

Living with us





We've created The home

Now make it your own

A brand new home by Fletcher Living is much more than just a house – it's a contemporary, low-maintenance home, just waiting for you to add the finishing touches.

We build homes designed to suit every lifestyle, from compact urban apartments to spacious two-level family homes. Each home is completed to a high standard of workmanship, packed full of quality features and modern appliances, and located within neighbourhoods that have a strong sense of community.

With locations across Auckland and Christchurch, no hidden costs and a team proud to stand behind the homes we build, we're confident you'll find a home that's just right for you.

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In our brand new homes, you'll feel at home the moment you walk through the door.

MORE TIME FOR YOU

Built with care and attention

Our homes are low-maintenance, easy to care for and come with modern appliances from trusted brands. We've even completed the landscaping for you, so you can spend less time working on your home and more time on the things you enjoy.

PEACE OF MIND

We sell brand new finished homes

Because we generally sell completed homes, you can walk through them to experience first-hand the quality, workmanship and layout – before you buy. Then know that your home is backed by the strength of the Fletcher Living team and the assurance of a 10 Year Master Build Guarantee*. There's nothing like being the first to own.

A COMMUNITY YOU'LL BE PROUD OF

We carefully choose locations with access to amenities and services

We're passionate about creating neighbourhoods that have a unique identity and strong sense of community. We achieve this by incorporating the right balance of walkways, parks and playgrounds, as well as considering access to the wider amenities that support our neighbourhoods like transport, schools and shopping.

MODERN, COMFORTABLE HOMES

Healthy homes, ready when you are

Packed full of quality features, our light-filled homes provide a welcoming sense of space. Double-glazed, well-insulated, warm and dry, we pride ourselves on creating comfortable, healthy homes that New Zealanders love to live in.

DESIGNS INSPIRED BY LIFE

We design for modern living

Our architecturally designed homes vary from compact, urban apartments to spacious family homes, reflecting the unique needs of our buyers. We consider how homes are lived in and create layouts that are versatile and adaptable. On-trend interior colours and finishes provide a blank canvas for you to add your own unique style.



*Our freehold stand-alone, terrace and duplex homes all come with a 10 Year Master Build Guarantee and the backing of the Fletcher brand. Unit title apartments and terrace homes are managed under a Body Corporate structure, where the common areas are owned and managed by the Body Corporate. Warranty claims and general maintenance are dealt with under this governance structure, in conjunction with the requirements of the Unit Titles Act 2010, the Building Act 2004 and applicable regulations..

*Proudly standing
behind the homes and
neighbourhoods we build*



The easiest way to own a brand new home

Our New Home Consultants are knowledgeable experts who will walk you through our showhomes and the sales process, keeping you well informed along the way. Behind each home is a highly

experienced team who has been involved from design through to handover. We've been trusted homebuilders in New Zealand since 1909, so when we say we're here for you, we mean it.

Start your research early

1.

Whether you're doing your research online, or talking directly with a sales person, it's important to start your research early. We offer a range of locations and homes across Auckland and Christchurch.

Meet the team

2.

Once you've decided where you'd like to live, come and meet with one of our friendly New Home Consultants. They'll be keen to understand your specific home requirements.

See it for yourself

3.

Building plans and specs can be confusing – the majority of our homes are fully complete before we advertise them for sale, allowing you to get a feel for the space and find one that's the right fit for you.

Work out your budget

4.

If you need to sell your current home, find out how much it's worth by getting a property appraisal, and then talk to your lender to determine the parameters of your budget.

Get pre-approved for a home loan

5.

Getting a pre-approved loan puts you in a better position, speeding up the documentation process.



Seek legal advice

6.

Your lawyer will make sure that all the legal processes are followed and they can also check over property reports, such as LIM and Titles.

Securing your new home

7.

To secure your new home, we require a deposit on purchase, with the balance of the purchase price payable at settlement.

The handover process

8.

Once your offer has been finalised and a settlement date established, we'll walk you through the property prior to settlement as part of the handover process. You'll be provided with information about your new home including use of appliances and other fixtures and fittings.

Pre-Settlement

9.

Prior to moving in, you'll need to arrange a number of utility connections and an insurance provider for your new home. You'll also need to arrange for window treatments to be measured and installed.

Settlement day

10.

Settlement day is the date on which you pay the balance for the property and when you gain possession of your new home.

You are now the proud owner of a brand new Fletcher Living home. Congratulations!

Looking for a new home in Auckland?

With a range of locations across Auckland ranging from family homes just a short walk to the beach, to apartments nestled in the city, we're sure you'll find the perfect home to suit you.



