

504-506 Glenfield Road

Bayview, Auckland





Bayview

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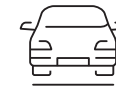
\$773k - \$867k



2-3



1-2



1xCarpark/Carport

What

A development of 17 townhouses. A mixture of 2 and 3 bedrooms, all with 1 or 2 bathrooms and an allocated car park or carport. All units have an open-plan living and kitchen area that opens up to a private courtyard.

Where

The development is in Bayview which borders Glenfield, on the Northshore of Auckland. The development is very central to a range of amenities. Various shops, schools, parks, beaches and much more surround the development.

Who

The developer for the project is Tuakiri Property. Tuakiri Property was incorporated earlier in 2020 and is a Boutique Property Development company. Tuakiri has completed 4 developments, with another 2 under construction in addition to this release.

Snapshot

02

Lot No.	Type	Bed	Bath	Parking	Floor Area	Balcony	Site Area	Price \$
Lot 1	A	3	2	Carport	96m ²	8m ²	58m ²	Sold
Lot 2	A	3	2	Carport	98m ²	8m ²	56m ²	Sold
Lot 3	A	3	2	Carport	98m ²	8m ²	56m ²	Sold
Lot 4	A	3	2	Carport	98m ²	8m ²	56m ²	Sold
Lot 5	A	3	2	Carport	96m ²	8m ²	62m ²	Sold
Lot 6	B	2	1.5	Carpark	69m ²	N/A	64m ²	Sold
Lot 7	B	2	1.5	Carpark	69m ²	N/A	58m ²	Sold
Lot 8	B	2	1.5	Carpark	69m ²	N/A	58m ²	Sold
Lot 9	B	2	1.5	Carpark	69m ²	N/A	58m ²	Sold
Lot 10	B	2	1.5	Carpark	69m ²	N/A	58m ²	Sold
Lot 11	B	2	1.5	Carpark	69m ²	N/A	78m ²	Sold
Lot 12	B	2	1.5	Carpark	69m ²	N/A	61m ²	Sold
Lot 13	B	2	1.5	Carpark	69m ²	N/A	56m ²	Sold
Lot 14	B	2	1.5	Carpark	69m ²	N/A	56m ²	\$759,000
Lot 15	B	2	1.5	Carpark	69m ²	N/A	56m ²	Sold
Lot 16	B	2	1.5	N/A	69m ²	N/A	56m ²	\$629,000
Lot 17	B	2	1.5	N/A	69m ²	N/A	75m ²	Sold

Pricing Schedule & Costs of Ownership

Land description

Fee Simple

Estimated Completion Date

June - 2025

Estimated Rates

\$3,000 - \$3,500 p.a.

