

Karaka

Karaka is an idyllic place to enjoy a relaxed country-like atmosphere, away from the hustle and bustle of the city, yet with access to the motorway just a short distance away.





Hedging has been enhanced for the purposes of this brochure

Smart spaces make great Living

Creating spaces for quality living comes from good design and supports the modern family's lifestyle. With the knowledge gained from building homes in New Zealand since 1909, Fletcher Living takes pride in great designs that stand the test of time and this can be seen in our latest range of family homes at Karaka.

Our designs cater for most, from medium to larger homes with open plan spaces to share, or quiet spaces for reflection and generous sized sections for all outdoor activities or further landscaping creativity.

The kitchen is the hub of family living and its practical, functional design provides the centrepiece for family or social gatherings. The use of colour and texture further enhance the beauty that showcases these kitchens. The desired butler's pantry that so many of our customers want and love has seamless positioning to the main kitchen and is a feature in several of our larger home designs.

Open plan family living connecting to the outdoors has always been a favourite for the New Zealand lifestyle and we believe our homes deliver this well, allowing children to play outside in view of parents as they dine or relax on the couch with friends.



Quality new homes with generous sized bedrooms, plenty of storage along with great space for living can be hard to find in the current busy property market, however the Fletcher Living range of homes in Karaka may be just what you have been looking for.

Each of our homes comes with a 10 Year Master Build Guarantee and the backing of the Fletcher Living brand. The stunning Showhome showcases the quality homes now available in Karaka. Our team will happily share with you some of the exciting new designs on offer.



NEW HOME FOR SALE

Lot 55
1 Kabardin Street
\$959,000

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This 4 bedroom, single level, contemporary, 198m² home sits on a sunny 576m² corner site and will appeal to all family dynamics. Upon entering the front foyer, a separate lounge greets you and offers the perfect venue for those social occasions that require an air of formality. Continuing on through the double doors to the family, dining and kitchen areas, the warm, soft colour of the tiled flooring complements the interior colour scheme. Patios off both the family and dining areas offer the luxury of all day sun. An added bonus to the u-shaped kitchen is the walk in butler's pantry, a great asset for the chef of the household.

As you walk down the hallway, you will pass three bedrooms, the main bathroom and a separate WC. Conveniently positioned at the rear of the home is the north facing master with its own outdoor access, walk in wardrobe and double bowl vanity.

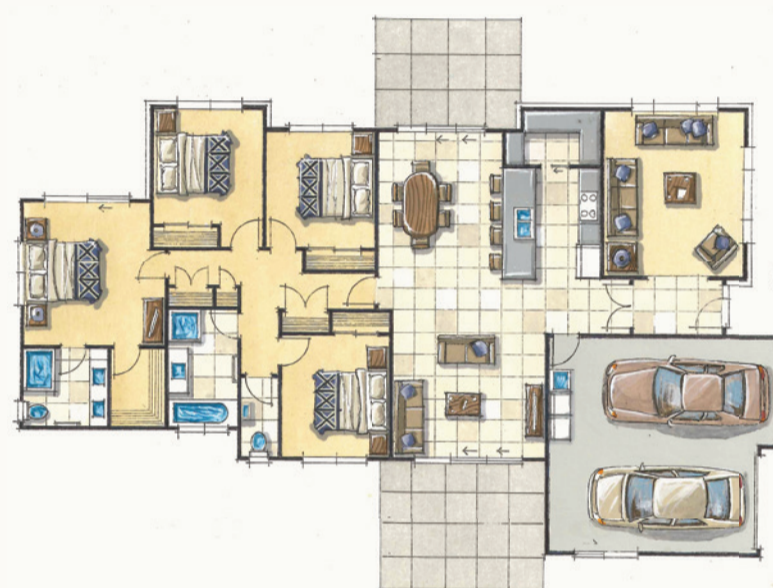
Double glazing to all living areas, Bosch appliances, heat pump and reticulated gas for cooking and hot water put the final finishing touches on this well designed home.

Available from 25th June 2016 until sold on terms and conditions acceptable to the Vendor.

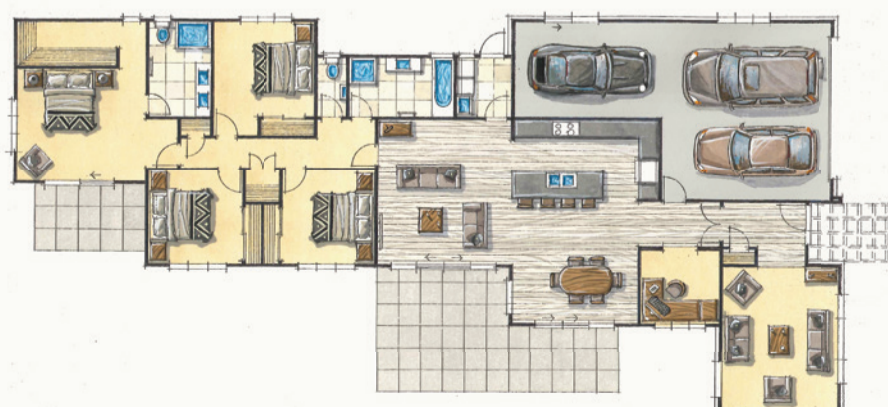
Contemporary lines, large living areas, butler's pantry, tiled flooring, sunny corner site



Artists impression, minor changes may occur



Artists impression, minor changes may occur



NEW HOME FOR SALE

Lot 37
23 Andalusian Way
\$1,099,000

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This 252m² single level home has the perfect site to accommodate its size. Spreading out over a 729m² site, this contemporary, single level home has a modern exterior, triple car garaging (tandem style) and a very functional interior for a family or a couple.