Central Auckland



Glen Innes

Selling now

Terrace, duplex and stand-alone homes

Showhome
1 Harlow Crescent, Glen Innes
Open by appointment

New Home Consultant
M Neisha - 027 213 0736

E gleninnes@frl.co.nz

Māngere

Coming soon - available October 2021

Terrace, duplex, apartments and stand-alone homes

For more information or to register your interest, please visit our website.



Artist Impression



Artist Impression

Panmure

Apartments - Selling now

Sales Suite
2 Derna Road, Panmure
Open by appointment

New Home Consultant
M Judy - 027 807 6536

E panmure@frl.co.nz



Red Beach

Red Beach is located just 34km from Auckland CBD but feels a world away. Close enough for the weekday commute, but far enough away from the hustle and bustle to enjoy relaxed coastal living.

Stand-alone, terrace & duplex homes

Showhome
1 Kukuwai Avenue, Red Beach

New Home Consultants
M Vanessa - 027 318 5749
M Les - 021 411 345

E redbeach@frl.co.nz

Hobsonville Point

Hobsonville Point is a peaceful and beautiful sanctuary located just 23km from Auckland CBD. A growing and sought-after community on the peninsula, nestled between Albany and West Harbour and surrounded by the waters of Waitemata Harbour. Create a new life for your family in this growing community.



Stand-alone, duplex, terrace homes & apartments

Showhome
2 Hobsonville Point Road

New Home Consultants
M Christina - 027 334 4752
M Susan - 027 209 5371

E hobsonville@frl.co.nz

Whenuapai

Whenuapai creates the perfect lifestyle for those that want to be close to local amenities, yet far enough away from the hustle and bustle to enjoy the rural outlook.



Stand-alone, terrace & duplex homes

Showhome
10 Ripeka Lane, Whenuapai

New Home Consultant
M Debbie - 027 203 4802
M Roselyn - 027 586 8472
E whenuapai@frl.co.nz



Conifer Grove Esplanade

Waiata Shores Conifer Grove

Waiata Shores is an exciting new neighbourhood established in 2018. Featuring a playground, café, parks and more to come including a childcare centre and supermarket. This location is well connected to the southern motorway, train stations, shopping centres and local amenities.



Terrace, duplex & stand-alone homes

Showhome
1 Gosper Road, Waiata Shores

Open Sat & Sun 10-4pm or by appointment

New Home Consultants
Leslie, Neville or Sheryl
P 09 950 4561
E waiatahores@frl.co.nz

Karaka

Selling now

Duplex & stand-alone homes

Showhome
34 Lusitano Drive, Karaka

Open Sat & Sun 10-4pm or by appointment

New Home Consultants
M Sarah - 027 382 1263
M Jan - 027 527 7363
E karaka@frl.co.nz



Karaka



Canterbury living at its best

In Canterbury we offer a wide range of homes in both suburban and central city locations. There's a place, price and home for everyone. You'll love living in these well-established locations, each surrounded by the best eateries, cafes, entertainment and shopping as well as great schools, green spaces and lifestyle living options.

- 1. One Central
- 2. Matai Springs
- 3. Greenstead



Greenstead

Stage 1 coming 2022

3-4 bedroom homes

Lincoln

For more information or to register your interest, please visit our website.



Matai Springs

Stage 1 coming 2022

2-4 bedroom homes

Halswell

For more information or to register your interest, please visit our website.



One Central

250 homes in One Central are now sold, and with plans for up to 900 homes, One Central will create a range of desirable, urban neighbourhoods with a strong connection to the city. Offering open shared spaces for everyone to enjoy and with residents living alongside city eateries, thriving retail outlets and open green spaces, this will be the new beating heart of Christchurch city.



1-3 bedroom apartments & terrace homes

More homes releasing soon!



One Central offers a range of apartments and terrace homes



Worcester Terraces

1-3 bedroom terrace homes



212 Cashel

1 bedroom apartments



Liverpool Terraces

1-3 bedroom terrace homes



Bedford Apartments

1-2 bedroom apartments



Bedford Terraces

1-3 bedroom terrace homes



Latimer Terraces

3 bedroom terrace homes

*One size
doesn't fit all.*

We build a variety of homes across
a range of locations. There's sure to
be a home that's just right for you.



Stand-alone Homes



Our single level and two-level stand-alone homes can be found across our Auckland developments.

Designed with a real sense of space and with a variety of floorplans on offer - they are the perfect family home. Featuring neutral tones and flexible spaces that allow you to add your own personal style. It's easy to make your brand new home your own.

Our kitchens feature quality Fisher & Paykel appliances



Open plan living, kitchen and dining areas



Some of our homes come with special added features, like this walk-in pantry.