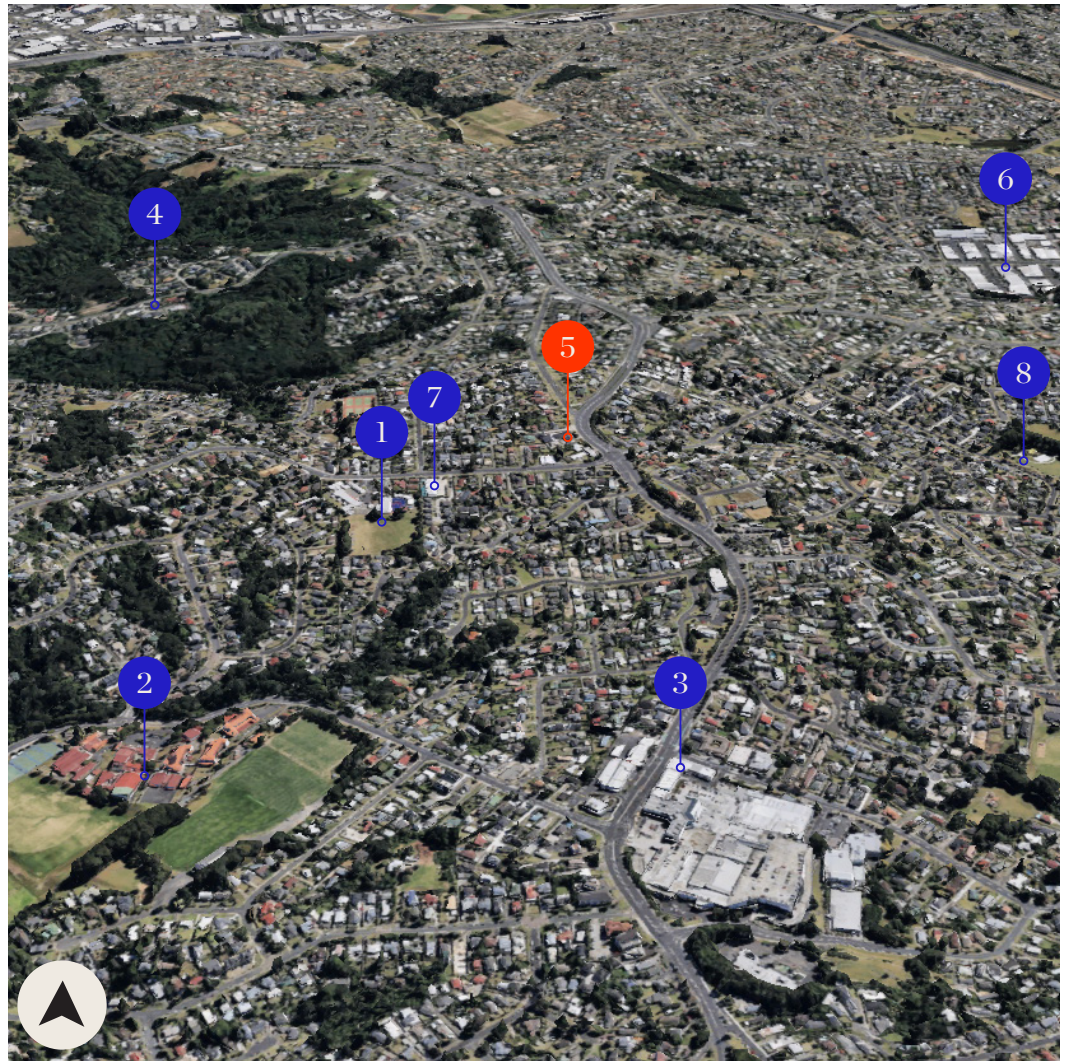
Estimated Association

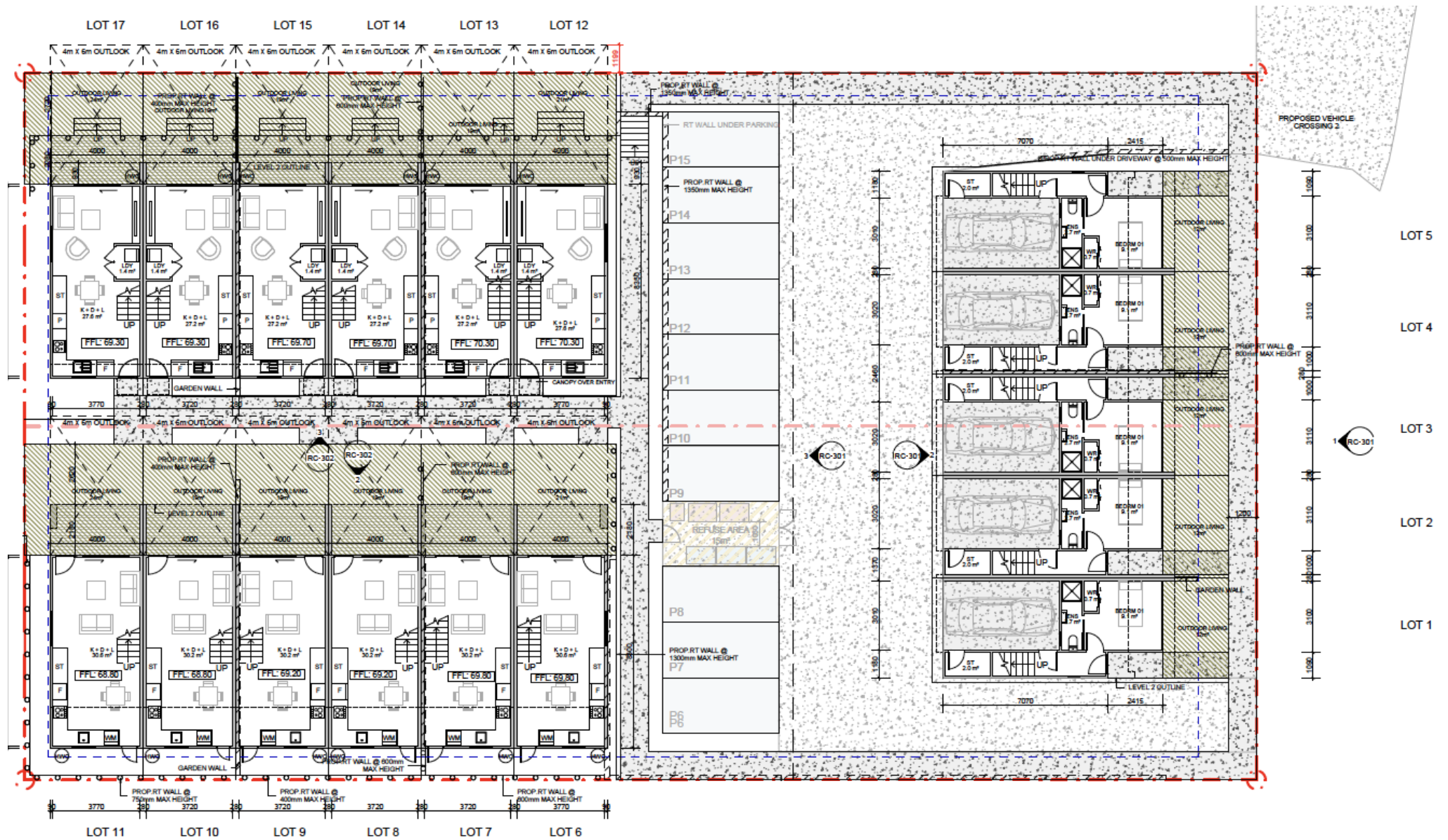
\$2,710 p.a.

- | | |
|---------------------------|--|
| 1. Manuka Primary School | 5. The Development |
| 2. Glenfield College | 6. Wairau Business Industrial Park |
| 3. Glenfield Mall | 7. BestStart Glenfield early childcare |
| 4. Glenfield Coastal Walk | 8. Normanton Reserve |

