

25 Childs Avenue | Pukekohe



Artist impression only

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[cetahomes.co.nz](http://cetahomes.co.nz)





2 Bedroom



1 Bathroom



1 Carpark

PRICED FROM

**\$690K**



# WELCOME TO CHILDS AVENUE

Just 40 minutes from Auckland's CBD, this thriving and friendly town is a great place to live as it doesn't have the fast pace and population of many Auckland suburbs. It balances farmland on its outskirts with a lively central area filled with cafes, restaurants, and spots to take a leisurely stroll.

Childs Avenue presents a collection of 13 contemporary two-bedroom townhouses located near Pukekohe's CBD at the end of a peaceful cul-de-sac. These homes are thoughtfully designed to embody simplicity, showcasing modern exteriors, low-maintenance gardens, and generous storage solutions including garden sheds - perfect for kids toys and sports equipment, with communal bike sheds to house your bicycles. The living spaces are open-plan for easy access to laundry and pantry storage, while the upstairs area offers ample storage and generously sized bedrooms.

Despite its connection to Auckland's supercity, Pukekohe offers a rural charm within city limits, providing a peaceful lifestyle with all essential amenities close by. Situated just 40 minutes from Auckland's CBD this thriving and friendly town is a great place to live as it doesn't have the fast pace and population of many Auckland suburbs - it balances farmland on its outskirts with a lively central area filled with cafes, restaurants, and spots to take a leisurely stroll. Join this expanding community and enjoy the benefits of owning a home in a growing area.

Now is the time to invest in Pukekohe - it's experiencing significant capital growth and is projected to become a key satellite location with the population projected to increase by over 50,000 people, creating over 9,000 jobs over the next 20 years.

Discover your ideal home or investment opportunity at Childs Avenue.



Artist impression only

# DEVELOPMENT LOCATION

Located at the heart of Pukekohe, this development offers easy access to all the amenities of the growing city. Situated just a 15-minute walk from the CBD, these new homes provide proximity to numerous cafes, restaurants, and top-notch local schools. A 30-minute walk will take you to the Pukekohe train station, offering convenient transportation and a connection to Auckland City.

Venturing beyond Pukekohe, the Āwhitu Peninsula and Manukau Heads open up to the expansive west coast harbour, inviting you to enjoy activities such as hiking trails, beaches, surfing, and fishing. At 25 Childs Avenue, Pukekohe, you'll not only find a home, but a family-friendly lifestyle.



## Key Locations

- 1- State Highway One
- 2- Pukekohe Train Station

## Key Amenities and Retail

- 3- New World
- 4- PAK'nSAVE
- 5- Countdown Pukekohe Central
- 6- Pukekohe Plaza

## Eat and Drink

- 7- the flour mill
- 8- Winner Winner
- 9- Franklins Bar & Eatery
- 10- The Good Home

## Parks and Recreation

- 11- Kennelly Park
- 12- Franklin Pool and Leisure
- 13- Crewo Fitness - 24 Hour Fitness
- 14- Bledisloe Park

## Education-

### Childcare

- 15- BestStart Dublin Street
- 16- Little Sparks
- 17- Te Akonga Early Learning Centre

### Primary

- 18- Pukekohe North School
- 19- St Joseph's Catholic School
- 20- Pukekohe Intermediate School

### Secondary

- 21- Pukekohe High School





## WHY PUKEKOHE?

**Why it's the right time to invest in this rural gem! Located in South Auckland, Pukekohe offers a rural charm within city limits.**

Pukekohe is experiencing significant capital growth and is projected to become a key satellite location with the population projected to increase by over 50,000 people, creating over 9,000 jobs over the next 20 years. This projection in turn will create a need for new homes and rental properties.

The town benefits from efficient stormwater management, reliable water supply, waste infrastructure, and various community facilities. Its location ensures excellent connectivity, with connections to northern Waikato and the Bay of Plenty. The accessibility will only continue to improve with enhanced road connections to the North and South, alongside a \$15.4 million investment in the new Pukekohe Station.

The Auckland Unitary Plan designates Future Urban Zone land around Pukekohe for various uses. The town is currently one of only 18 Auckland Town Centres receiving support from Panuku, the Auckland Council's property development arm. Council will aim to facilitate sustainable growth of the area - with focus on urban regeneration to establish a lively, competitive, secure, and pedestrian-friendly town center, providing improved access to job opportunities, education, and healthcare in Pukekohe over the next five to ten years.

Its town center's growth potential lies in its location at the heart of 1,300 hectares of Future Urban zoned land. Community feedback on past initiatives, including the Auckland Unitary Plan, Pukekohe Area Plan, and local board plans, highlights the importance of investing in the town center to attract businesses and visitors. With favorable zoning and robust infrastructure, Pukekohe's Town Centre allows for diverse activities and buildings ranging from four to six stories.



# FUTURE GROWTH

## **Pukekohe Township:**

Responding to growth taking hold in south Auckland, the Council is working to boost Pukekohe's attractiveness as an employment destination and town centre.

