

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.



Making Karaka a more desirable place to live is the recent addition of the new Karaka retail village.

Number 71 on the signage encompasses a thriving assortment of businesses that support the 'wants and needs' of the many local residents. A bustling new café, Solicitors, Medical Specialists, Real Estate Agency, Physiotherapist, Medical Centre, Unichem Pharmacy and Childcare Centre has created a lifestyle of convenience and accessibility for those that live nearby.



Urban Soul

Since its official opening in July 2016 Karaka's Urban Soul Café has had tremendous success. Under the very competent management of Sophia the daughter of owners David & Tracey, who has worked in all aspects of the family business for over 10 years, the Café is fast becoming Karaka's much sought after 'local' meeting place.

Being a Café and Bistro, Urban Soul Karaka is open 7 days a week, for all day dining until late evening, providing the perfect place to catch

up with friends for either breakfast, coffee and cake, or a meal and a glass of wine. Whatever time of day suits to visit, you can be assured that the appropriate menu and the cabinet food will delight and tantalise your taste buds.

Another fabulous addition to the Café is the spacious mezzanine area, available for hire to host those special functions. Sophisticated in its furnishings, yet warm and inviting, it is the ideal venue to celebrate important life milestones or social/business events.

Top Kids Care Centre

The new BestStart Childcare Centre; TopKids Karaka has already experienced a huge demand from the local residents.

At Topkids Karaka, your child will be nurtured and cared for in a warm, friendly and positive environment by qualified and caring teachers. They provide childcare and education for children aged from 3 months to 5 years old.

The team at TopKids Karaka believes that each child is unique, therefore, each child has an individual program for steady growth, development and learning. Children are encouraged to be active learners and are able to exercise choice at all times. They have individual portfolios which records their development including observation notes and photos. The teachers provide a developmentally appropriate curriculum for the children that supports and extends their interests.

If you are interested to learn more about this exciting new childcare centre visit them at 71 Hingaia Rd, Karaka or contact the Centre Manager, Jo Waugh:

P: 09 296 2937

E: tk.karaka@best-start.org



Karaka Family Health

Karaka Family Health Centre recently opened and has been received well by the local residents. Offering an array of services from regular GP checkups, Immunisations, minor surgery and skin checks the Karaka Family Health Centre can take care of your health needs.

If you are new to the area and looking for a family-friendly health centre with a friendly team of health professionals, don't look further than Karaka Family Health. Contact details:

71 Hingaia Rd, Karaka

P: 09 282 5999 **E:** info@karakafamilyhealth.co.nz



NEW HOME FOR SALE

Lot 98
14 Kaimanawa Rd
\$999,000

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Nestled on a sunny, 588m² site, this 192m² single level home displays a contemporary exterior palate of brick and linear weatherboard. The formal lounge greets you as you enter the front foyer and can be closed off from family living when required. Walk on through to the generous sized living & dining areas and the well-appointed island bench style kitchen. The kitchen includes Bosch appliances, reticulated gas for cooking and hot water. Ease of access from the living, dining to the large north facing patio sets the scene for seamless entertaining. The north facing master bedroom has its own outdoor access, ensuite with double bowl vanity and walk in wardrobe. Three more bedrooms plus main bathroom with floor to ceiling tiles, under tile heating, separate WC along with a double car internal garage complete this home.

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

Ease of access from the living, dining to the large north facing patio sets the scene for seamless entertaining



Artists impression, minor changes may occur



Artists impression, minor changes may occur



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NEW HOME FOR SALE

Lot 100
18 Kaimanawa Rd
\$995,000

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As you turn into the driveway of this 193m², single level home, with the garage strategically positioned to the left, you immediately feel a sense of privacy. Perfectly positioned to maximize sun and outdoor play on a generous 588m² site, this home will suit a family or couples alike. Through the front door the formal lounge sits comfortably to the right and can be closed off from the spacious tiled family, dining and kitchen areas. The island bench overlooking the family area is an ideal “gathering place” for the hub of family living allowing the busy chef to be part of it all. Access to the north-west facing patio through the family ranch slider sets the scene for relaxed indoor outdoor entertaining. Entering the hallway and just far enough away from the hub of everyday living are four bedrooms, including the master with double bowl vanity ensuite and walk in wardrobe, a main bathroom and separate WC. Double glazing to all living areas, a heat pump, reticulated gas for cooking and hot water complete this home.