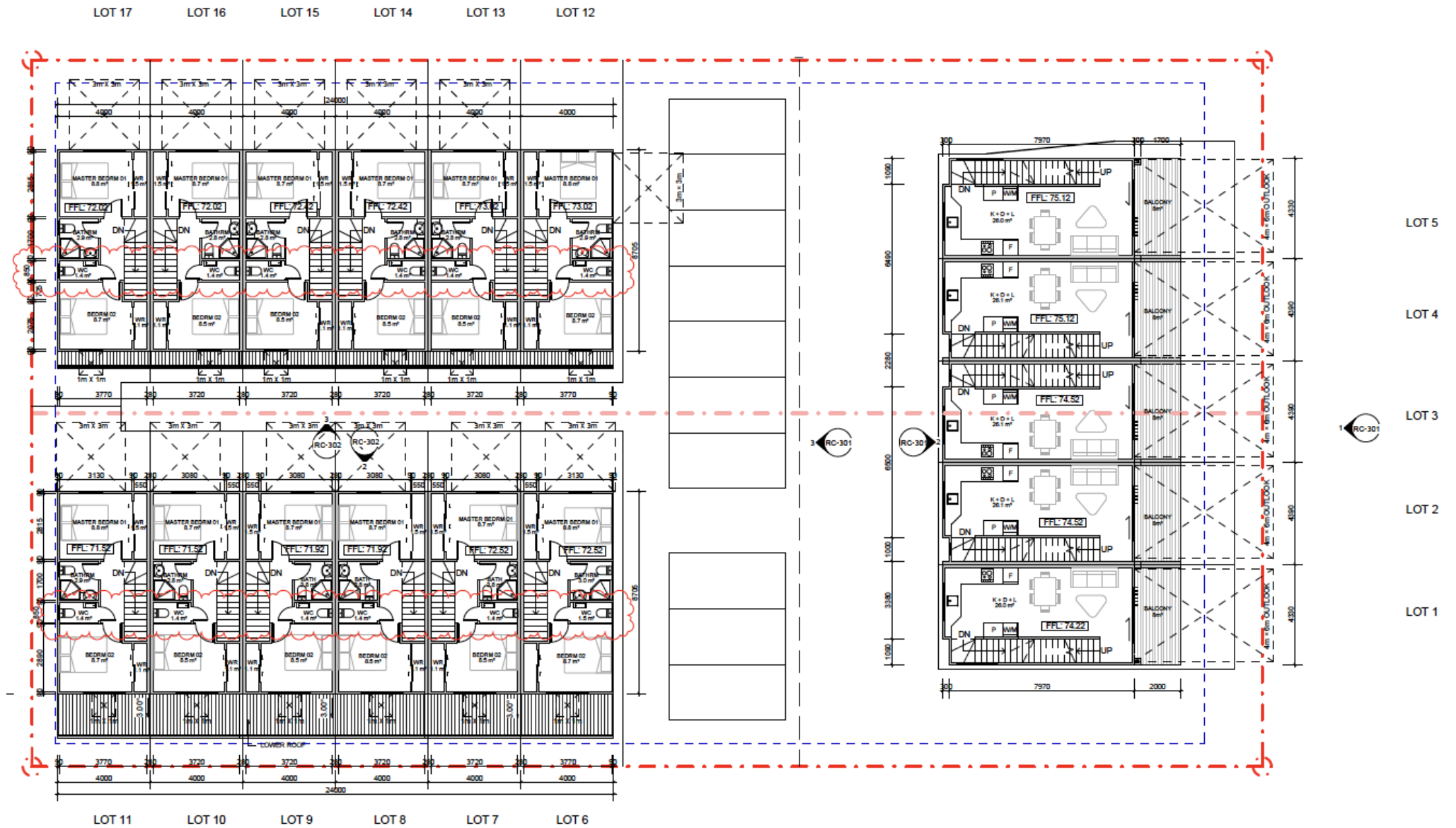
Location

This development is in a prime location. 504-506 Glenfield Road is located in Bayview, 16km north of the Auckland CBD. The development is surrounded by schools for all age ranges. From Early childcare centre to Manuka Primary School through to Glenfield Collage are within close proximity of the development. There's a range of parks and walks surrounding the development which is an attraction for tenants going for walks and outdoor activities pre or post-work and during the weekends. Located close to the heart of Glenfield will Glenfield mall only 1km away. Time-dependent, but it's approximately a 20-minute drive into the city. Overall, 504-506 Glenfield Road is a very convenient and sought-after location. Due to its proximity to goods, services, parks, work opportunities and the CBD.