[\*Eke Panuku Development\*](#)

## **Major Infrastructure - Train:**

- The plan is to electrify the section between Papakura and Pukekohe within the next 10 years, as part of the Auckland Transport Alignment Project. The travel time to other key destinations in the Tāmaki Makaurau region, including the Auckland CBD will be reduced as a result.
- There is to be a new train station in Pukekohe - linking with Papakura and Drury

[\*New stations at Drury Central, Drury West and Paerata: Public Information Session \(youtube.com\)\*](#)

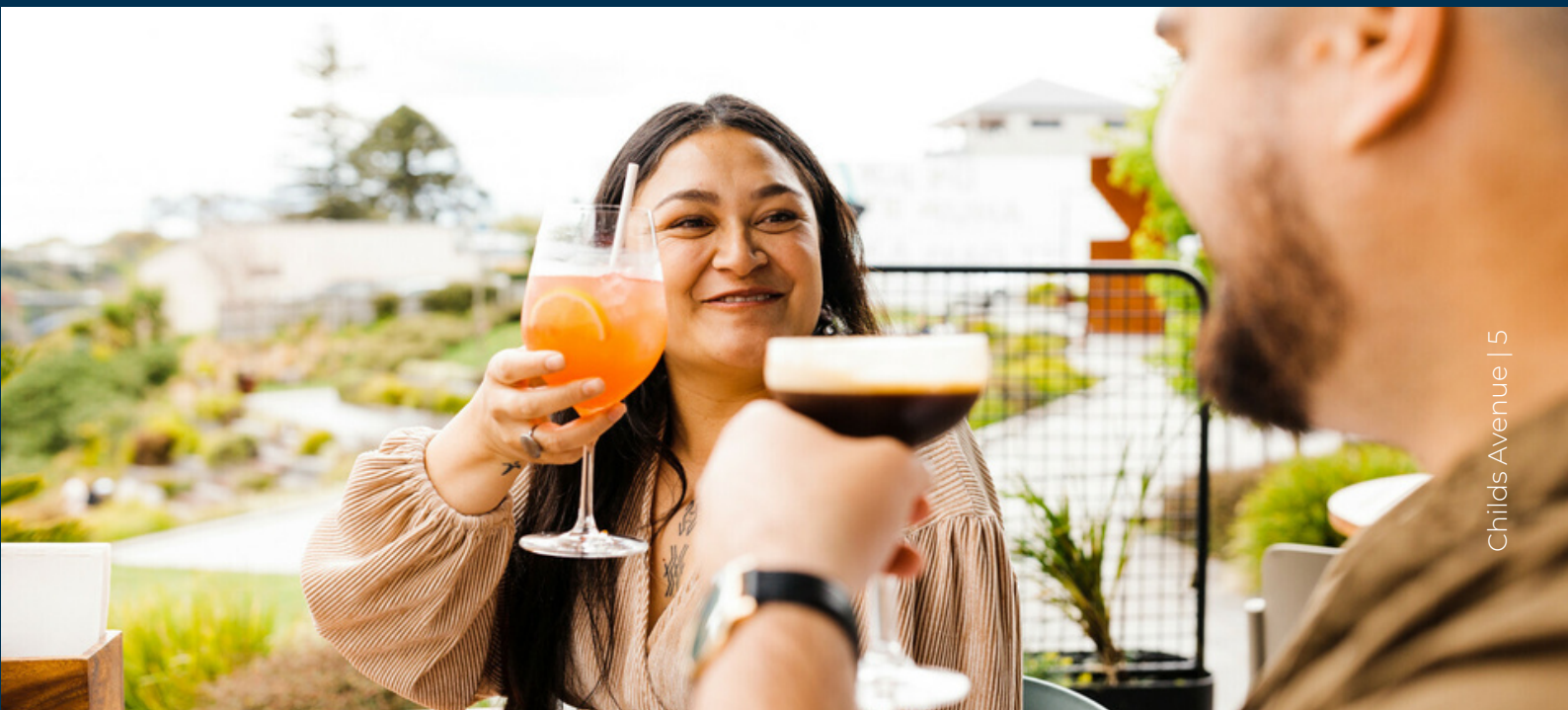
## **Growth and Development of Pukekohe and surrounding areas (Drury etc):**

- Large portion of the land surrounding Pukekohe & Drury areas has been re-zoned for development (commercial & residential)
- 35,000 new homes proposed over next 30 years
- New town centres, industrial & commercial areas and new schools
- Large infrastructure spending on transport (both roading and train networks)

[\*Planning Pukekohe's Transport Future \(youtube.com\)\*](#)

## **Other Significant Developments in the area (Drury/Pukekohe)**

- **Kiwi Property - Drury**
  - Building Auckland's newest metropolitan centre. Spread over 53 hectares, the ambition is for Drury to become a vibrant and sustainable town, featuring high-speed transport links to the Auckland CBD.
- **MADE Group - Auranga**
  - Auranga is a purpose-built community that includes an 84.6ha Special Housing Area and an additional 83ha recently approved by Auckland Council. Currently, Auranga is in the process of developing 2,650 dwellings. The future vision includes a town center, public transportation with trains and buses, a community civic center, retirement village, schools, as well as commercial and retail areas.
- **Oyster Capital - Drury**
  - 116 Waihoehoe Road spans over 18.5 hectares in Drury. Oyster Capital has undertaken a rezoning process, transitioning it from the Future Urban Zone to the Terraced Housing and Apartment Buildings Zone from 2017 to 2022. The site has been meticulously planned to accommodate 357 residential units, interconnected with roads, footpaths, cycle paths, and open spaces. Additionally, efforts have been made to restore and enhance wetlands and waterways on the premises.





