

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.





New Zealand Bloodstock

Unique to Karaka is New Zealand Bloodstock, which has provided the focal point of the New Zealand thoroughbred industry since 1927 as an international thoroughbred auction house. From selling 1,987 horses in 2016, worth a combined value of over \$118 million, to hosting New Zealand's richest race day, the Karaka Million Twilight, they bring many international horse-racing buyers into the Karaka community.

New Zealand Bloodstock's site also doubles as an events venue. Karaka Pavilion, one of the most unique venues in the country, is suitable for any event or budget; with extensive gardens, stables and informal indoor/outdoor spaces, a contemporary formal lounge and dining area and a 600-seat auction ring.

Karaka Pavilion offers a first class venue with a host of options for your wedding, product launch, conference, business meeting, or party. Together with a wealth of experienced event personnel, the team will deliver your event - to any size or specification - with ease.



Rosehill College



Principal, Sue Blakely

The Karaka community is in zone for Rosehill College which is a diverse, high performing school. Rosehill College is led by Principal, Sue Blakely, who gave us an insight into what the college offers. Sue and her team understand that every family has different goals and aspirations and love to work with them to get the best education possible.

In recent years, Rosehill College has had top scholars

in NCEA scholarship exams and won awards for their school productions. Outdoor education opportunities and GATEWAY programs help each student excel in their desired field.

Being a balanced school, they offer a wide range of co-curricular activities including excellent performing arts and visual arts programs, a wide variety of sporting programs, debating teams, a Kapa Haka

group and overseas trips. Sue also commended the school band that has travelled as far as Argentina and China.

Sue let us in on some of the top New Zealand fashion designers, entrepreneurs, actresses and even sports figures who have attended her school. With 1,850 students enrolled, there are plenty of opportunities for your child to succeed.



NEW HOME FOR SALE

Lot 180
22 Appaloosa Street
\$1,099,000

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This superbly designed 3-car garage home also offers ample living with a generous outdoor area for the family or the avid gardener.

Traditional architecture with an interior encompassing the latest in up to date fixtures and fittings, this 234sqm home situated on a family sized 609sqm site will delight.

Home features include:

- Open plan tiled kitchen, family and dining area
- Fisher and Paykel appliances
- Central vacuum
- Under tile heating to bathrooms
- Heat pump
- Security system
- Reticulated gas for hot water and cooking
- Double glazing to living areas
- Wardrobe organizers to bedrooms
- Recessed LED lighting
- 10 year Master Build Guarantee

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

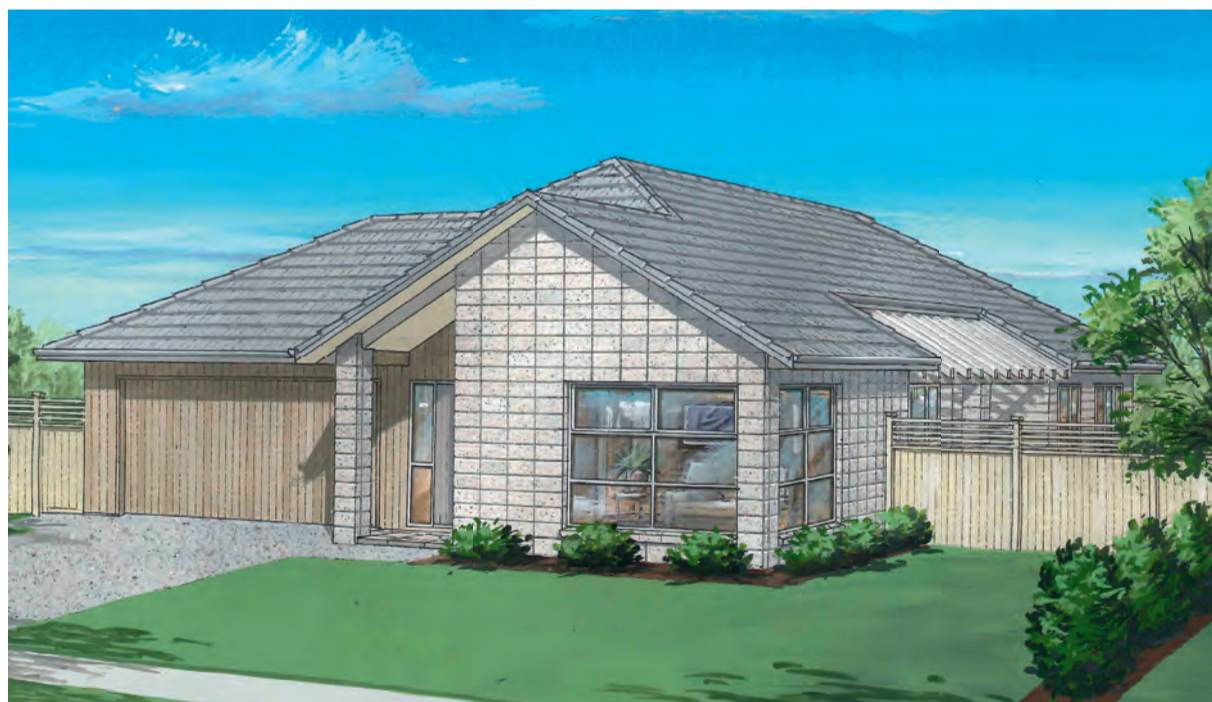


Artist's impression, minor changes may occur.

This home... offers ample living with a generous outdoor area for the family or the avid gardener.



Artist's impression, minor changes may occur.



Artist's impression, minor changes may occur.

NEW HOME FOR SALE

Lot 95
8 Kaimanawa Road
\$1,009,000

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This exceptional 206sqm home boasts a modern street appeal of cedar, honed brick and linear weatherboard.

Strategically positioned on a 589sqm site to maximize the sunny outdoor living areas, this single-level four bedroom home is perfect for families and couples alike.

Home features include:

- Separate study
- Open plan tiled family and dining
- Fisher and Paykel appliances
- Central vacuum
- Under tile heating to bathrooms
- Heat pump
- Reticulated gas for hot water and cooking
- Security system
- Double glazing to living areas
- Wardrobe organizers to bedrooms
- Recessed LED lighting
- Double garaging
- 10 year Master Build Guarantee

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



Artist's impression, minor changes may occur.

This home... boasts a modern street appeal of cedar, honed brick and linear weatherboard.



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.

Final stages of our Development

As we near the completion of our final stages of development, this is your last opportunity to secure a quality, family home within Fletcher Living's Karaka community.

Our final stages provide a variety of product in the Karaka community. Contemporary, single-level homes, with 4-5 bedrooms and 4-bedroom, 3-bathroom, 2-level homes are on offer. These homes are also only a short drive away from the local café,

medical centre & more.

Our single-level homes are perfectly positioned to maximise sun and outdoor play on generous family sized sections. The 2-level homes also offer large sections and an open plan family, dining and kitchen area which provides seamless indoor-outdoor flow between living and outdoor entertainment. Generous sized sections provide the opportunity for kids to roam free outdoors, and for

the adults, a perfect sun-kissed patio area for relaxing or entertaining alike.

Our community is perfectly positioned away from busy, inner-city living and has close access to amenities and the Southern Motorway. With a retail village close-by, good schools in the area and country living at your doorstep, Karaka provides an excellent lifestyle.

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 (Papakura) off the Southern Motorway and turn towards Karaka. Continue on Hingaia Road for 1km, then turn at the Fletcher Living sign onto Kuhanui Drive, then right onto Breton Road. The Showhome is located on the corner.