Floor Plan - Level 1



Floor Plan - Level 2

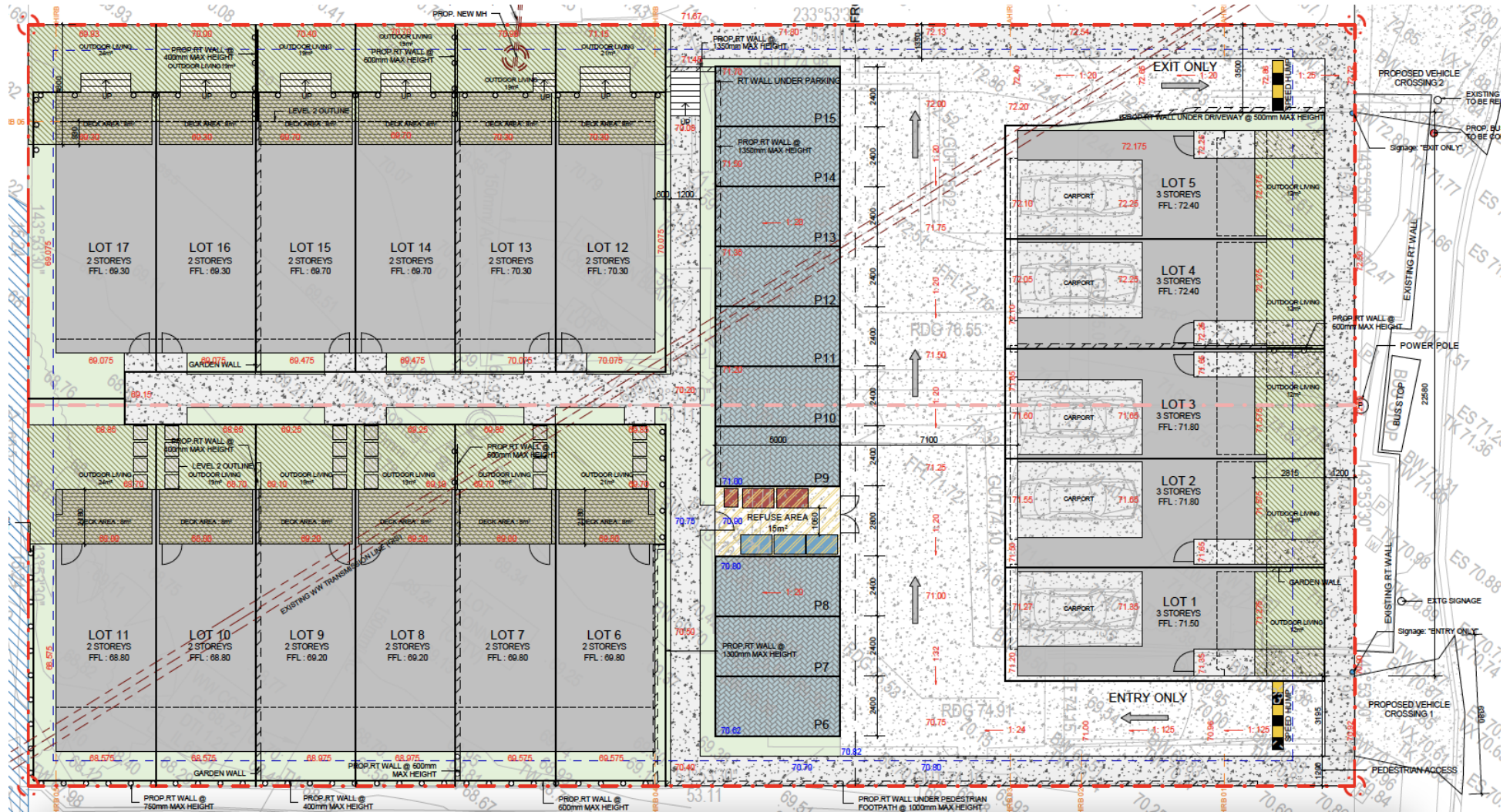
LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6



Configurations



North



Site Plan

Visuals of the project

08



Landscape Plan

Visuals of the project



Visuals of the project

Interior Renders

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Visuals of the project

Interior Renders

11



Visuals of the project

Exterior Render

12



Visuals of the project

Exterior Drone Render

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Disclaimer

Please note all information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries from independent professional parties such as but not limited to their lawyer and accountant. Render images are artist impressions only, boundaries are indicative only. Dimensions are approximate.
