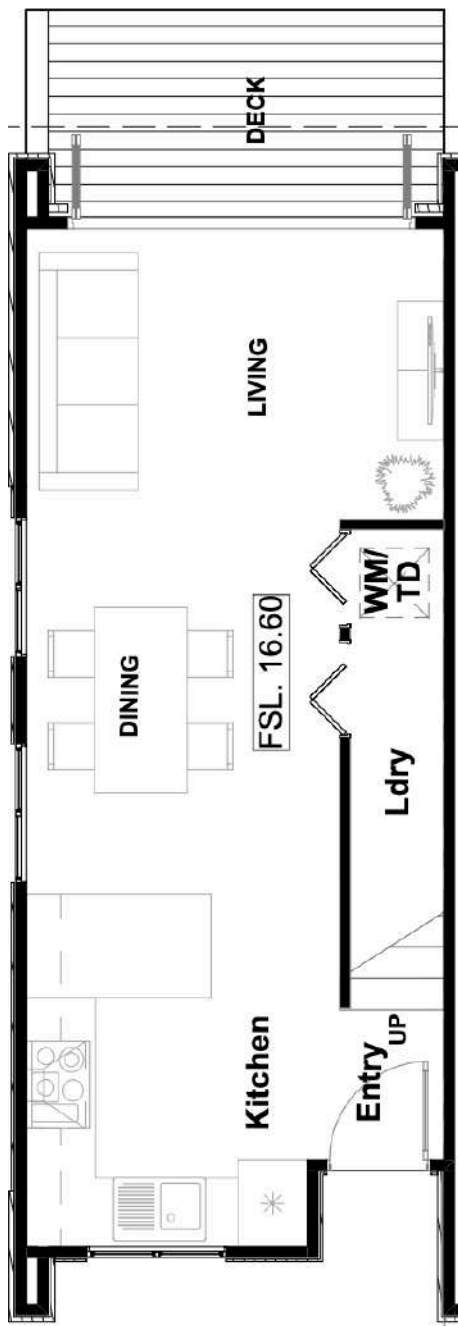


At Structure we focus on affordable, architecturally designed developments that promise greater futures. For the homeowners, and the investors.

SURVEY PLAN



FLOOR PLAN



Number Of Bedrooms	2
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Number Of Bathrooms	1
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Approx. Floor Area	70-71m ²
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Approx. Lot Size	74-96m ²
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FLOOR PLAN



Number Of Bedrooms	2
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Number Of Bathrooms	1
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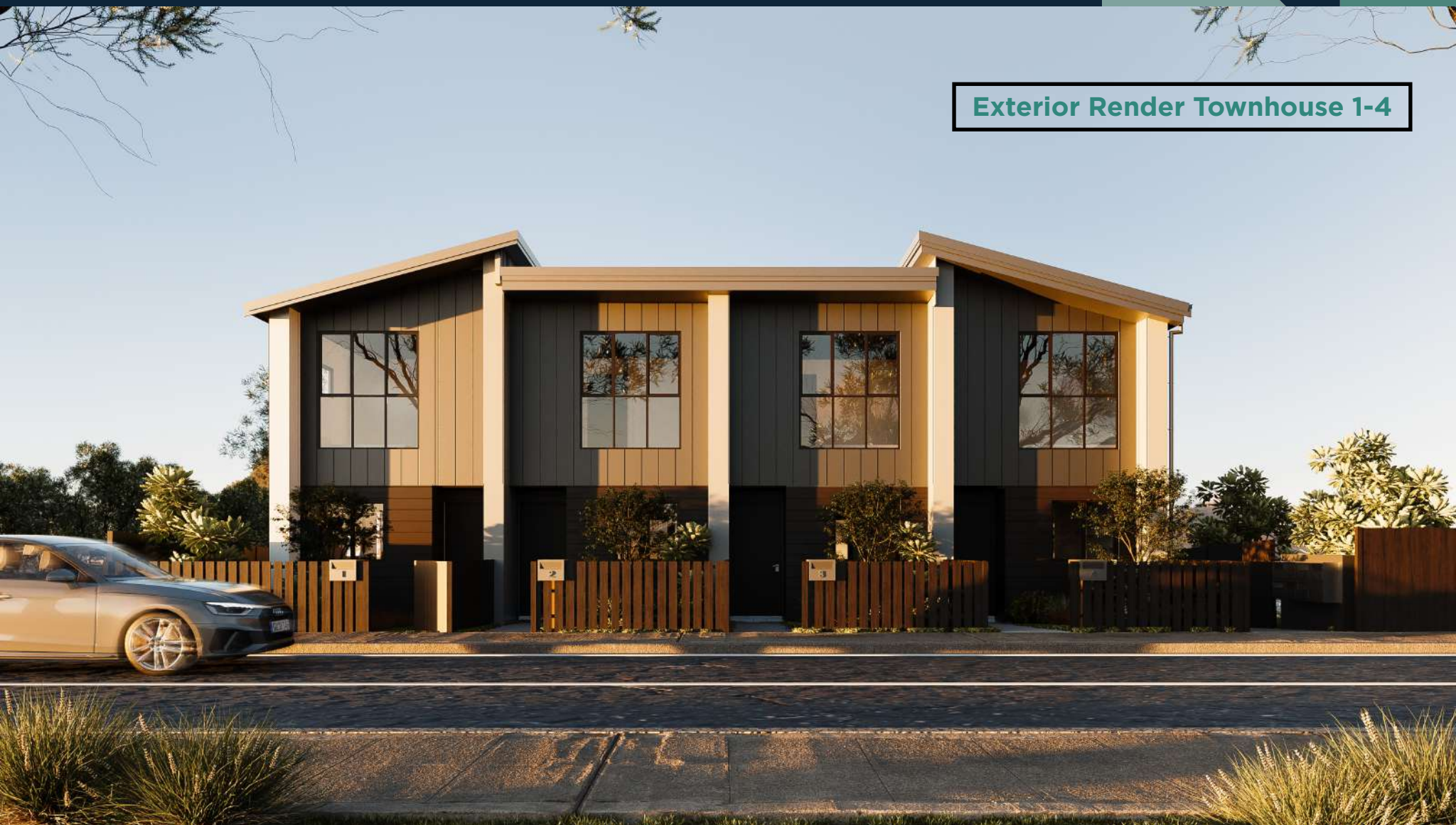
Approx. Floor Area	70-71m ²
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Approx. Lot Size	74-96m ²
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BUILDING SPECIFICATIONS