# SCHEME PLAN



# LOT SCHEDULE

Lot	Internal Size	Lot Size	Bedrooms	Bath	Carpark
1	72m <sup>2</sup>	114m <sup>2</sup>	2	1	1
2	73m <sup>2</sup>	88m <sup>2</sup>	2	1	1
3	73m <sup>2</sup>	88m <sup>2</sup>	2	1	1
4	73m <sup>2</sup>	110m <sup>2</sup>	2	1	1
5	73m <sup>2</sup>	68m <sup>2</sup>	2	1	1
6	73m <sup>2</sup>	85m <sup>2</sup>	2	1	1
7	73m <sup>2</sup>	87m <sup>2</sup>	2	1	1
8	73m <sup>2</sup>	72m <sup>2</sup>	2	1	1
9	73m <sup>2</sup>	73m <sup>2</sup>	2	1	1
10	73m <sup>2</sup>	128m <sup>2</sup>	2	1	1
11	73m <sup>2</sup>	79m <sup>2</sup>	2	1	1
12	73m <sup>2</sup>	77m <sup>2</sup>	2	1	1
13	72m <sup>2</sup>	98m <sup>2</sup>	2	1	1







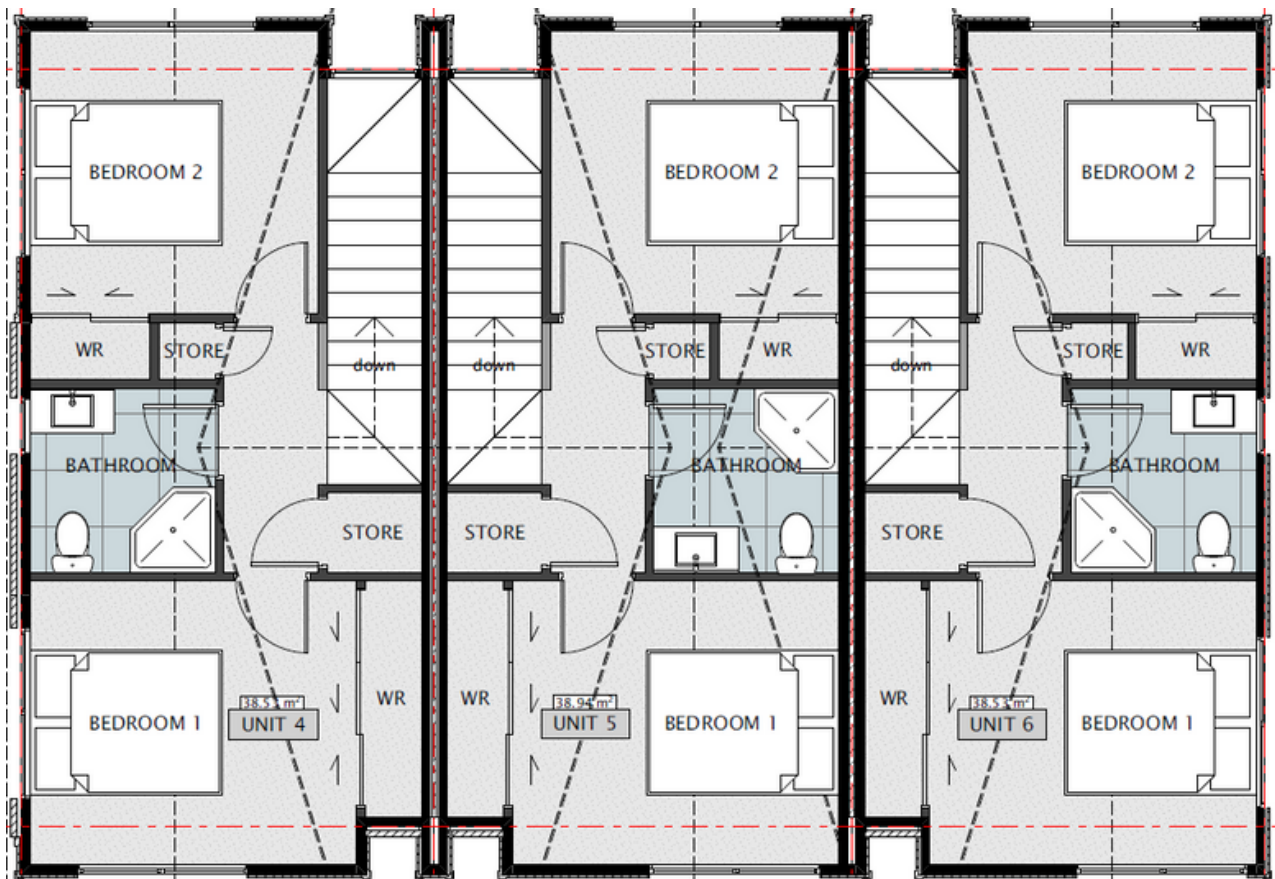
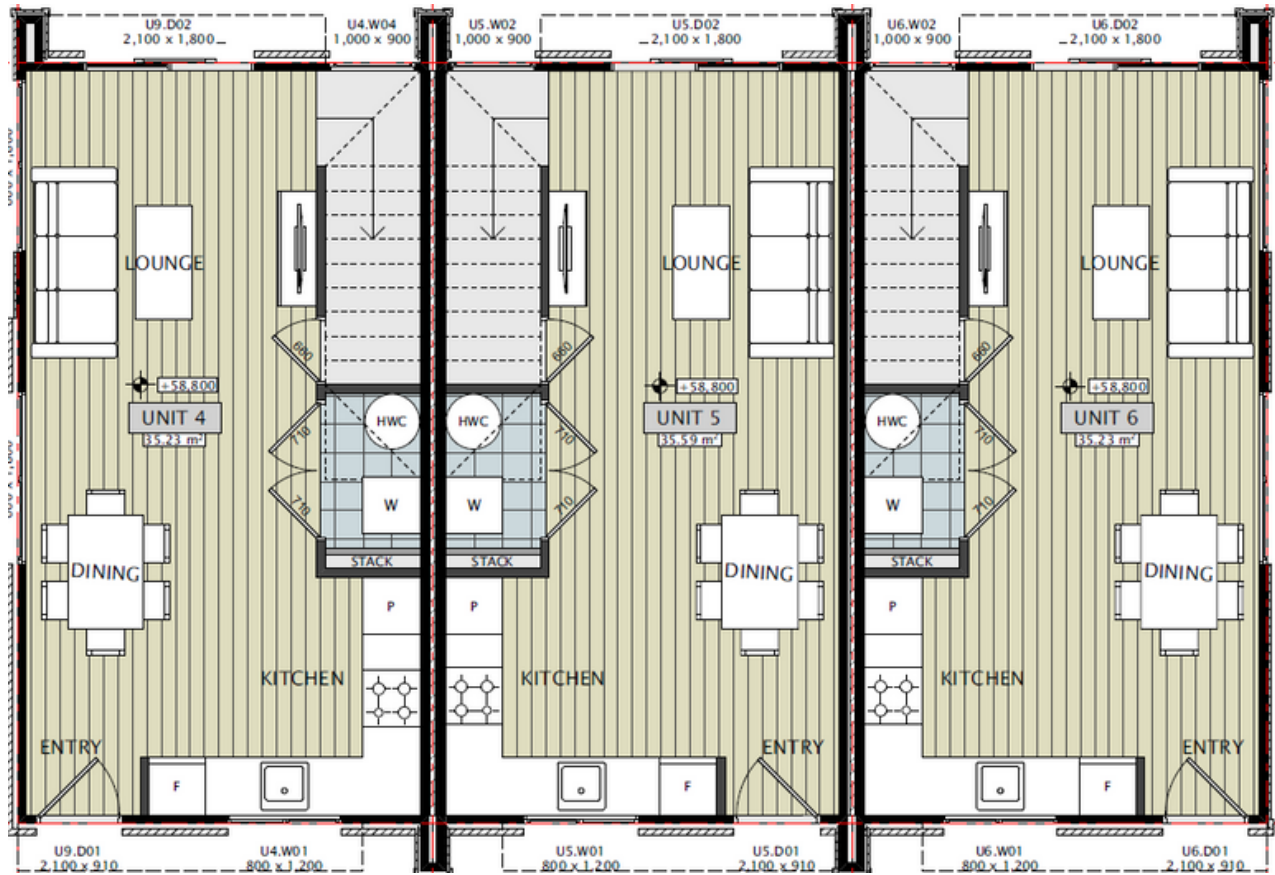
# FLOOR PLANS - UNIT 2 & 3