Available from 18th February 2017 until sold on terms and conditions acceptable to the Vendor.

The island bench overlooking the family area is an ideal “gathering place” for the hub of family living allowing the busy chef to be part of it all



Artists impression, minor changes may occur



At Fletcher Living we pride ourselves on delivering a high standard of well-designed homes for our customers and strive to ensure our customers experience a high level of service. See what some of our customers have to say about us.

Andrew and Barbara

Our initial and main contact was with Christine and Sheryl was also helpful.

Overall my mother and I are extremely happy with our decision to purchase this Fletcher Living property.

Mr and Mrs Boxall

Sheryl and all the sales team were always helpful and a delight to know as was Trevor (building supervisor) and nothing was too much trouble and we love our new home. Thank-you all.

Guhan and Sathya

Christine has done a fabulous job - she has correctly guided us through the Fletcher Living process of securing a home and she has kept us informed throughout all the stages of securing a home.

Andrew (building supervisor) is very supportive after we moved in to the house. He fixed a few problems straight after we reported them to him. His service was excellent.

Mr and Mrs Matches

I recently purchased a Fletcher Home in Karaka Lakes. When I visited the Showhome I was impressed with the quality and high spec they were building to. It was outstanding and superior to anything I had seen up to that point. It was comforting to hear that the homes come with a 10 year Master Build guarantee, a must have these days and a big bonus.

The staff were helpful, knowledgeable and very friendly and efficient. Nothing was a problem for them and kept me up to date 24/7. They guided and reassured me through every detail. They informed me and helped me make the right decision, so I could purchase the home that suited my needs the most.

I would highly recommend anyone to buy a Fletcher Home and allow the team here at Karaka to assist you as they did me. A great experience and it made buying a home almost stress free.

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 Karaka

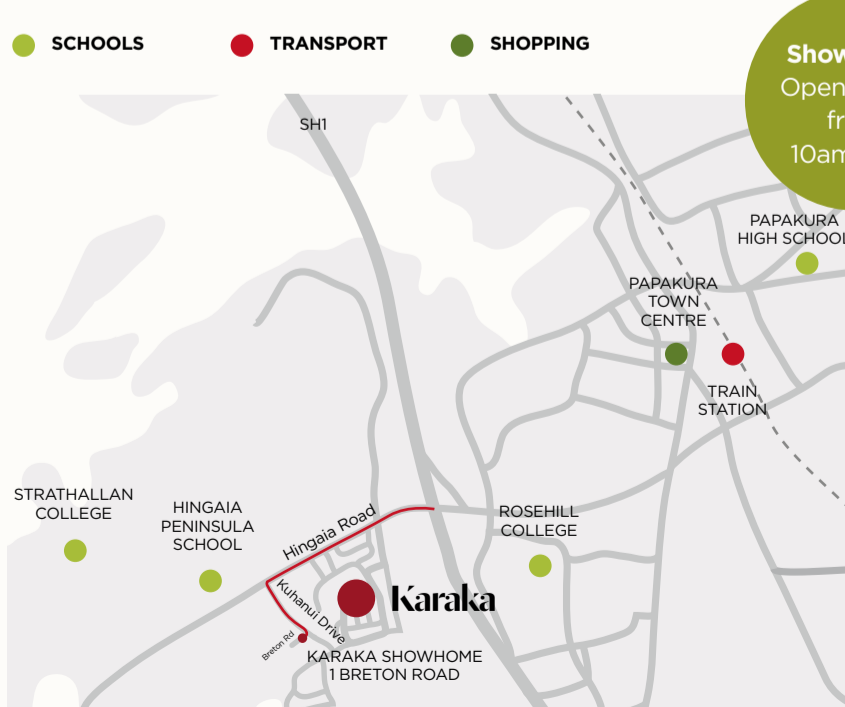
Karaka is well positioned with the recent motorway interchange upgrade allowing easy access both north and south.

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.

Showhome
Open 7 days
from
10am-6pm

Fletcher Living
Quality homes
creating more
space for living.