Entering through the front door, a formal lounge is to the left and can be closed off for privacy from the rest of the home by double doors. An open study is nestled between the lounge and dining area, an ideal spot for a 'work from home' office or family use. Timber laminate flooring flows from the front entry through to the dining, family and kitchen areas. Bosch appliances and an island bench will delight the chef of the house.

Entertaining is a breeze with this open plan layout that offers seamless indoor outdoor connection to the large, north facing patio. A separate laundry is conveniently located off the family room. To the rear of the home, there are four bedrooms, main bathroom and separate WC. The master, at the end of the hallway, has a large walk in wardrobe, ensuite with double bowl vanity and outdoor access onto a private patio. Double glazing to all living areas, heat pump and reticulated gas complete the features of this well designed home.

Available from 9th July 2016 until sold on terms and conditions acceptable to the Vendor.

Timber laminate flooring, triple car garaging, island bench kitchen, large living areas, separate study, a very versatile design

Lodge style café has a lot of soul

Urban Soul Café & Bistro coming soon to Karaka

Exciting times are ahead for 'foodies' with the inclusion of Urban Soul Café in the retail complex on Hingaia Road adjacent to the Karaka new home development.

Urban Soul is well known to many customers due to experiencing the well-established and very successful Urban Soul Café in Manukau, nestled in the new van Der Brink building on Great South Road.

The owners, David, Tracey and daughter Sophia Bartlett have worked on the conception of their second Urban Soul since late 2013 and have enjoyed being able to work closely with the Developers, John and John Jnr Murdoch. Ambience is very important for Urban Soul and being involved in the design concept stage of the building has allowed them to create a 'lodge' style café with inspiration for the interior design derived from the earthy central Otago landscape. This inspiration has incorporated schist stone from Wanaka featured prominently both externally and internally. The stunning stone fireplace beckons, its warmth and earthy colours invite you to leave the winter blues at the door and relax and unwind with friends over quality organic coffee or a glass of mulled wine.

Two courtyards will offer a choice of outdoor seating and inside there is plenty of room to relax and soak up the atmosphere. An intimate mezzanine, accessed by a staircase and enclosed by a steel and mesh balustrade, is another perfect spot to relax in and can be booked for private functions for that special occasion.



Urban Soul is not just a café, it offers Bistro dining, gourmet pizzas and will be open 7 days and 7 nights. Tracey said that she likes the idea of Urban Soul being everyone's local and a place where their patrons are proud to bring along friends and family.

The grand opening of Urban Soul is on target for approximately the beginning of July.



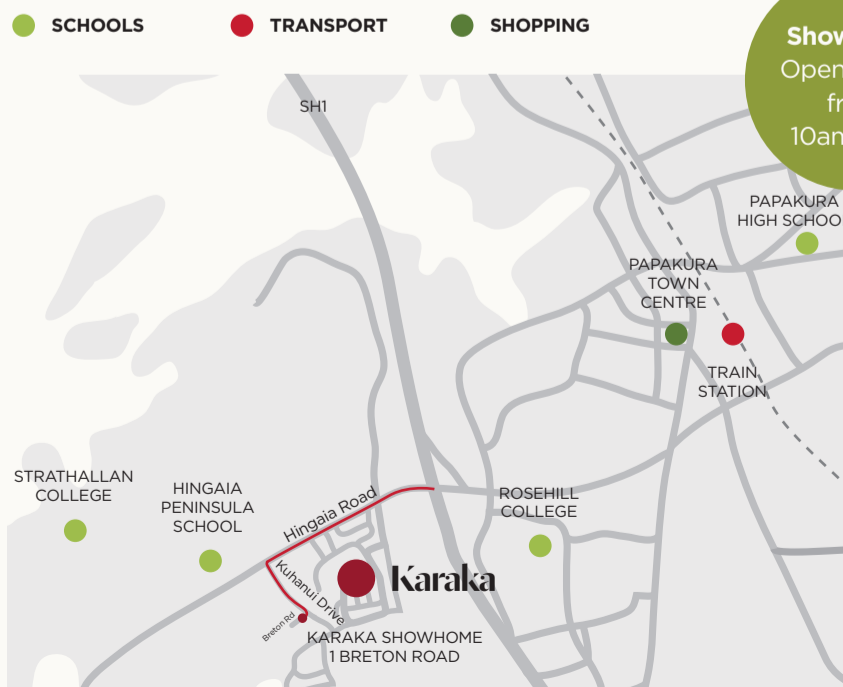
Artists impression

Fletcher Living Karaka

Karaka is well positioned with the recent motorway interchange upgrade allowing easy access both north and south. Many popular areas for work, shopping and schooling are accessible within a 25km radius. This gives residents of Karaka great flexibility, a quality home and excellent lifestyle. Enjoy a slice of paradise today.

Fletcher Living Karaka
Call Sheryl on 950 4561 or Christine on 950 4562
Email: karaka@frl.co.nz
Showhome: 1 Breton Road

fletcherliving.co.nz



Take exit 458 off the Southern Motorway and turn towards Karaka - travel west down Hingaia Rd for 1km then left turn at the Fletcher Living sign into Kuhaniui Drive, turn right onto Breton Road.

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.