

# FLAXDALE RESIDENCES

32 Flaxdale Street | Birkdale



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## WELCOME TO FLAXDALE RESIDENCES

Explore your new residence in the highly sought-after Birkdale suburb on the North Shore, conveniently situated with access to public transport, multiple education and recreation options.

Introducing Flaxdale Residences by CETA Homes, a fresh development featuring 12 two-bedroom townhouses meticulously designed for homeowners. These residences offer a harmonious mix of contemporary style, quality finishes, and affordability.

Birkdale is a favored location for commuters seeking an affordable neighborhood with excellent amenities, such as schools and shopping outlets. Located just 12 kilometers from the CBD, the area boasts convenient transport links, including the option to catch a ferry from nearby Beach Haven or Birkenhead, with frequent services during peak hours.

Ideal for families, these homes are in close proximity to various schools and childcare facilities. Birkdale North School is only 600 meters away, Birkdale Primary School a short 15-minute walk, Birkdale Intermediate a quick 5-minute walk, and Birkenhead College just a brief 3-minute stroll. Numerous childcare centers are also within easy reach within the neighbourhood.

Residents can choose between Highbury Shopping Centre and Mall, offering a selection of popular eateries including the popular Duo and Osteria Uno, or Glenfield Westfield Mall provides a diverse shopping experience – both just a quick six-minute drive away.

Both Glenfield and Birkenhead Leisure Centre facilities are within a 10-minute drive. And for those who crave the outdoors, nearby amenities include Shepherds Park which offers various recreational activities like fitness equipment, a bike trail, playgrounds, and sports fields for football, futsal, squash, and tennis. And Eskdale Reserve, one of the largest reserves on the North Shore, is close by, featuring multiple trails, including one tailored for mountain biking.

Discover your dream home or investment opportunity at Flaxdale Residences.

### Terraced Townhouses

priced from

**\$770,000**

### Interior Finishes and Features at Flaxdale Residences

This development offers two floor plan options with homeowners in mind, the first has two full bathrooms on offer, one an ensuite off the main bedroom for easy access and convenience, and another separate guest bathroom, a popular choice for families. The other emphasises functionality, with the plans designed with a strong focus storage, offering abundant storage options that include linen cupboards, under stair storage, and full-height storage cupboards - perfect for your brooms and vacuum cleaners. Both floor plan options, the bedrooms have generous wardrobes and the kitchens are designed with ample bench space and cupboards, seamlessly connected to the open plan living area that extends to the outdoor space, ideal for entertaining or keeping an eye on pets and children.

The homes are built with quality and trusted high quality finishes and features throughout, and will be warm, dry, and easy to maintain. They boast interior colours that embrace light and calming tones. Kitchen cabinets are in a beautiful oak timber, and the timber hard flooring is the same, complimented by lush neutral carpet.

The kitchen mixes white with the timber cabinetry to provide contrast and interest and features a white stone benchtop with the convenience of soft-close drawers. Splashbacks are tiled with a contemporary tile and the kitchen is fitted with quality Fisher & Paykel appliances - making the kitchens a true highlight of these homes.

Each bathroom showcases lovely tiles on the floor, paired with beech wall-hung vanities sporting a honed matte finish stone top, and throughout the house you'll find timeless brushed stainless tapware and finishes that enhance the overall space.



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Spaces that calm the senses.