Exterior Render Townhouse 1-4



General Construction and Materials

External

Structure	Timber framing structure, timber floor, and concrete floor
Roof	Pre-finished metal pitched roof. Gutter & Fascia - metal profile.
External Cladding	James Hardie Linea & horizontal Oblique, Stria, Brick Veneer
Windows & External Doors	Double glazing with powder coat finish

Internal Lining

Insulation	R 2.5 wall batts & R 3.6 ceiling batts
Gib Walls & Ceilings	Standard gib to engineer requirements
Gib Stopping	Level 4 finish, square stop to ceiling
Skirting	60mm square finish



BUILDING SPECIFICATIONS

Townhouses Generally

Electrical	Recessed LED down lights, smoke alarms, sockets
Data	Fibre connection
Water	Electric hot water cylinder
Heating	Mitsubishi 6.3kW heat pump
Security	Alarm system & digital front door lock

Floor Coverings

Bathroom	Ceramic tiles & vinyl sheet
Living Room & Kitchen	Laminate timber
Bedrooms & Stairs	Solution dyed carpet



BUILDING SPECIFICATIONS

Bathroom

Shower	Shower to be moulded base with glass & quality shower mixer
Vanity	Quality vanity with single lever basin faucet with 1 draw
Heating	Heated Towel Rail
Mirror	Mirror over vanity
Toilet	Back to wall toilet suite with soft close
Accessories	Toilet roll & hand towel holders

Kitchen

Bench Top	30mm engineered stone
Splashback	Exposed wall surface above the bench
Appliances	Hob (cooktop), Oven, Dishwasher, Rangehood, Insinkerator

Bedroom

Wardrobe	Wall-hung / Floor stand wardrobe
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Subject to availability, products/finishes may vary. Where possible products to be replaced with a similar or equal product.