*Disclaimer: Variations to, or adjustments from the specifications (including substitutions for any materials which may not be available) may be made by the Vendor in the course of construction of the works, provided that the substitutions, variations or departures do not make any appreciable reduction in or have any material adverse effect on the value, appearance or usefulness of the completed unit.*



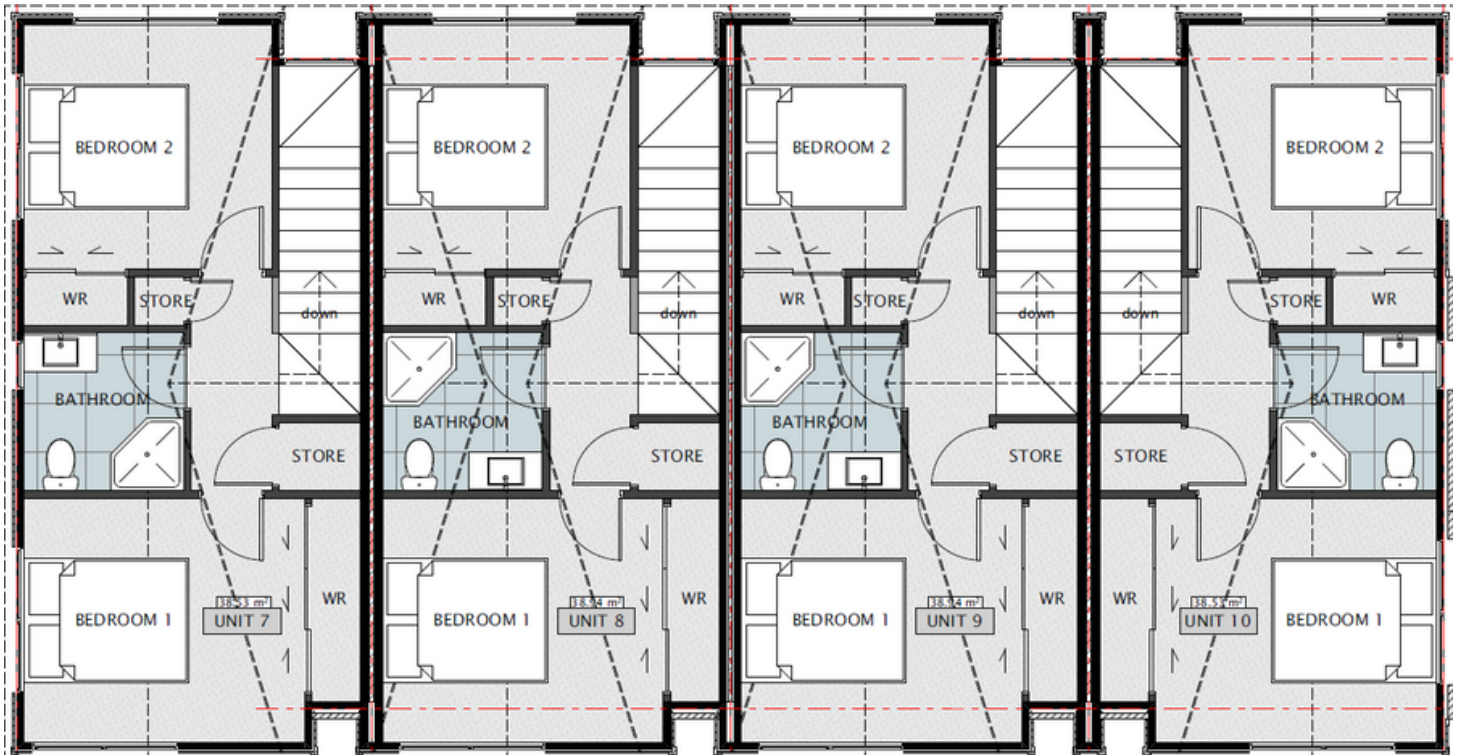
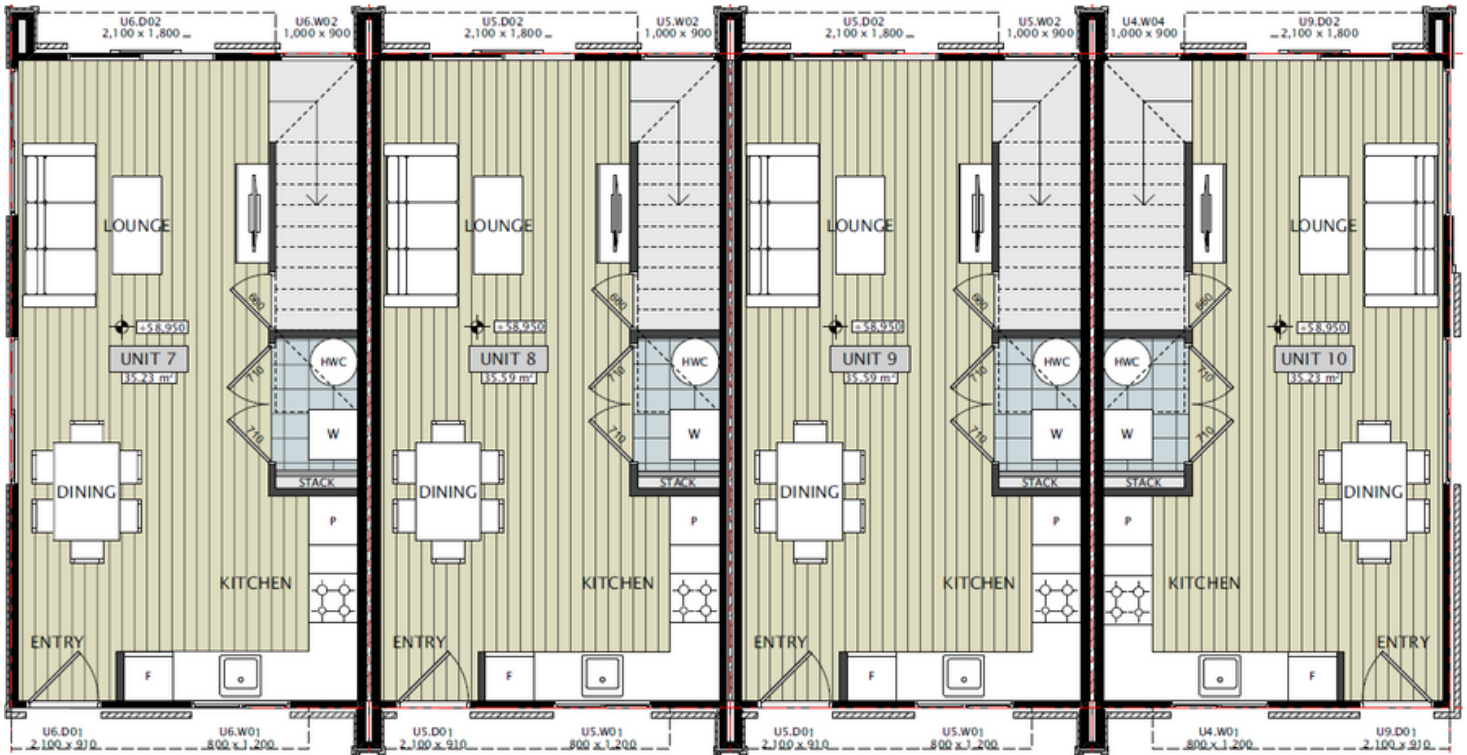
# FLOOR PLANS - UNIT 4-6



Disclaimer: Variations to, or adjustments from the specifications (including substitutions for any materials which may not be available) may be made by the Vendor in the course of construction of the works, provided that the substitutions, variations or departures do not make any appreciable reduction in or have any material adverse effect on the value, appearance or usefulness of the completed unit.

