

Summer 2017

# 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.





# Beachlands Resident Night

With the first stage nearly completed within this new Beachlands community the residents have moved in and are enjoying the relaxed lifestyle that Beachlands has to offer.

We thought it a great idea to organise a residents evening so neighbours had the opportunity to get to know each other. We had an incredible turnout with over 35 new families attending the event and embracing the chance to get to know their neighbours. The kids played while the parents introduced themselves and formed new friendships, there was even talk of organising their first ever Christmas street party!

What was clear was that our Beachlands residents love living in this new development and are proud of their Fletcher Living homes.



## Read some of our recent testimonials from our residents.

### **Goodman**

*Every encounter we have had with contractors/supervisors and sales people has been a positive one. I co-own a company that supplies and installs weatherboards to new homes so I know the importance of having a good reputation, following through with its promises and having integrity, great communication and looking after your customers. Really good to know that there are companies out there that uphold those values and can inspire smaller companies like ours. Will recommend Fletcher Living to anyone and everyone.*

### **Elizabeth and William**

*Superb service and a divine home. Can't wait to buy again in the future!*

### **L Chang**

*Fletcher Living is a VERY good company with high quality houses and very hard working staff. All staff worked very hard and they are very helpful. Thank you very much!!!*

### **Del Toro Family**

*The whole sales team at Beachlands are professional and very helpful. After sales support was excellent and handled very well. Jan went above and beyond the call of duty on the settlement date to make sure the house is nice and clean when we moved in. Many thanks to her and the team.*

NEW HOME FOR SALE

**Lot 131**  
**6 Mahutonga Ave**  
**\$1,299,000**

🏠 4 🚿 2 🚗 2

Upon entering the impressive vaulted foyer of this 233m<sup>2</sup> home you will be wowed by the stunning views of the sparkling waters of the Hauraki Gulf and Rangitoto Island. The light filled living, dining and family area flows seamlessly to a generous north facing patio where you can relax and enjoy a glass of wine while taking in the amazing sunsets. The designer kitchen is a home chefs dream with many hidden delights plus a scullery with space for a bar fridge and pull-out pantry. The master suite is a sanctuary with an ensuite featuring floor to ceiling tiles, a spacious walk-in wardrobe and has its own access to the patio.

This home also features 2.7m stud ceiling, a heat pump, central vacuum and heated flooring in the bathrooms and kitchen. All positioned on a 800m<sup>2</sup> site.

**Available from 4th February 2017 until sold on terms and conditions acceptable to the Vendor.**

**You will be wowed by the stunning views of the sparkling waters of the Hauraki Gulf and Rangitoto Island**



Artists impression, minor changes may occur



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NEW HOME FOR SALE

**Lot 144**  
**21 Mahutonga Ave**  
**\$1,239,000**

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Spread out over 236m<sup>2</sup> this 5 bedroom home set on 801m<sup>2</sup> site makes a statement as you step into the grand entrance, enticing you to see more. Sun-soaked, sophisticated, yet a relaxed answer to family life.

There is a sense of space that is accentuated throughout with a 2.7m stud. An elegant formal lounge offers a peaceful haven to relax in at the end of a busy day. Indulge yourself in the open plan island kitchen that has all the space you need and is perfectly positioned to stay connected with family and friends whilst cooking an evening meal. The dining and informal living has a natural flow to a private outdoor sunny patio where there is room for the children to play in the fenced back garden.

The master bedroom boasts a gorgeous, luxurious ensuite with a double bowl vanity, floor to ceiling tiles, heated flooring and a walk-in wardrobe. From the moment you enter this low maintenance family home you will appreciate its quality and luxury.

**Available from 25th February 2017 until sold on terms and conditions acceptable to the Vendor.**



Artists impression, minor changes may occur

**There is a sense of space that is accentuated throughout with a 2.7m stud. An elegant formal lounge offers a peaceful haven to relax at the end of a busy day**



Principal Mark Keenan and local resident John Harkin with daughter Emily

# Maraetai Beach School

We recently met with Principal Mark Keenan to see how we could participate in fundraising events for the Maraetai Beach School and the local community. He had plenty of ideas and we are looking forward to becoming involved in whichever way we can.



Maraetai Beach School has been educating children in the Maraetai and Beachlands area since 1879. The school sits on the headland above Te Pene Point, from this position the school looks out over the waters of Maraetai to the islands of the Hauraki Gulf.

Maraetai Beach School is a Decile 10, full primary (Years 1 to 8). The roll is approximately 280 children. The school is a learning community that provides an exciting and challenging curriculum designed to extend all children's horizons in a secure, safe and learner focused environment.

Mark Keenan, the Principal of Maraetai Beach School welcomes parents to contact the school to arrange a tour.

## 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

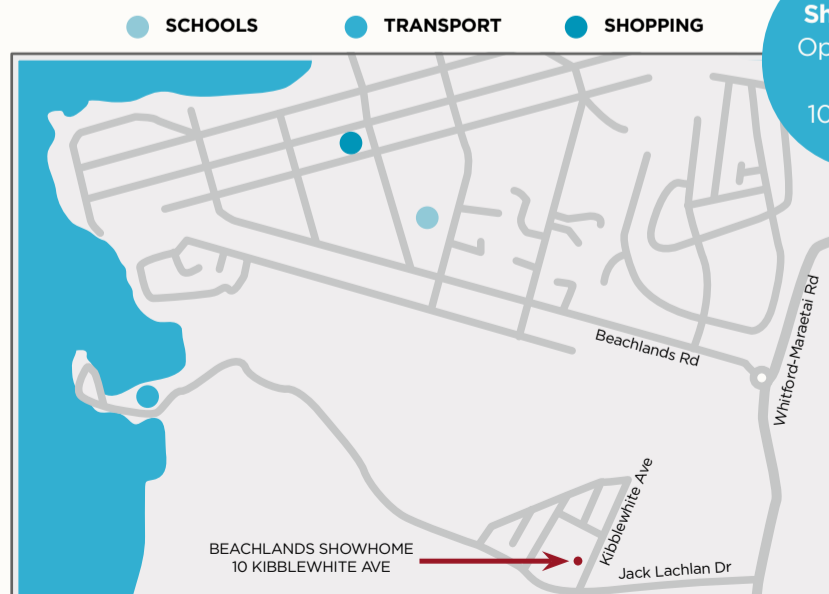
Call Jan on 951 3149 or

Ann on 979 7160

Email: beachlands@frl.co.nz

Showhome: 10 Kibblewhite Ave

fletcherliving.co.nz



### Showhome

Open 7 days from 10am-6pm

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.

## 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.