



Beachlands

Relaxed Coastal Living

02. Our spacious homes
& community

03. We have two brand-new
homes for sale!

04. Our Location & the
Fletcher Living Advantage

Autumn 2018



Smart spaces make great living

Good designs stand the test of time and with the knowledge gained from building homes in New Zealand since 1909, Fletcher Living has pride in our latest range of family homes in Beachlands. Creating spaces for quality living comes from good design and supports the modern family's lifestyle, offering rooms to share, yet still providing quiet spaces for reflection.

The hub of a home is the kitchen with the emphasis on functionality in its practical design. Our use of colour and texture further enhance the beauty encompassed in our kitchens, as well as the use of high quality appliances. The desire from our customers for a butler's pantry, with seamless connection to the main kitchen, is a feature that many of our homes have.

A large family room with open dining room space and great indoor outdoor flow has always been a favourite for the New Zealand lifestyle, as well as a separate laundry, generously sized

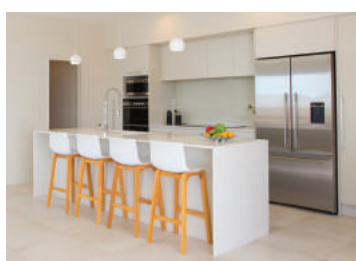
bedrooms and great storage options. Fletcher Living homes in Beachlands deliver all of the above and many enjoy the bonus of a view due to the elevated sites.

All of our Beachlands homes are built on 800m² or larger sized sections, creating a sense of privacy between your home and your neighbours and providing plenty of space for family outdoor activities or further landscaping development.

Each of our homes come with a 10 Year Master Build Guarantee and the backing of the Fletcher Living brand.

When you walk through our Beachlands Showhome you can get an idea of the quality and fixtures you will find in one of our homes.

Our team are happy to talk to you today to see if we have a completed home to suit your lifestyle.



Our Beachlands Community

Whether you're a lover of nature, sports, food, or the water... it's all right here in Beachlands.

This beautiful new development is nestled on the picturesque Pohutukawa Coast to the east of Auckland City. A popular beach side destination boasting a world class golf course, fully serviced marina, scenic coastal walkways and safe swimming beaches. Formosa resort, Whitford forest and Omana Regional Park offer additional outdoor recreational activities.

The new Pohutukawa Coast Shopping Centre is located next door to our development and hosts a Countdown Supermarket, numerous food options including The Franklin Taphouse Bar & Eatery, a Sushi restaurant, Sierra Café, a medical centre and more.

NEW HOME FOR SALE

Lot 187
4 Doidge Street
\$1,149,000
4 2 2

Those looking for a special home in Beachlands must view this 231m² home situated on an 800m² north facing site. The home unfolds in a series of living and entertainment areas with a separate media room that can be used for more intimate occasions when desired.

The kitchen is the heart of the home and is perfectly positioned to stay connected with family and friends whilst cooking the evening meal. Easy indoor/outdoor flow draws you to a spacious patio perfect for al fresco dining or entertaining on a grander scale. Enjoy an easy stroll to the Pohutukawa Coast Shopping Centre where you can enjoy a coffee at the café or a glass of wine at Franklins Bar and restaurant.

Home features include:

- 2.7m stud height throughout the home
- A separate formal lounge & laundry
- Under tile heating to bathrooms & kitchen
- Quality Fisher & Paykel appliances
- Double glazing to all living areas
- Heat pump
- Central vacuum
- Security system
- Recessed LED lighting
- Wardrobe organizers to bedroom
- 10 year Master Build Guarantee

This home will be available for sale from 10am to 4pm, Saturday 5th May 2018 on terms & conditions acceptable to the vendor.



Image is of similar home. Not of home for sale.

Minor changes may occur.

This home situated on a north facing site unfolds in a series of living and entertainment areas.



Minor changes may occur.



Image is of similar home. Not of home for sale.

Minor changes may occur.



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Enjoy catching a glimpse of the sun setting over the sea from the outdoor patio while enjoying an evening barbeque with family and friends.

NEW HOME FOR SALE

Lot 162
17 Doidge Street
\$1,139,000
4 2 2

There's something unique about this lovely light filled 225m² home set on an 856m² corner site. Enjoy catching a glimpse of the sun setting over the sea from the outdoor patio while enjoying an evening barbeque with family and friends.

The tiled entrance leads to a separate lounge which provides escape for intimate occasions and then flows seamlessly through to the open plan kitchen, dining and living areas. The designer kitchen with a scullery keeps you connected whilst preparing meals. The master bedroom boasts a floor to ceiling tiled ensuite with double bowl vanity and walk-in wardrobe.

Home features include:

- 2.7m stud height throughout the home
- A separate formal lounge & laundry
- Designer kitchen with scullery
- Under tile heating to bathrooms & kitchen
- Quality Fisher & Paykel appliances
- Double glazing to all living areas
- Heat pump
- Central vacuum
- Security system
- Recessed LED lighting
- Wardrobe organizers to bedroom
- 10 year Master Build Guarantee

This home will be available for sale from 10am to 4pm, Saturday 12th May 2018 on terms & conditions acceptable to the vendor.

Our Location



With vessels departing from Pine Harbour every week day, a scenic cruise of approximately 35 minutes gets you into the CBD.

A drive north and you're at Botany and Manukau retail centres, or cruise the coastal roads to experience the numerous scenic vistas.



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.

NO NEED FOR 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.

DETAIL IS KEY

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'.

TRUST

We have a trusted reputation for designing and building low maintenance, high quality, reliable homes - ensuring genuine peace of mind for our homeowners. We're also backed by Fletcher Building, one of New Zealand's largest companies.

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, build materials and top quality fixtures throughout your new home. We consider longevity and suitability for the New Zealand market, when selecting products we use in our homes.

10 YEAR GUARANTEE

We're only prepared to sell what we build ourselves. Our standalone, terrace and duplex homes all come with a 10 Year Master Build Guarantee.

SHOWHOMES

Plans and specs for homes can be confusing. We sell finished homes that you can actually walk through and get a real feel for the space, the flow and the look.

Contact our New Home Consultants

Email: beachlands@frl.co.nz

Visit our Showhome

10 Kibblewhite Avenue, Beachlands
Open 7 Days, 10am-6pm. Closed public holidays.



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