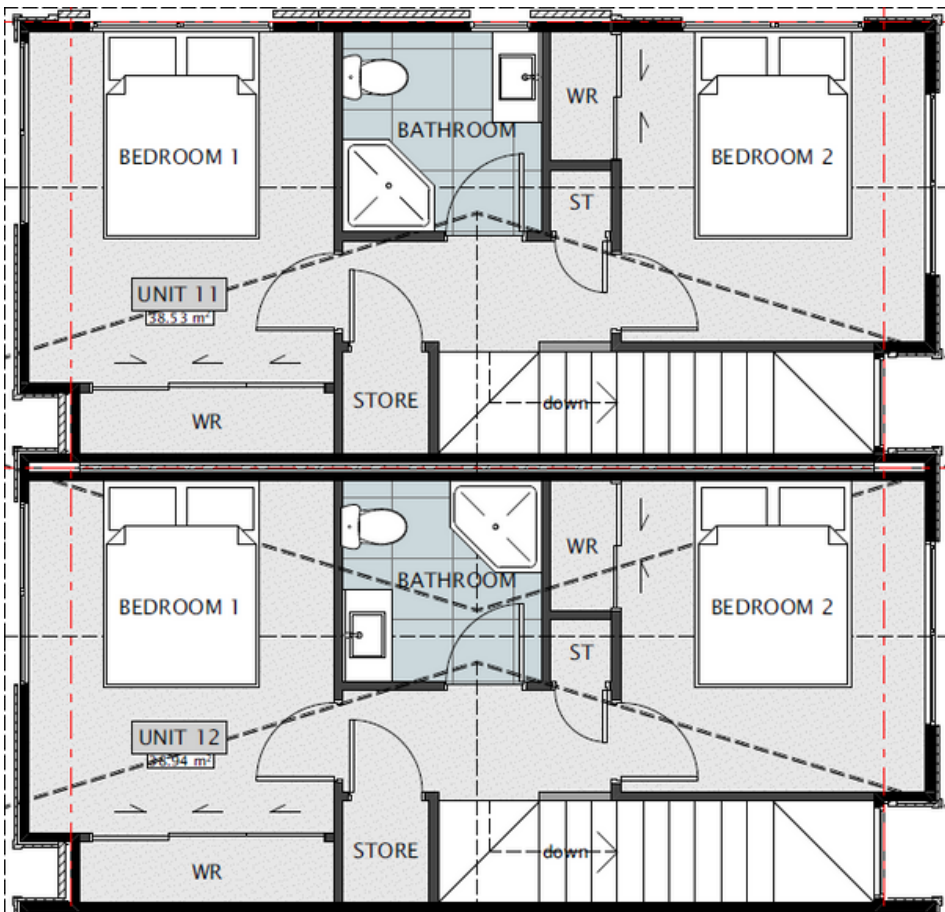


# FLOOR PLANS - UNIT 7-10



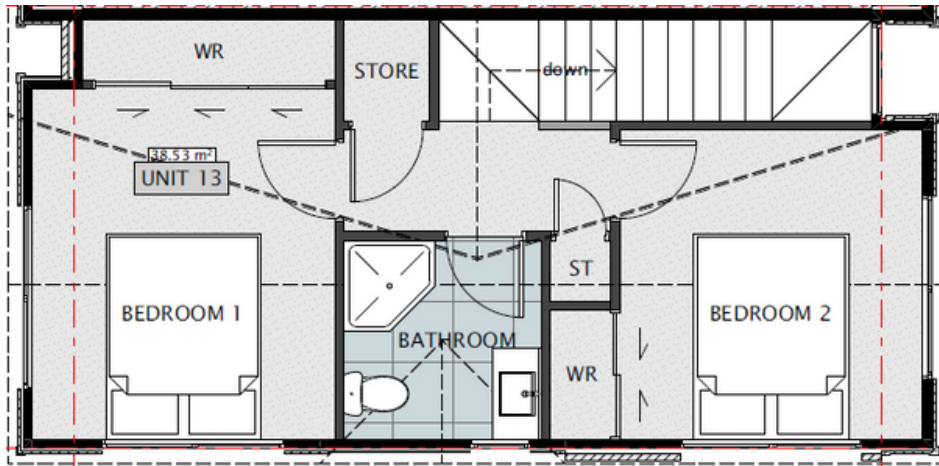
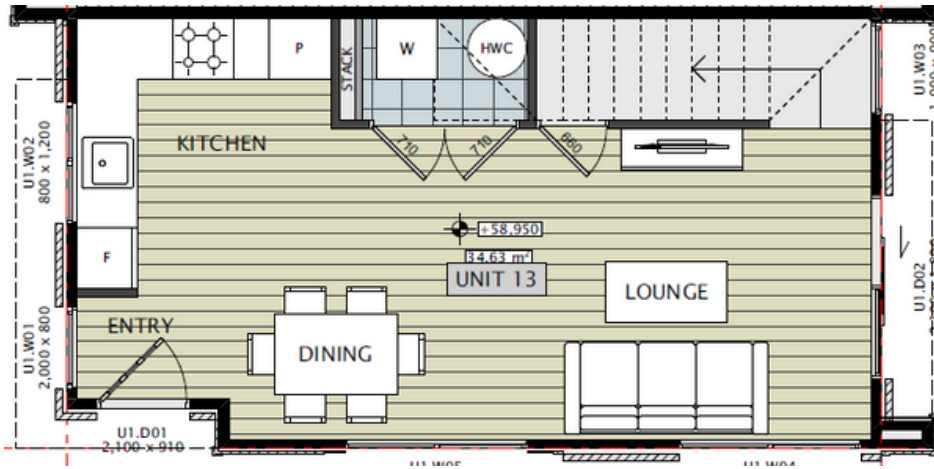
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# FLOOR PLANS - UNIT 11 & 12





# FLOOR PLANS - UNIT 13







## EACH HOME INCLUDES:

- Fisher & Paykel Appliances
- Heat Pump
- Electronic lock access
- Double glazed joinery
- Electronic Door Entry
- Low maintenance exterior
- Carpark

*Artist impression only*



# SPECIFICATIONS

Building finish and quality has been undertaken in compliance with the best trade practice & in accordance with New Zealand Building Code requirements & New Zealand Standards.