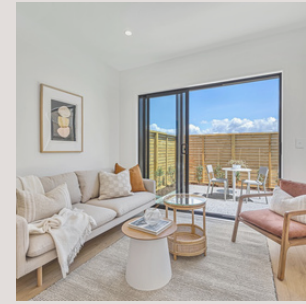


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CREATING AND DELIVERING COST EFFECTIVE, TIMELY AND AFFORDABLE HOMES



**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 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

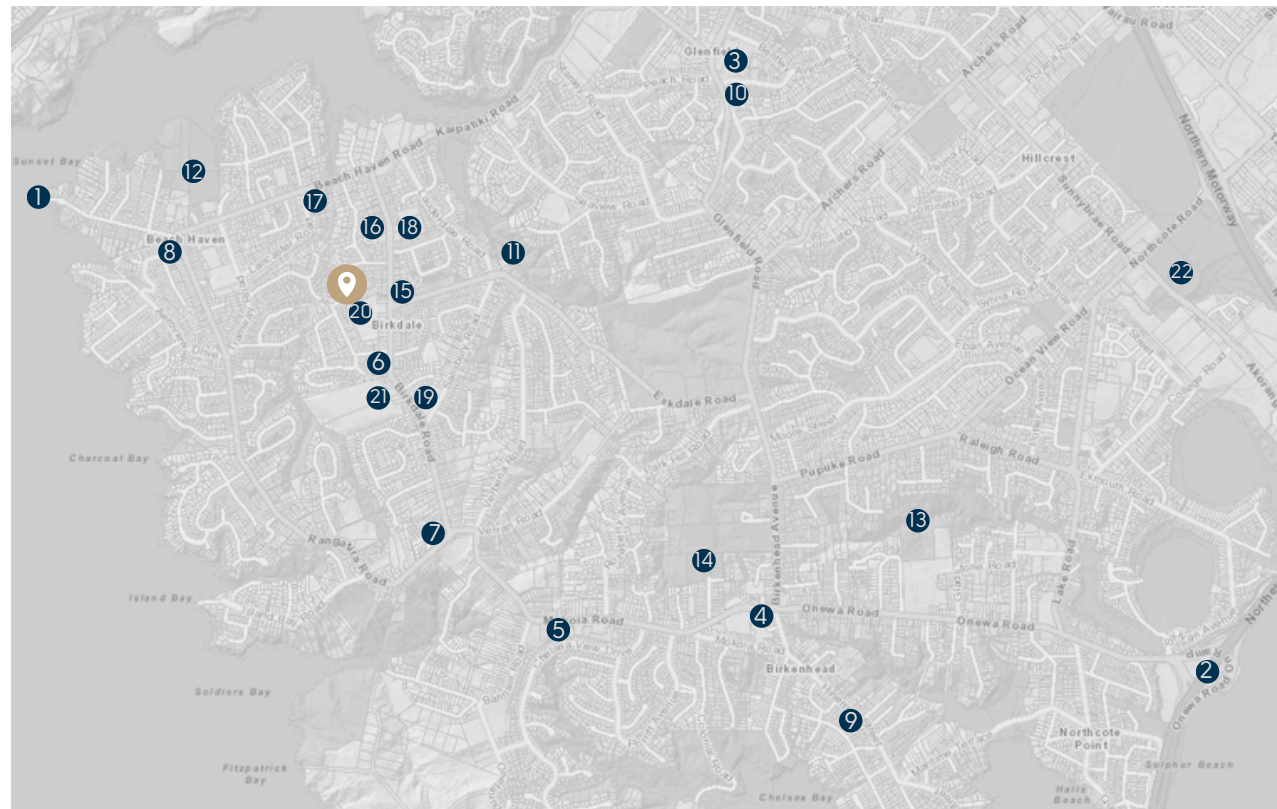


**Westgate Drive | Westgate**  
37 two and three-bedroom townhouses

# LOCATION

Experience the convenience of having everything you require within reach at Flaxdale Residences. Surrounded by schools - all less than 600m away, childcare facilities a short stroll or drive and local shops close by, this neighborhood offers a variety of local amenities to meet all your needs. Public transport is also convenient, with multiple bus stops nearby at the end of the street on Birkdale Road.

Nature enthusiasts will appreciate the nearby Eskdale Reserve and Shepherds Park, perfect for family outings, dog walks, or recreational activities. Nestled on the North Shore, you can also take advantage of being close to stunning beaches. Additionally, you'll have easy access to popular dining areas like Takapuna and quick transportation to the CBD and other parts of Auckland by crossing the bridge.



### Key Locations

- 1- Beach Haven Wharf - Ferry Terminal
- 2- Northern Motorway

### Key Amenities and Retail

- 3- Glenfield Mall
- 4- Highbury Mall
- 4- Woolworths Birkenhead
- 5- New World Birkenhead
- 6- Te Puna Hauora Health Clinic

### Eat and Drink

- 7- The Tearooms Cafe and Eatery
- 8- The Haven Bar & Eatery
- 9- Duo
- 10- The Postman's Leg

### Parks and Recreation

- 11- Eskdale Reserve
- 12- Shepherds Park
- 13- Kauri Glen Tree Top Walk
- 14- Birkenhead Pool and Leisure Centre

### Education- Childcare

- 15- Birkdale Early Learning Centre
- 16- Nurserydale Child Care Centre
- 17- BestStart Beach Haven

### Primary

- 18- Birkdale North School
- 19- Birkdale Primary School
- 20- Birkdale Intermediate School

