

Beachlands

Beachlands is a tranquil coastal suburb nestled on Auckland's Pohutukawa Coast. Enjoy fresh sea air, stunning scenery from its coastal walkways and year round access to the sparkling waters of the Hauraki Gulf.





Hedging has been enhanced for the purposes of this brochure

Smart spaces make great Living

Good designs stand the test of time and with the knowledge gained from building homes in New Zealand since 1909, Fletcher Living has pride in our latest range of family homes in Beachlands.

Creating spaces for quality living comes from good design and supports the modern family's lifestyle, offering rooms to share, yet still providing quiet spaces for reflection.

The hub of a home is the kitchen with the emphasis on functionality in its practical design. The use of colour and texture further enhance the beauty that showcases these kitchens. The desire from our customers for a butler's pantry, with seamless connection to the main kitchen, is a feature that many of these homes have.

A large family room with open dining room space and great indoor outdoor flow has always been a favourite for the New Zealand lifestyle. These homes deliver this well and many enjoy the bonus of a view due to the elevated sites. Generous bedroom sizes, great storage cupboards and homes with a separate internal laundry can be hard to find in today's market, however, these can be found in the range of Fletcher Living homes at Beachlands.

All these homes are set on 800m² minimum sized sections, creating a sense of space between other homes as well as actual space for family outdoor activities or further landscaping development. Each of our homes come with a 10 Year Master Build Guarantee and the backing of the Fletcher Living brand. The stunning new Showhome showcases the quality homes now available in Beachlands. Our team will happily share with you some of the exciting new designs on offer.



Beachlands Community.

Whether you're a lover of nature, sports, food or the water, it's all right here at Beachlands.

This beautiful new development is nestled on the picturesque Pohutukawa Coast to the east of Auckland City. A popular beachside destination boasting a world class golf course, fully serviced marina with dry stack, great eateries, scenic coastal walkways and safe swimming beaches.

Formosa Golf Resort, Whitford forest and Omana Regional Park offer additional outdoor recreational activities.

With vessels departing from Pine Harbour every week day, a scenic cruise of approximately 35 minutes gets you into the CBD. A drive north and you're at Botany and Manukau retail centres, or cruise the coastal roads to experience the numerous scenic vistas.

NEW HOME FOR SALE

Lot 30
18 Lydiard Place
\$1,095,000

4 **2** **2**

Light, bright and facing north, this outstanding home will appeal to many, offering 238m² of easy living on an 800m² site. Entering through the tiled front entrance, you pass the separate formal lounge which can be closed off from the hub of family living when required. The spacious, tiled, open plan kitchen, dining and family areas open out onto north facing decks, offering seamless indoor outdoor flow. The butler's pantry is a fabulous addition to the kitchen and the island bench offers the perfect spot for drinks and a chat, or a quick bite to eat. Situated off the hallway, accessed through the family room are four bedrooms, main bathroom, separate WC and a laundry of more than ample size. The master at the rear of the home offers the 'ideal retreat' and has a walk in wardrobe, ensuite with double bowl vanity and private outdoor access. F&P appliances, central vac, heat pump and double glazing to all living areas complete the list of features this home has on offer.

Available from 11 June 2016 until sold on terms and conditions acceptable to the Vendor.

Appealing exterior, 2.7 stud throughout, separate lounge, generous living areas opening onto north facing decks, an entertainer's dream. Master with private deck - the perfect place to 'get away' from that busy life. Move in, live, relax and enjoy this beautiful home.



Artists impression, minor changes may occur



NEW HOME FOR SALE

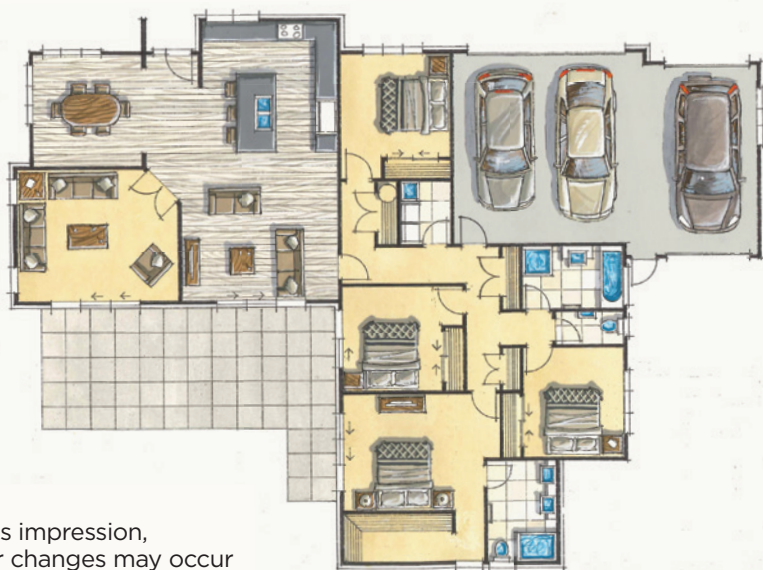
Lot 42
32 Kibblewhite Ave
\$1,199,000

4 **2** **3**

Positioned on a very generous site of 1184m², this 4 bedroom home of 240m² features a modern exterior of painted brick, linear weatherboard and vertical cedar. The luxury of triple car garaging is further enhanced by the versatility of drive through access for that extra vehicle, boat or trailer. Upon entering the home, the visual appeal of the warm look of timber laminate flooring throughout the dining, kitchen and family areas immediately welcomes you. A sunny north facing outdoor area flows from the family room extending the entertaining area. The anchor point for family living has to be the centrally located, well-appointed kitchen with island bench and F&P appliances. For a more cosy atmosphere, the formal lounge is perfect for smaller, intimate gatherings. Accessed off the hallway, along with the main bathroom, separate WC and laundry, four generous bedrooms complement this great family home. The large master with its spacious walk-in wardrobe and sizable ensuite has the convenience of its own outdoor access to the patio. Additional features include double glazing to all living areas, heat pump, and central vac.