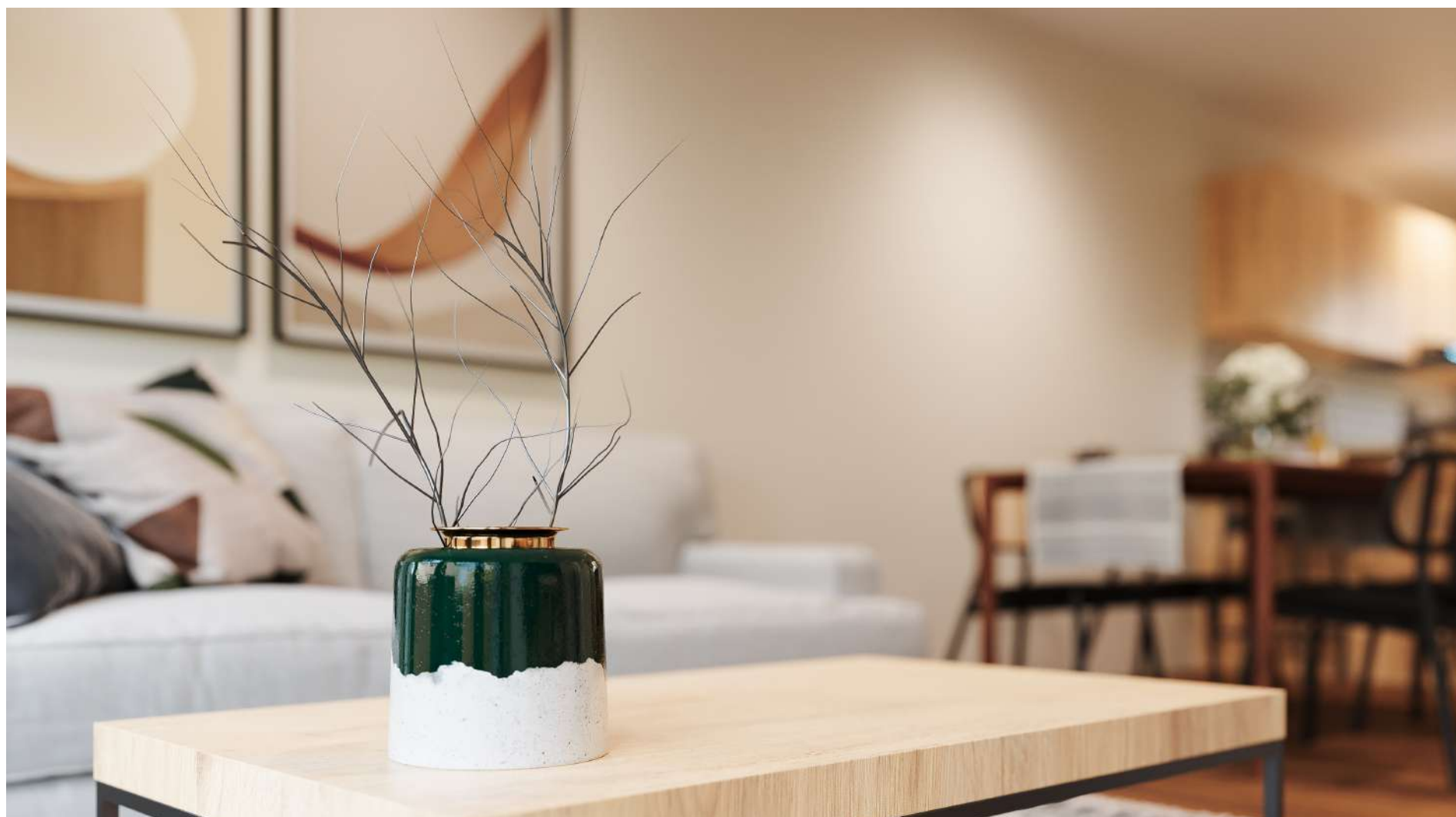


Exterior Render Townhouse 5-10



AVAILABILITY

Unit Number	No. of Bedrooms	No. of Bathrooms	Approx. Lot Size	Approx. Floor Area
1	2	1	90m2	70m2
2	2	1	69m2	70m2
3	2	1	69m2	70m2
4	2	1	97m2	70m2
5	2	1	95m2	70m2
6	2	1	74m2	71m2
7	2	1	74m2	71m2
8	2	1	74m2	71m2
9	2	1	74m2	71m2
10	2	1	96m2	70m2



RENTAL APPRAISAL



RENTAL APPRAISAL

MARCH 2023

RENTAL ESTIMATE

Ray White 360 Property Management thanks you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the current market value to be:

\$600.00 - \$630.00

4 Holland Ave, Point England

		
2	1	1

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with the current healthy homes legislation and all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion.