The specification list represents a basic overview of materials and fittings and is in no way a comprehensive list of all items for each individual room or apartment.

## GENERAL EXTERIOR

Landscaping	Architecturally designed landscaping and planting schedule
Fencing	Fenced outdoor area for each ground floor house as required by RC
Mailbox	One A4 sized exterior mailbox to each unit in dedicated area
Clothesline	Foldable clothesline

## EXTERNAL

Exterior Cladding	Combination of brick veneer and weatherboard cladding
Roofing	Coloursteel metal roof
Joinery	Double glazed, prefinished powder coated aluminum
Fascia & Gutters	Coloursteel or PVC
Entry Door	Aluminum, encased in an aluminum door frame with electronic keyless entry

## INTERNAL

Construction	90x45 SG8 timber framing to NZBC requirements
Intertenancy wall systems	Hebel intertenancy wall system
Scotia	All ceilings to walls square stopped
Skirting and Trim	60x12mm painted bevelled timber
Architraves	60x12mm painted bevelled timber
Internal Doors	Hollow-core painted door
Internal Door Hardware	Satin chrome
Internal Linings	Winstone Gib board wall linings plastered and painted to level 4 finish
Lighting	Recessed LED downlights
Hot Water	Electric hot water cylinder system
Fire Safety	Fire safety to New Zealand Building Code, smoke detectors as required
Heating	Single Hi-wall heat pump/air-conditioner to each house
Flooring - Bedrooms	Solution dyed nylon carpet on heavy duty underlay
Flooring - Bath & Laundry	Tile
Flooring - Kitchen & Living	Hard flooring
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system
<b>Other</b>	
TV Cabling	Satellite UHF cabling Co-axial cabling provided for SKY TV (satellite dish not provided)
Broadband Outlets	Fibre ready internet and phone connections to living area TV outlets in living area

# SPECIFICATIONS

## KITCHEN

<b>Bench Top</b>	White engineered stone bench top
<b>Joinery/Cabinetry</b>	White and/or wood grain combination Melteca MDF with matching PVC edge
<b>Splashback</b>	Tile
<b>Handles</b>	Satin chrome
<b>Drawers</b>	Soft close drawers
<b>Sink</b>	Undermount stainless steel sink
<b>Sink Tapware</b>	Gooseneck sink mixer
<b>Microwave</b>	Alcove & powerpoint for owner supplied standard microwave
<b>Refrigerator</b>	Alcove in kitchen joinery for owner supplied fridge

## APPLIANCES

<b>Oven</b>	Fisher and Paykel* - stainless steel multi function oven
<b>Hob</b>	Fisher and Paykel* - ceramic cooktop, 4 elements
<b>Rangehood</b>	Fisher and Paykel* - stainless steel, vented to outside
<b>Dishwasher</b>	Fisher and Paykel* - stainless steel dishwasher

*\*or equivalent brand*

## BATHROOM

<b>Vanity and Basin</b>	White or wood grain wall hung vanity with drawer and ceramic basin
<b>Basin Wastes</b>	Pop up wastes
<b>Tapware</b>	Basin mixer
<b>Vanity Splashback</b>	Tile
<b>Shower Lining</b>	Acrylic wall lining and floor, safety glass to NZBC requirements
<b>Shower System</b>	Shower mixer and shower slide
<b>Shower Wastes</b>	Easy clean chrome
<b>Toilet</b>	Integrated cistern, dual flush
<b>Toilet Roll Holder</b>	Wall mounted chrome
<b>Mirror</b>	Mirror cabinet
<b>Fan</b>	Extractor fan above showers ventilated to outside
<b>Towel Rail</b>	Ladder-style heated towel rail



# RESIDENTS ASSOCIATION

**Townhouses, on a fee simple title are safer and better long- term ownership/investment, when there is a Residents Association (RA) in place.**

The RA is set up, in advance, to help control and manage the future maintenance of the common areas. For this complex it will cover:

- The long- term maintenance of the driveway or in proper terms the JOAL (joint owned access lot) Management of shared lighting.
- General Governance of the by-laws to ensure your asset is protected and value upheld Management of the group Insurance policy

## **Group Insurance Policy**

The RA seeks a competitive Insurance policy covering insurance for all the units and it will also cover common areas and shared facilities.

As per council requirements, all owners have to be a part of the RA. By enabling the RA to obtain a group policy, this significantly reduces the years premiums.

## **General Maintenance**

The RA will manage the general maintenance of the shared facilities or common areas such as the driveways and pedestrian walkways. The RA will put away funds to ensure common areas are maintained and repaired upon any damage using licensed and experienced contractors.

## **How does a Residents Association Work?**

The RA is set up with a standard constitution, a set of bylaws and an annual Budget.

Body Corporate Administration (BCA) will be engaged to operate and manage the RA, which makes life easy for you as the owner. As an owner of the townhouse, it is mandatory you become a member of the RA, and thus have the ability to suggest and implement changes to the budget and by-laws, assuming a majority of the vote is reached, those suggestions and changes can be implemented.





