

Spring 2017

Beachlands

Beachlands is a tranquil coastal suburb nestled on Auckland's Pohutukawa Coast. Enjoy fresh sea air and stunning scenery from its coastal walkways and year round access to the sparkling waters of the Hauraki Gulf.



Omana Regional Park Beach, Beachlands/Maraetai

Beachlands - the place to be!

Beachlands was recently named one of Auckland’s hot spots and we know why. Our customers love the relaxing lifestyle, the location and our quality built homes.



Relaxed Coastal Living

Located just 30 minutes from the CBD by ferry, Beachlands is the perfect place to enjoy a relaxed coastal lifestyle away from the hustle & bustle of the city. With so much on offer nearby, it’s no wonder our customers love spending their weekends with the family in such a safe community.

Our development is close to beautiful beaches, nature walks, parks, great schools and the newly opened Pohutukawa Coast Shopping Centre. Take a drive out to Beachlands to see for yourself how easy it is to unwind and take in the Hauraki Gulf on a stunning evening.

The Franklin Taphouse & Kitchen, Beachlands

The team behind the successful eateries, Grangers and Marina Cantina in Half Moon Bay, have brought their winning formula to the increasingly popular town of Beachlands.

Franklin Taphouse & Kitchen is fast becoming “the local” to Beachlands residents, and a perfect spot to enjoy a delicious brunch, lunch or dinner with friends and family, or a great location for a group gathering. Try the burgers and Caesar salad!

The nautical themed venue offers live music on the weekends, Sunday Funday in the beer garden, live sports on the projector screens, and has big plans for the upcoming summer months. Mojito’s on tap, frozen Rosé and a seasonal menu with sharing plates and up-market pub food is on offer.

Enjoy a fun, distinctive, cheeky seaside décor which encourages long leisurely stays, relaxed cool vibes and an all are welcome attitude.

Located in the Pohutukawa Coast Shopping Centre. Open 7 days a week, weekdays from 12pm and weekends from 10am serving brunch. For more details visit thefranklinpub.co.nz.



From Browns Bay to Beachlands!



The Spicers Fletcher Living home in Beachlands

After 33 years in Browns Bay the Spicers knew it was time for change and to move closer to family. After taking a lovely drive out to Beachlands they stumbled across our Showhome and in no time fell in love with both the location and our homes.

Wayne and Laraine were looking to downsize “maintenance-wise” so a completed home by Fletcher Living was the perfect choice. From the landscaping to the 30 day maintenance guarantee, they feel that they were able to move straight into a completely liveable home that captures all day sun.

Wayne volunteers at the Maritime Museum and loves the journey to the city by ferry and they both enjoy the new local shopping centre. The quiet and peaceful community with friendly neighbours has helped them instantly settle into the beautiful subdivision in Beachlands.

NEW HOME FOR SALE

Lot 109
8 Kaiawa Street
\$1,169,000

4 2 2

Upsize, downsize, or just the right size, this beautiful 210m² north facing home on an 800m² site will capture your heart. This home opens to a generous open plan kitchen and family room with semi-separate dining that connect seamlessly to a sun soaked patio, perfect for summer entertaining.

Find a quiet space to retreat in your home with a spacious formal lounge which can be closed off from the main living areas. Or discover your new haven, the luxurious master bedroom, which features a superb fully tiled ensuite with double basin vanity.

Home features include:

- 2.7m stud height throughout the home
- 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 organisers to bedrooms
- 10 year Master Build Guarantee

This home will be available for sale from 10am to 4pm, Saturday 23rd September 2017 on terms & conditions acceptable to the vendor.



Artist's impression, minor changes may occur.

This beautiful north-facing home is perfect for summer entertaining and will capture your heart.



Artist's impression, minor changes may occur.



Artist's impression, minor changes may occur.

NEW HOME FOR SALE

Lot 79
29 Kaiawa Street
\$1,369,000

4 2 3

Are you looking for more space for the family to play? Then this 240m² home positioned on a generous 964m² site will tick all the boxes. The luxury of a triple car garage will appeal to all, as will the timber laminate flooring that welcomes you from the entrance to the open plan living, dining and island-style kitchen area.

The seamless indoor/outdoor flow from the formal lounge and family room to the sunny entertaining area makes for a relaxing space to enjoy views over the sparkling waters of the Hauraki Gulf and the Sky Tower by day and the beautiful city lights by night.

Home features include:

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

This home will be available for sale from 10am to 4pm, Saturday 30th September 2017 on terms & conditions acceptable to the vendor.



Artist's impression, minor changes may occur.

A relaxing space to enjoy views over the sparkling waters of the Hauraki Gulf on a 964-m² site.

Why Fletcher Living?

Our brand-new homes are built with quality materials and to a high standard of finish. The advantage of purchasing a brand-new home with Fletcher Living is that we sell completed homes making the entire process an easy one with your

home ready for you to move into in no time. Our sales process is simple and easy and our friendly sales team are there to support you through the entire process. [Talk to the team today!](#)



We answer your questions!

Our trusted sales duo, Jan and Ann, answer some frequently asked questions.

When is your next release? We have a number of homes available now and each month we release new homes to the market. This would usually take place on a Saturday from 10am to 4pm. If you have registered to receive our updates, you will receive an email each week with details on upcoming releases for the weekend. If you are not registered and would like to receive our updates contact our sales team today.

What home designs do you have coming up? We have a large variety of home types with a mixture of contemporary and traditional rooflines. Our homes have a mixture of 4-5 bedrooms, spacious open plan living areas, 2-3 car garages and most offer a separate laundry. Most of the homes also have the added bonus of a scullery in the kitchen or more than one outdoor patio area. Our customers love the well thought out designs and high level of specification we offer.

Are your home designs similar to your Showhome? Our Showhome is a perfect example of the well-designed homes we have on offer, which feature the same high quality specifications and features as our Showhome, including the 2.7m high ceilings throughout the home.

What size are your homes? While our homes do vary in size, they generally range from 210m² to 240m². Our homes sit on large fully fenced sections that are at least 800m² in size.

How soon can we move in after signing a contract? With our finished homes that have received CCC, you can expect to move in in 2 weeks. Contact our sales team for more information on a settlement date and timeline that suits you.

I want to go ahead and purchase your home. What is the process from here? It's easy! Our available homes can be purchased immediately with one single deposit and the balance upon settlement. Contact our sales team for full details on our 'new release' sales process.

Fletcher Living Beachlands

Beachlands is a safe anchorage from the rush of the busy week and offers desirable living for today's modern family. Close to good schools, areas of work, shopping and many recreational activities, this offers residents of Beachlands great flexibility, large quality homes and an excellent lifestyle.

VISIT OUR SHOWHOME OR CONTACT US TODAY

SHOWHOME
Open 7 Days, 10am - 6pm
10 Kibblewhite Avenue

EMAIL & WEBSITE
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Exit the southern motorway at the East Tamaki Road off-ramp and turn left. Continue on East Tamaki Road, turn right onto Preston Road then left onto Ormiston Road. Follow the signs to Whitford and continue on Whitford-Maraetai Road. Turn left onto Jack Lachlan Drive toward Formosa then right onto Kibblewhite Avenue to our showhome.