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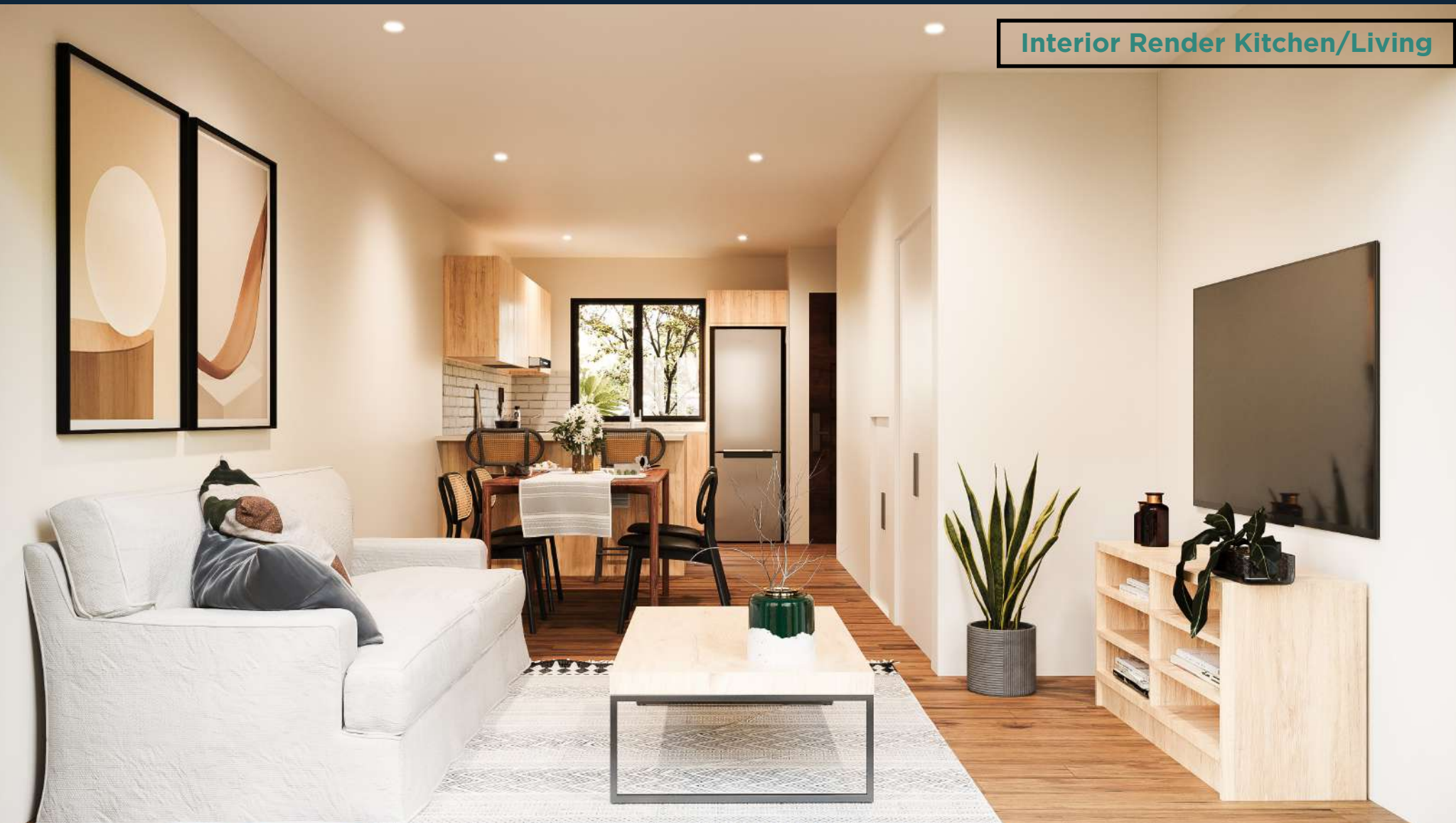
BUSINESS DEVELOPMENT MANAGER | LEASING AGENT
RAY WHITE 360 PROPERTY MANAGEMENT

M 027 366 6984 T 09 636 7355
W [HTTP://RW360.CO.NZ/](http://RW360.CO.NZ/)
A 1/597 GREAT SOUTH ROAD MANUKAU





Interior Render Kitchen/Living



FAQ'S & BUYING FROM US

Step 1

Make Enquiry

Identify which townhouse you would like to purchase.

Step 2

Offer

Sign a conditional Sale and Purchase Agreement for you to send to your lawyer.

Step 3

Due Diligence

You'll have 10 working days to conduct due diligence. During this time you should seek advice from your lawyer, accountant and finance broker.

Step 4

Confirm

If you are satisfied, confirm the Agreement and pay your deposit. No further action is required until settlement and we will keep you updated on progress.

Is my deposit safe?

Yes, your deposit will be held in the Cooney Lees Morgan Trust Account securely and independent of the Development.

Are the homes Freehold?

Yes (Fee-simple).

Is there a Body Corporate?

No. This means you will not be subject to annual levies for maintenance and services. It also means you are not required to live in a way prescribed by Body Corporate Rules.

Can the developers increase prices to meet rising building costs?

The Sale and Purchase Agreement does not permit the Developer to ask for a price increase. The price you sign on your Sale and Purchase Agreement is the price you will pay.



COMPLETED PROJECTS



1460 Cameron Road



1360-362 Oceanbeach Road



10 Park Street



136 Seventh Avenue