

02. Fletcher Living in Ormiston.
The local amenities, the
schools and our quality
built homes.

03. Homes for sale. Affordable
terrace homes perfect
for First Home Buyers
or Investors.

04. Why you should choose to buy
with Fletcher Living and hear
what our residents have to say
about their new homes.

Autumn 2017

Ormiston

Ormiston is a well-connected neighbourhood,
designed with innovative thinking and planning to
meet the needs of modern urban living, with ease
of access to amenities and shared open spaces.





Fletcher Living in Ormiston

Situated in South-East Auckland, Ormiston Town Centre is located between Manukau and Botany and surrounded by Barry Curtis Park; 94 hectares of green space and one of New Zealand's largest parks, which hosts an array of events, playgrounds, a multi-sports centre and playing fields.

Close to schools, shopping and the park, the footpaths and cycle lanes in our community offer a safe travel route and also allow residents great accessibility to all of the local amenities.

Conveniently located just across the road from our development is a supermarket and service station. For more retail options Botany Junction is less than 1km away and Botany Town Centre is only a 5-minute drive, offering retail shops, food & dining options, a cinema and more. There is no shortage of entertainment in the wider area.



Imagine your child's local school is only 600m down the road, providing a safe walking distance from your home. Your child will be in zone for Ormiston Primary School, Ormiston Junior College & Ormiston Senior College, some of New Zealand's newest and most forward-thinking schools.

Our architecturally designed terrace and duplex homes, with a mixture of 2-4 bedrooms, and 2 and 3 level designs, offer something for everyone. With tandem garages, double garages and off-street parking, the mixture of homes we provide makes Ormiston Town Centre perfect

for first-home buyers, investors, those looking to upgrade or downgrade and young families alike.

Our homes are cleverly designed with kitchen layouts that are well balanced and include quality New Zealand appliances and engineered stone bench tops. They are light and airy and flow into the high ceilings of the dining and living areas and lead to a pleasant patio area or outdoor deck.

Plus, built and designed to last, all of our homes come with a 10 Year Master Build Guarantee.

NEW HOME FOR SALE

**Lot 4
29 Haddington Drive
\$929,000**



If you are looking for a freehold, low maintenance home, this lovely 151sqm townhouse on a 150sqm section will certainly tick all of your boxes.

You will love the open plan concept with its high ceilings and large windows allowing plenty of natural light into the living areas. Plus, with a private courtyard creating an extension of the living areas, it is perfect for entertaining or relaxing.

Home features include:

- Views of the Reserve
- High stud ceilings
- A separate laundry
- Quality Fisher & Paykel appliances
- Heat pump
- Ventilation system
- Block-out roller blinds installed
- Security system
- Double glazing to all living areas
- Recessed LED lighting
- Internal access to double garage
- 10-year Master Build Guarantee

Available from Saturday, 29th April 2017, until sold on terms and conditions acceptable to the Vendor.



Artist's impression, minor changes may occur.

You will love the open plan concept... allowing plenty of natural light into the living areas.



Artist's impression, minor changes may occur.



Artist's impression, minor changes may occur.

NEW HOME FOR SALE

**Lot 53
17 Tia Road
\$939,000**



This 3-level home is perfectly positioned on a 144sqm section that provides for a wonderful outdoor living space. It has a functional 175sqm floorplan with seamless flow from the open-plan living, dining and island-style kitchen to the outdoor entertainment area, complete with a stunning deck.

With the privacy of your bedrooms tucked away upstairs, and plenty of space for entertaining friends and family or relaxing with all-day sun, this home will delight. Plus, the neutral toned décor will make it easy for you to add your personal touches once you move in.

Home features include:

- High stud ceilings to living area
- A separate laundry
- Quality Fisher & Paykel appliances
- Heat pump
- Ventilation system
- Block-out roller blinds installed
- Security system
- Double glazing to all living areas
- Recessed LED lighting
- Internal access to double garage
- 10-year Master Build Guarantee

Available from Saturday, 13th May 2017, until sold on terms and conditions acceptable to the Vendor.

Ground Floor

Level 1

Level 2



Artist's impression, minor changes may occur.

Neutral-toned décor will make it easy for you to add your personal touches once you move in.



At Fletcher Living we pride ourselves on delivering quality, well-designed homes for our customers.

Tracy Zhou

"In the past two years, our family has bought 2 houses from Fletcher Living, one in Ormiston town centre. Our experience of the whole process is a pleasant and stress free one. The sales team are very lovely and helpful and the maintenance team are on to things if any issues reported. We trust the quality the company offers, so if we are going to buy another house, we are still going to Fletcher Living."

Baria Family

"The professionalism of Mee Lei Ang and the entire Ormiston team is fantastic. We were delighted with the courteous and prompt service we always received. Fletcher Living's design of the house, colour scheme and quality of fit-out is exceptional. We are very pleased to have chosen our home from Fletcher Living and will gladly recommend them to

anyone looking for a house. Thank you for establishing a Fletcher Living community in the Ormiston area."

Jacob Sun

"I've been living in the Ormiston area since 2012 with my parents and love the fresh new suburb with everything brand new. I heard about Fletcher Living through a client of mine who bought a property in Ormiston and highly recommended for me to look for a similar townhouse for myself ... I only realized how good it was until I bought one myself at the end of last year, very good service received from the sales team, especially Leslie, and great after sale service from both the sales team and the building maintenance team. I recommended Fletcher Living to many of my friends, who then bought as well after me. Very happy experience and will keep my eyes open on future listings from Fletcher Living."

Fletcher Living Ormiston

Ormiston is conveniently located between Manukau and Botany. Close to good schools, areas of work, shopping and many recreational activities, our residents are part of a well-connected neighbourhood that meets the needs of modern urban living.

Fletcher Living Ormiston

Call Mee Lei on 951 3148 or Leslie on 979 7171 Email: ormiston@frl.co.nz Showhome: 57 Haddington Drive

fletcherliving.co.nz

Exit the Southern Motorway at Manukau (Redoubt Rd) and turn left onto Redoubt Road. Continue on Redoubt Road for 8 minutes then turn left onto Murphys Road. At the lights turn left onto Ormiston Road and turn left down Haddington Drive.



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.