

Spring 2016

Beachlands

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





Great Value in Beachlands

As the median house price in Auckland keeps rising many home buyers are considering alternatives for their next home. The value we place on our homes is more than the cost of the home, it is as much about space and lifestyle the home will offer the family living there.

The peace of mind a newly built home gives over an older home as to the technology incorporated within it, like insulation levels, double glazing, appliances and lighting will provide many years of further value. A variety of single level homes with a range of sizes from 220m² to 240m² nestled on 800m² sections priced currently under \$1.2m is offering a great value option for many families considering their next home in Beachlands. Well designed, these quality homes offer large living spaces with most homes including a butlers pantry alongside the stunning kitchen, internal laundry, excellent storage, spacious bedrooms and bathrooms built by Fletcher Living.

Beachlands is just 15 minutes from the Southern Motorway and only 35 minutes into the CBD on one of many ferries departing daily from Pine Harbour Marina. Come and see first hand the peace of mind living in the tranquil Beachlands community offers and enjoy being at the heart of this exclusive urban community.

Fletcher Living has been building homes in New Zealand since 1909 and our trusted reputation for designing and building low maintenance, quality, reliable homes ensures genuine peace of mind. We're also backed by Fletcher Building, one of New Zealand's largest companies.

Each of our homes come with a 10 Year Master Build Guarantee and with the backing of the Fletcher Living brand.

Sunkist Bay Beachlands



Beachlands Community

Whether you're a lover of nature, sports, food or 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 69
2 Motukaraka Drive
\$1,159,000

4 2 2

Situated on an 800m² corner site this 238m² home makes a statement as you step into the grand entrance with a stunning 3m stud ceiling. A formal lounge provides the perfect place to relax. Timber laminate flooring flows from the front entry through to the semi-separate dining, family and kitchen areas. The heart of the home centres around an enviable island kitchen equipped with the latest Fisher & Paykel appliances and the added bonus of a pull-out pantry plus a scullery.

Easy indoor/outdoor flow draw you to a north facing private patio where you can enjoy a summer barbeque with family and friends. Retreat to the private sanctuary of the completely separate master bedroom which has its own entrance to the patio area, ensuite with double bowl vanity and walk in wardrobe. There are 3 more bedrooms plus main bathroom which boasts floor to ceiling tiles and a separate toilet. This home also has a 2.7m stud ceiling, separate laundry, double glazing to all living areas.

A heat pump, induction cook top, double oven, double dish drawer, central vac and heated flooring in the bathrooms complete this exceptional home.

Available from 15th October 2016 until sold on terms and conditions acceptable to the Vendor.

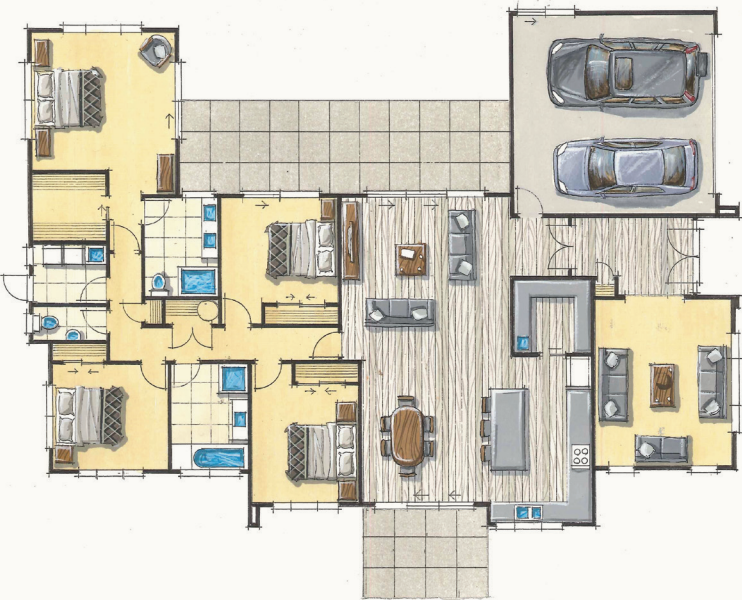
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Artists impression, minor changes may occur



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NEW HOME FOR SALE

Lot 41
31 Kahawairahi Ave
\$1,169,000

4 2 2

Beautifully light filled and sunny this 241m² home nestled on a 892m² corner site will delight with an outlook across to the neighbouring parkland reserve which gives a feeling of wonderful open spaces.

Enter through double doors into a spacious foyer with formal lounge off to the side. The laminate timber flooring flows through the family, dining and kitchen with entry to two separate outdoor patios from either side of the family, dining areas for fabulous indoor/outdoor flow.

The sleek designer kitchen has a fabulous island bench, induction hob, double oven, double dish drawer and a butler's pantry with a sink and space for a wine fridge.

At the end of a busy day retreat to the master bedroom, featuring a gorgeous floor to ceiling tiled ensuite with double bowl vanity and a large walk in wardrobe and access to the outdoor patio.

This special home also features high stud ceilings, an impressive main bathroom and separate laundry and toilet. There are 3 more generous bedrooms, 2 car internal access garage, double glazing to all living areas, a heat pump and central vacuum.

Available from 5th November 2016 until sold on terms and conditions acceptable to the Vendor.

A modern and
contemporary
north facing
family home
offering ample
room for the
family to play
and the adults
to entertain.



Vibrant Pine Harbour

Pine Harbour is the vibrant heart of this Beachlands 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.



Easy access to the city via the Pine Harbour ferry service.
Pine Harbour ferries run between Pine Harbour marina and downtown Auckland daily, Monday to Friday (excluding Public Holidays). Travel time from Pine Harbour Marina to Downtown Auckland takes just 35 minutes in the high speed catamarans. A shuttle bus can also be booked to provide transport from Pine Harbour Marina to Botany, East Tamaki and Manukau.



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.