## PURCHASING NEXT STEPS

We understand purchasing a home can be a complex process, so here is a guide to each step of the journey when purchasing a home with CETA Homes. Our team of experts are dedicated to making the purchasing process as stress-free and enjoyable as possible.

### 1. AGREEMENT

Our team will walk you through the sales and purchase agreement. If you're happy with the home, you'll sign an agreement and we'll remove the property from the market while you enter your due diligence period.

### 2. DUE DILIGENCE

A period for you to engage your lawyer, mortgage broker and any other experts to ensure you're comfortable with your decision to purchase a CETA Home. Within this period, if it isn't for you, you can cancel with no questions asked.

### 3. UNCONDITIONAL

Once you're satisfied with purchasing a CETA Home, a deposit is payable and you'll go unconditional.

### 4. JOURNEY

You'll receive monthly updates from us on your new build - we're open to questions anytime.

### 5. PRE-SETTLEMENT INSPECTION

You'll complete an inspection once the property is ready for you to ensure the property has been built according to contract and specifications. Happens prior to settlement and handing over the keys.

### 6. SETTLEMENT

You'll settle the final money and on settlement day our team will meet with you onsite to handover your door codes and do a final walk through your home with you to ensure you're happy.



# FAQS

## What happens to our deposit?

All deposits are held in an interest-bearing solicitors' accounts (meaning that we, the developer cannot spend your deposit). If for whatever reason the project isn't delivered to the agreed contract, the deposit can be returned to you.

## What warranty is included on the building work?

We offer a one year defects period on all our new homes in addition to the warranty implied in the agreement for sale and purchase by section 362I of the Building Act 2004. The implied warranties apply for up to 10 years regardless of whether you have a written contract or what the contract terms are regardless of the cost of your building project.

## Can I make changes to the specification or design?

In most case we don't allow any changes to either the specification or design, unless it's for specific purposes. i.e. accessibility or health reasons.

## What is a Residents Association?

There is no body corporate for this development, but there is a Residents Association (RA). The RA is set up in advance, to help control and manage the future maintenance of the common areas. For this project specifically, it will be for:

1. The long term maintenance of the driveway or the JOAL (Joint Owned Access Lot).
2. Management of the rubbish collection
3. Management of the shared lighting

The RA requires a common account to be opened and managed and all members are required to contribute to account for the funds for future maintenance. The account is managed by the members and it's the RA that decides how and when the funds are spent. This is done by RA formal meetings and a vote system.

## Do we have to become a member of the RA?

Yes you are legally required to become a member. The RA is incorporated, and it is part of our Sale & Purchase requirements, but also more formally put on the individual titles.

## I have some questions - who can I talk to?

If you have enquired through an agent, contact your agent with a query and they will pass it on, or email us directly at [enquiries@cetahomes.co.nz](mailto:enquiries@cetahomes.co.nz) with your query and contact details, and one of our team will help answer your query.





CREATING AND DELIVERING COST EFFECTIVE, TIMELY AND AFFORDABLE HOMES



**BUILDING A BETTER TOMORROW**



## ABOUT CETA HOMES

CETA Homes is a boutique Development company delivering exceptional developments with a focus affordability and accessibility. We have an aspiration of providing homes to the market at competitive prices, in desirable locations with good amenities. Our aim is to provide modern, functional, and low-maintenance homes that are not only affordable to buy but also affordable to live in. For this reason, we only source land with easy accessibility to public transport, schools, supermarkets, and parks.

Our architecturally designed terraced townhouses are built using trusted materials and high-quality finishes, providing you with a comfortable and secure home that is covered by a 10-year implied warranty and an initial 90-day, then 12-month defects period.

At CETA Homes, we understand that building a new home is an exciting journey, and we want to keep you informed every step of the way. That's why we provide monthly updates on the progress of your new home's construction, ensuring you're always up-to-date with the development's progress.

Our driving force at CETA Developments is to build great communities and leave a lasting legacy. We want our homeowners and investors to be proud of their new properties and are committed to providing the best possible experience at every step of the process ensuring that you are completely satisfied with your purchase.



# COMPLETE DEVELOPMENTS



## **Whangaparāoa Road | Stanmore Bay**

20 two and three-bedroom townhouses



## **Russell Road | Manurewa**

Nine two and three-bedroom townhouses



## **Lyncroft Street | Māngere**

80 two, three and four-bedroom townhouses



## **Bowater Place | Manurewa**

15 two and three-bedroom townhouses

## **Westgate Drive | Westgate**

37 two and three-bedroom townhouses





## GET IN TOUCH

-  [enquiries@cetahomes.co.nz](mailto:enquiries@cetahomes.co.nz)
-  [cetahomes.co.nz](http://cetahomes.co.nz)
-  8 Antares Place, Rosedale, Auckland
-  [instagram.com/cetahomes](https://www.instagram.com/cetahomes)



*Every precaution has been taken to establish the accuracy of the material herein at the time of preparation. However, no responsibility will be taken for any errors/omissions. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have received recommendation and had reasonable opportunity to seek independent legal, financial, accounting, immigration, technical and other advice. Variations to, or adjustments from the specifications (including substitutions for any materials which may not be available) may be made by the Vendor in the course of construction of the works, provided that the substitutions, variations or departures do not make any appreciable reduction in or have any material adverse effect on the value, appearance or usefulness of the completed unit.*