

# Karaka

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







# Creating Smart Spaces for Living

As more homeowners' take advantage of the benefits living in Karaka bring, demand for our cleverly designed quality homes continues to increase. With so many now choosing to make Karaka home, we've created new designs to meet these needs by extending our range of homes.

While we continue to build 2-storey 4 and 5 bedroom homes, recent additions now include contemporary single level homes on larger 550sqm plus sites providing spacious outdoor living spaces for families to enjoy. The contemporary designs are complemented through the use of modern exterior materials and treatments, functional kitchens and bathrooms and clever use of space for the most practically proportioned home.

## City Meets Country - Peaceful semi-rural Living

Karaka is an increasingly sought after location. Its close proximity to the motorway interchange provides convenient access if commuting into the city or south to Coromandel for a weekend away. Fletcher Living homeowners enjoy the peaceful semi-rural lifestyle that Karaka has to offer. Views of nearby farmland, walks around the scenic lakes and established streetscapes provide the perfect backdrop to enjoy with family and friends.

Contact us at [karaka@frl.co.nz](mailto:karaka@frl.co.nz) to secure a time to view these new homes and register your interest in receiving exclusive pre-sale notification of homes as they become available.





NEW HOME FOR SALE

**Lot 147**  
**11 Appaloosa Street**  
**\$1,015,000**

 4  2  2

This 206sqm, traditional family home of 4 bedrooms boasts a modern street appeal of cedar, honed brick and linear weatherboard. Perfectly positioned on its generous 589m<sup>2</sup> site, it captures all day sun.

Entering through the front door, the spacious formal lounge is to the left and can be closed off from the main living areas. A study or home office is conveniently located next to the open plan tiled family, dining and kitchen areas. These areas focus on open plan living and offer uninterrupted flow onto the north facing patio, providing the perfect venue for seamless indoor outdoor entertaining.

The bedrooms, including master with ensuite and main bathroom with floor to ceiling tiles, are ideally positioned to the rear of the home away from the hub of family living.

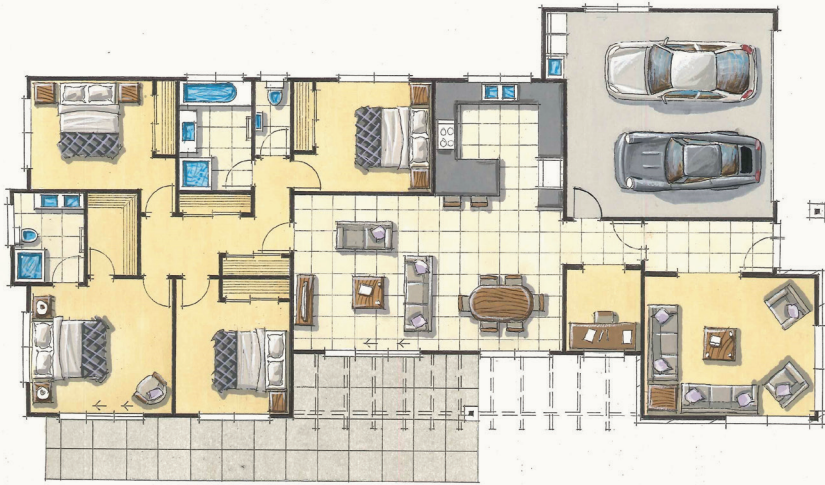
Double glazing to all areas, Fisher & Paykel appliances, central vac, heat pump and reticulated gas for hot water and cooking complete the list of features on offer in this very desirable home.

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

**The heart of the home centres around an enviable island kitchen with open plan living and uninterrupted flow onto the north facing patio.**



Artists impression, minor changes may occur



Artists impression, minor changes may occur



NEW HOME FOR SALE

**Lot 150**  
**5 Appaloosa Street**  
**\$1,009,000**

 4  2  2

This single level home is positioned in a premier street on a north facing 589m<sup>2</sup> site. The exterior cladding provides a flattering palette of brick and linear weatherboard. As you enter this 201m<sup>2</sup> home you pass the formal lounge which can be closed to allow separation from the family area if desired. The timber laminate dining and living area enjoy a seamless flow onto a sunny patio.

The well designed kitchen will delight the home chef with its Bosch kitchen appliances and gas for cooking/hot water.

The master bedroom has a ranch slider with access to the patio area, ensuite with double bowl vanity and walk in wardrobe. There are 3 other bedrooms, main bathroom, separate toilet and 2 car internal access garage. Central vac, double glazing to all living areas and a heat pump, complete this home.

Available from 29th October 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.**





# Plan to Entertain

Karaka Showhome

Spacious and sun filled, our latest showhome at Karaka features modern exterior cladding and a flattering palette of painted brick, linear weatherboard and vertical cedar.

Timber floors lead into a cosy formal lounge with gas fire. A sunny north facing outdoor area flows from the family room extending the entertainment area. A well appointed kitchen with island bench and quality appliances allows a seamless connection between family, dining and outdoors spaces.



Four generous bedrooms complement this great family home. The master bedroom connects to a walk-in wardrobe and generous ensuite. The home also contains separate laundry and 3 car internal garage access.

4 2 3 240m<sup>2</sup>



## 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.

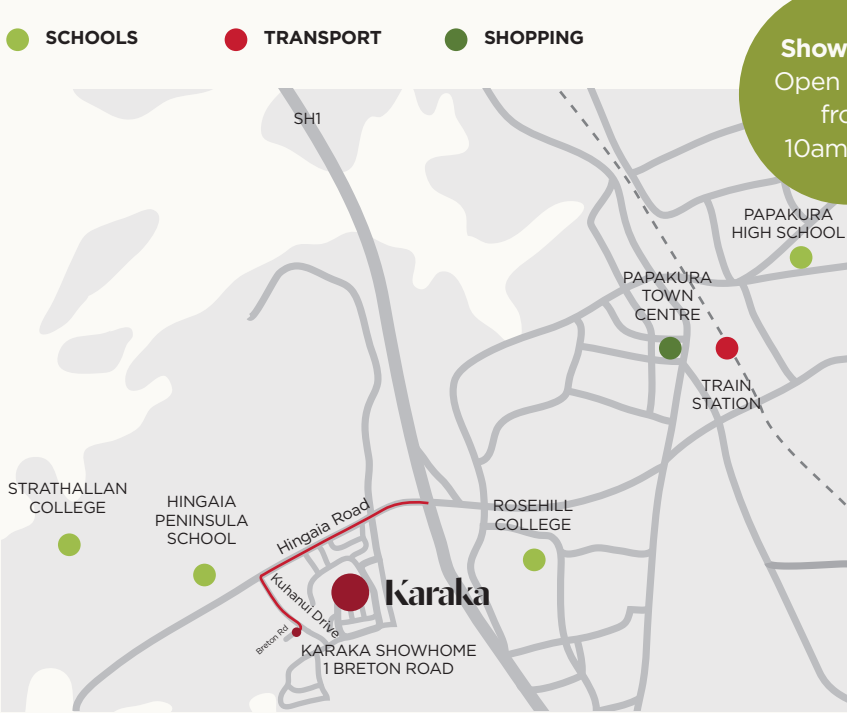
**Fletcher Living Quality homes creating more space for living.**

## 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 Kuhanui Drive, turn right onto Breton Road.