### Secondary

- 21- Birkenhead College

### Tertiary

- 22 - AUT North Campus

# LOT SCHEDULE

Lot	Typology	Lot Size	Bedrooms	Bath	Carpark	Rental	Valuation
1	A1: 2 Bed - 71m2	84m2	2	2	1	\$630 to \$670	\$ 835,000
2	A1: 2 Bed - 71m2	59m2	2	2	1	\$630 to \$670	\$ 805,000
3	A1: 2 Bed - 72m2	58m2	2	2	1	\$630 to \$670	\$ 795,000
4	A1: 2 Bed - 72m2	58m2	2	2	1	\$630 to \$670	\$ 795,000
5	A1: 2 Bed - 72m2	58m2	2	2	1	\$630 to \$670	\$ 795,000
6	A1: 2 Bed - 71m2	85m2	2	2	1	\$630 to \$670	\$ 805,000
7	A2: 2 Bed - 72 m2	76m2	2	1.5	1	\$620 to \$660	\$ 810,000
8	A2: 2 Bed - 73 m2	60m2	2	1.5	1	\$620 to \$660	\$ 800,000
9	A2: 2 Bed - 73 m2	60m2	2	1.5	1	\$620 to \$660	\$ 800,000
10	A2: 2 Bed - 73 m2	60m2	2	1.5	1	\$620 to \$660	\$ 800,000
11	A2: 2 Bed - 71m2	104m2	2	1.5	1	\$620 to \$660	\$ 810,000
12	A2: 2 Bed - 72 m2	93m2	2	1.5	1	\$620 to \$660	\$ 840,000



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# SCHEME PLAN



## FLOOR PLANS - TYPE A1

2 Bedroom  
2 Bathroom

UNIT 1-6



## FLOOR PLANS - TYPE A2

2 Bedroom  
1.5 Bathroom

UNIT 7-12





2 Bedroom



1.5 & 2 Bathroom



1 Carpark



71-73 sqm

PRICED FROM  
**\$770K**



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## WHY INVEST IN BIRKDALE

Living in Birkdale offers a promising future with its growing suburb and potential for capital growth. Situated on the North Shore in Auckland, this area is undergoing significant development that is expected to transform it over the next decade. The suburb's central location, just a 15-minute drive from the central business district outside of peak hours, makes it a desirable choice for commuters seeking an affordable neighborhood with excellent amenities like schools and shopping options.

Residents of Birkdale benefit from a range of nearby amenities, - including well-regarded schools zoned within it such as Birkdale Primary School, Birkdale Intermediate and Birkenhead College. Additionally, there are several parks in close proximity, providing green spaces for recreation and relaxation. With its convenient location, quality amenities, and potential for growth, Birkdale presents an exciting opportunity for those looking to invest in both their financial future and their quality of life.

As part of the North Shore region in Auckland, which is made up of 40 suburbs, Birkdale is the most affordable with an average house value of \$993,000, based on data from Opes Partners. This affordability, combined with higher rental yields and historical capital growth, makes Birkdale an attractive option for both homeowners and investors. For instance, as of April 2024, two-bedroom properties in Birkdale have a rental yield of 3.4%, indicating a sound investment opportunity.

## RENTAL APPRAISALS

These new houses are situated with great access to bus routes and excellent schools and childcare.

Taking into account its location, new construction, and the high-quality fixtures and fittings that will be included in these houses, here is an overview of the anticipated rental prices. These prices are priced on April 26, 2024.