Available from 2 July 2016 until sold on terms and conditions acceptable to the Vendor.

240m² of fabulous family living, timber laminate flooring, welcoming open plan kitchen, family, dining areas - an entertainer's delight, generous north facing patio, large section to enjoy 'the great outdoors', drive through triple car garage. An outstanding home for all seasons.



Artists impression, minor changes may occur

A safe anchorage in Beachlands

Beachlands is a seaside village and gateway to the Hauraki Gulf, one of Auckland's favourite aquatic playgrounds. This beautiful area on the Pohutukawa Coast, aptly named due to the many Pohutukawa trees along the Beachlands coastline, is only a 15 minute drive to Botany or a 35 minute relaxing ferry ride to the CBD. The coastal walkways and the recreational playgrounds of Whitford Forest and Omana Regional Park are all close by.

Pine Harbour is the vibrant heart of this community and boasts a fully serviced marina and dry stack and is just down the road from the homes Fletcher Living is currently building. Dine at one of the eateries and bars with magical views over the water, or sample the local produce from the boutique gourmet market every Saturday on Marina Green.



Supporting the community for the young, there is a kindergarten, several play centres and a junior school. Free buses to a number of colleges in surrounding areas take the stress away from parents juggling time and other commitments. A Countdown supermarket and retail hub is under construction with an approximate completion date of March 2017. The new 3,200sqm store will bring with it around 80 new roles and will be a welcome addition to the growing Beachlands community.



Fletcher Living Beachlands

Beachlands is a safe anchorage from the rush of the busy week and offers desirable living for today's modern family. Close to good schools, areas of work, shopping and many recreational activities, this offers residents of Beachlands great flexibility, large quality homes and an excellent lifestyle.

Fletcher Living Beachlands

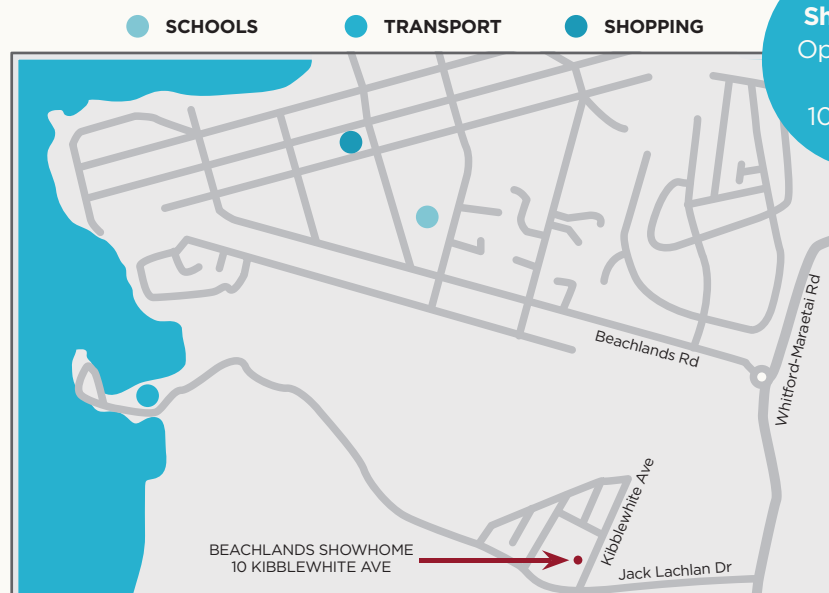
Call Jan on 951 3149 or

Ann on 979 7160

Email: beachlands@frl.co.nz

Showhome: 10 Kibblewhite Ave

fletcherliving.co.nz



Exit the southern motorway onto the East Tamaki Road off ramp, continue along East Tamaki Road and right onto Preston Road, turning left onto Ormiston Road. Follow the signs through Whitford village onto the Whitford Maraetai Road. Turn left onto Jack Lachlan Drive. The Fletcher Living showhome is located on the corner of Jack Lachlan Drive and Kibblewhite Ave.

Showhome

Open 7 days
from
10am-6pm

The Fletcher Living Advantage

Experience

We've been building homes in New Zealand for over 100 years - we direct all that experience into creating quality homes that Kiwis love.

Trust

We have a trusted reputation for quality, reliability and on time delivery - serious peace of mind for our clients, and we're backed by Fletcher Building, one of New Zealand's largest companies.

We're obsessive about the detail

Our homes are built with real care and attention - and you'll find plenty of standard items in our homes that other builders might call 'extras'.

You won't be lumbered with progress payments

We sell completed homes so there's a deposit on purchase, with a balance on settlement - one of the simplest ways to buy a brand new home.

We make it personal

Our team manages the total construction process to ensure every detail is completed to the highest standard.

Quality

We use high quality, low maintenance, locally sourced materials for the best supply and back-up options, so you can be sure of top quality with no delays.

10 Year Guarantee

We're only prepared to sell what we build ourselves and all our homes have a Master Build 10 Year Guarantee.

Showhomes

Plans and specs can be confusing, so we have finished homes you can actually walk through and get a real feel for the space, the flow and the look and feel.

Support

We're on the ground and open 7 days a week, with our Sales Showrooms open from 10am - 6pm. You'll also find plenty of after sales support, with local teams on hand to help straight away.

Fletcher Living
Quality homes
creating more
space for living.