All master bedrooms have spacious wardrobes and a stylish ensuite.



All of our stand-alone homes have great indoor, outdoor flow, making them perfect for entertaining.

Fencing and landscaping are completed, ensuring plenty of room for outdoor living





Explore our range of terrace and duplex homes across Auckland and Christchurch.

Quality-built and low-maintenance, our single, two and three level terrace and duplex homes are designed for busy, modern lifestyles. They are easy to care for, warmer and drier, leaving you more time to spend on family and the things you love.

Terrace + Duplex Homes

Fully fenced, private outdoor areas perfect for kids, pets or entertaining



Our kitchens flow seamlessly into spacious living and dining areas



Stylish kitchens fitted with trusted, quality appliances

Spacious bedrooms and well-appointed bathrooms.



Apartments



Versatility of space and variety of floor plans, are fundamental elements considered in the construction of our apartments in Auckland and Christchurch.

Designed to capture natural light, featuring generous bedrooms, beautifully appointed bathrooms and open plan living.

Open green spaces are only a short walk away, creating the ideal setting.



Kitchens are equipped with quality appliances



Light filled, open plan living, dining and kitchen



1-2 spacious bedrooms



Our apartments are the perfect choice for living in desirable central locations. They cater to different lifestyles and are ready for you to make your own.





*Creating homes
kinvs love to live in*

Whenuapai Customer Story



David & Ilona

What we like about Whenuapai is that after a day at work, you get to the end of the motorway and you can just feel yourself relax.

We're surrounded by wide-open spaces in a nice small community that's growing. The subdivision layout is amazing with different layers and levels which offers a sense of openness and varied views of the semi-rural outlook. We also have the playground just across the road from us which extends the play area available to our kids.

It's a quick 10 minute walk from home to school, which means lots of time chatting with the kids and no time in the car.

It's really special to spend that time together. The kids go to school and day care with other kids from the neighbourhood.

The biggest draw card for us was that it was a brand new home, so we didn't need to worry about maintenance. We could just move in and everything was all done. It was both finished and a blank canvas.

The sales process was fantastic, because the home was complete, we didn't have to go through the process of picking all the different surfaces, it was really easy. It was so much easier than building ourselves.



We are not intending to move anywhere anytime soon. We love our house here in Whenuapai for its smart and efficient design and particularly enjoy the living area that flows seamlessly into our outdoor area. The only house envy we get is looking at the other Fletcher Living homes that come available as the neighbourhood grows.

Waiata Shores Customer Story

Tina

From the first time I visited the friendly, informative Fletcher Living staff at Waiata Shores, I knew I wanted to buy my next home in this development.

I love the location, I can be on the Southern Motorway in just a few minutes heading North or South. I feel safe and secure, and there is a real sense of pride amongst the homeowners. The onsite cafe and playground have become very popular with the locals, and with shops and a supermarket due to open soon, it will be great to walk through the park to pick up supplies.

The homes offer real value for money without compromising on quality or workmanship. Fletcher Living's homes are modern, with open living spaces. They come complete with all the extras people are looking for; block-out blinds, heat-pumps, ventilation systems and garage carpet. On settlement day I could just open the door and move in with nothing to do, but decide where to put the furniture, oh and unpack all those boxes!





Chelsea & Mitchell

Our home at Obsidian Apartments, Three Kings is truly that – a home. The apartment itself is spacious and beautifully finished with quality materials. The layout is functional and allows us to utilise the space to its full potential.

Three Kings is a fantastic neighbourhood to call home and we have all the amenities we need on our door step. It's a very warm, welcoming community and has a great feel to it.

Obsidian truly is easy living.

Apartments completed and sold out – future development proposed 2021.

*There's nothing quite like walking through a finished
Fletcher Living home to get a sense of the design,
the workmanship and the space.*

We've been around for 110 years and we apply that experience in the design and construction of our homes. We understand that life is meant to be enjoyed. And in our brand new homes, you'll be able to do that the moment you walk through the door.

Visit a showhome today.

Follow us online:



Instagram:
@fletcher_living



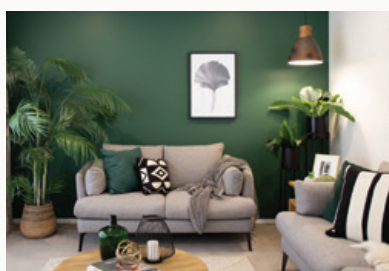
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fletcher-living



Pinterest:
@fletcherliving

For more tips & inspiration go to:

www.fletcherliving.co.nz/living-news



**Contemporary style inspired
by nature**



**10 ways Fletcher Living makes
buying your first home easy**



**Easy living meets timeless style
and sophistication**