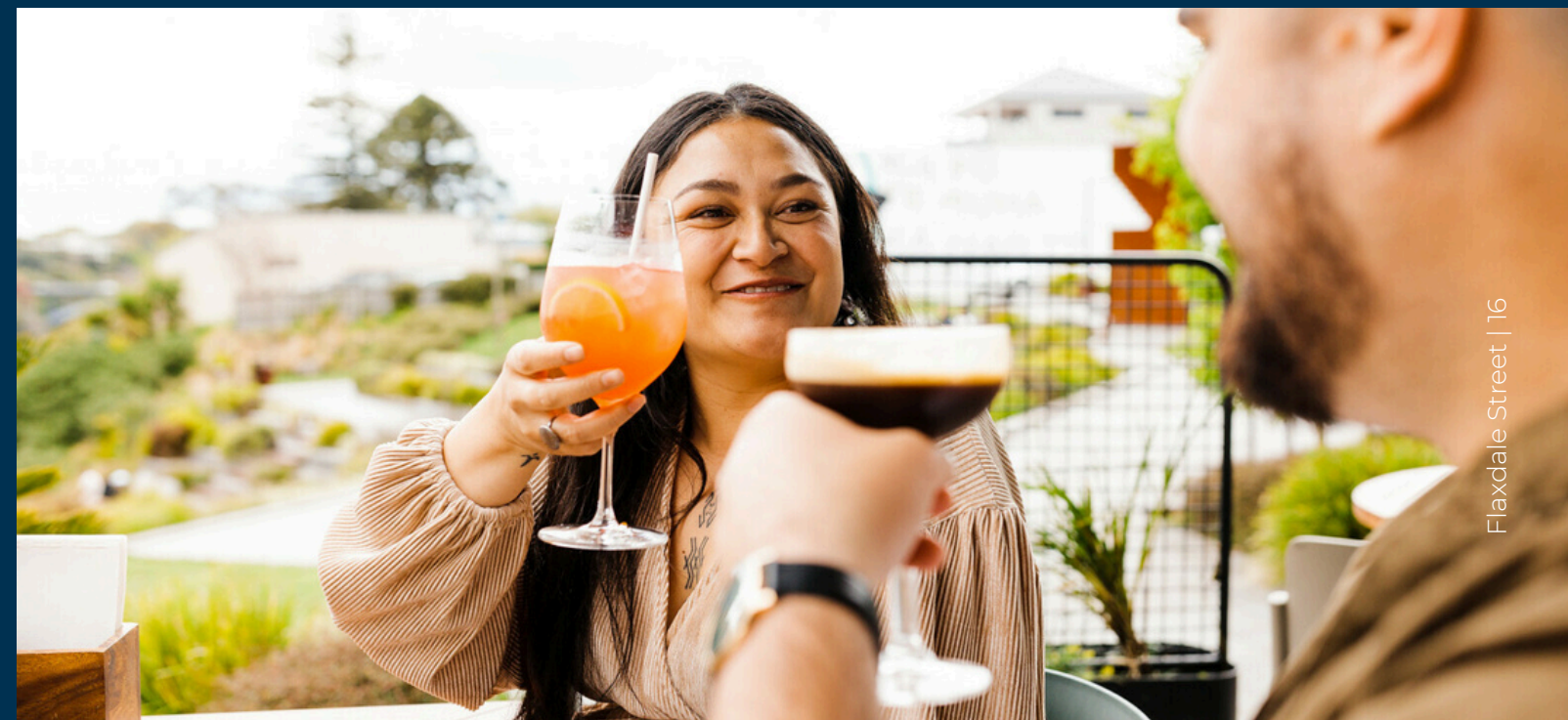
### UNIT 1-6 - \$630-670pw

- Stand alone house - 2 levels
- 2 Bedroom
- 2 Bathroom
- 1 Car park
- Easy care grounds - with private courtyard

### UNIT 7-12 - \$620-660pw

- Stand alone house - 2 levels
- 2 Bedroom
- 1.5 Bathroom
- 1 Car park
- Easy care grounds - with private courtyard

Full rental appraisals are available to view on request.



# 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 vertical board 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	Resene integra lightweight concrete intertenancy 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	Timber hard flooring
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system

## Other

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



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.

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## 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 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

# EACH HOME INCLUDES:

- Fisher & Paykel Appliances
- Heat Pump
- Electronic lock access
- Double glazed joinery
- Modern high quality fittings
- Low maintenance exterior
- Car park

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# 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.

The estimated combined cost for Group Insurance policy and RA contribution for Flaxdale Residences will be around \$1,900-2,200.

## 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.



# BUILDING WARRANTY

**On all new homes, we offer a 1-year defects period. That is in addition to the warranty implied in the agreement for sale and purchase by section 362I of the Building Act 2004.**

All residential building work is covered by the implied warranties. They 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.

Implied warranties are automatic and cover almost all aspects of building work from compliance with the Building Code to good workmanship and timely completion of building work. A breach of these warranties is a breach of the contract. In our agreements the warranty will be met on settlement as we don't require you to settle unless we have obtained a code compliance certificate but we are liable if it transpires during the 10 year period following settlement that the warranty implied under the Building Act 2004 has been breached.

## What do the implied warranties cover?

The implied warranties are:

- All building work will be done properly, competently, and according to the plans and specifications in your approved consent.
- All the materials used will be suitable and, unless otherwise stated in the contract, new.
- The building work will be undertaken in accordance with the Building Act 2004 and the Building Code which is current when the work was undertaken.
- The building work will be carried out with reasonable care and skill, and completed within the time specified or a reasonable time if no time is stated.
- The home will be suitable for occupation at the end of the work.
- If the contract states any particular outcome and the homeowner relies on the skill and judgement of the contractor to achieve it, the building work and the materials will be fit for purpose and be of a nature and quality suitable to achieve that result.

These warranties apply automatically to all contracts for building work on a residential house, whether written or verbal.

For example, if your builder substitutes lower-quality wallboard than specified in the building plans without having your agreement, and this causes damage to the property, this breaches your written or verbal contract.





## 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.



## 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.



## GET IN TOUCH

-  [sales@cetahomes.co.nz](mailto:sales@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.*