

45 Vera Road

Te Atatu South

1 Bedroom Townhouses

The People's Property Developer



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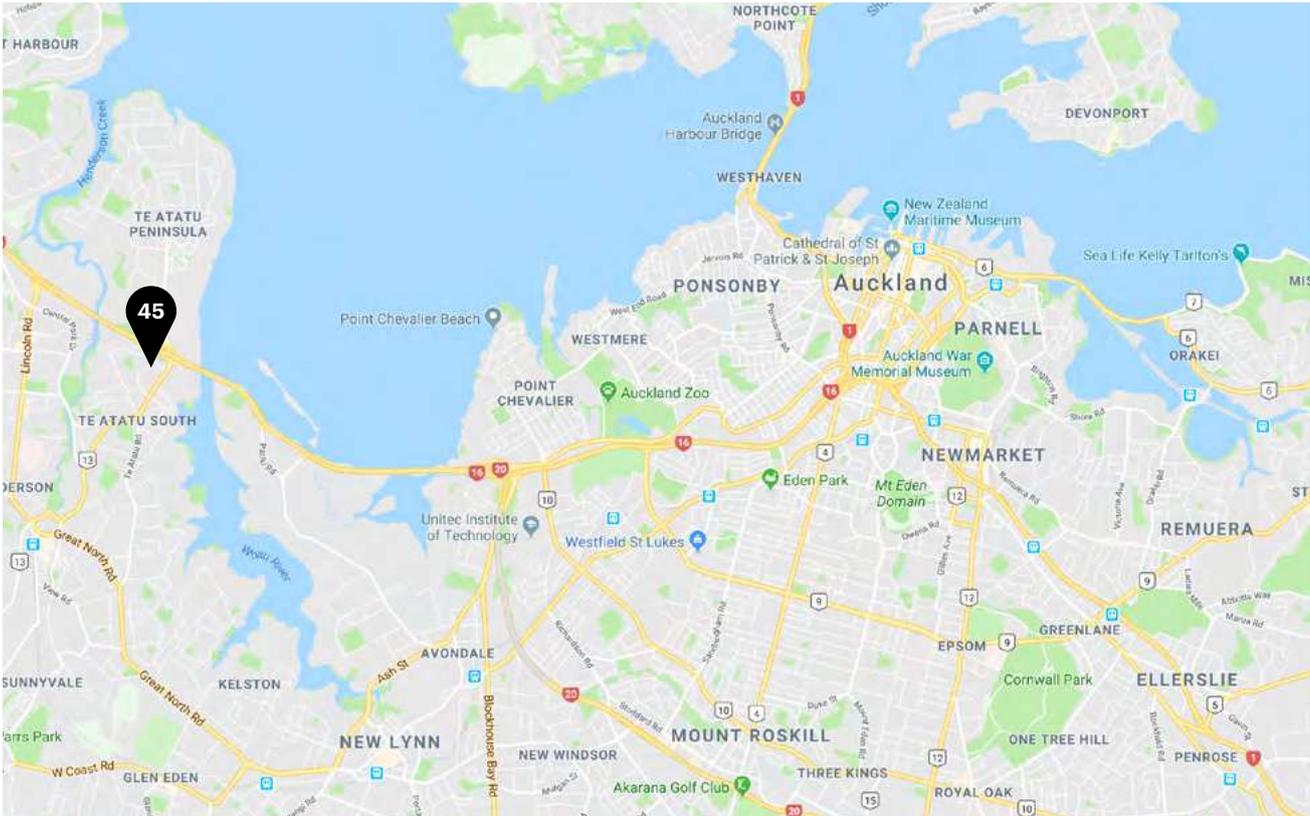
Elegant outer-city living.

Our townhouses, located on fee simple titles, are the most popular products our company has created. With several projects selling down in record timeframe, we are excited to be releasing 45 Vera Road.



Location

Located on Vera Road in Te Atatu South, these Townhouses are only a short 3 minute drive to access the North Western Motorway and are walking distance to local shops, café, transport and other amenities. There is no doubt that finding new homes at an affordable price point is getting increasingly harder as the Auckland population grows.



**We think our projects are
the best value for money.**



45 Vera Road

We are very proud of the design appeal of this development. With black and white cement weatherboards, extensive landscaping, including beautiful cherry blossoms and elegant pergolas identifying the formal entrance way. This simple but tasteful design is market leading with townhouse construction, resulting in a highly appealing visual aspect, while maintaining extreme functionality and low maintenance.



Floor Plan

The open plan and functional nature of the kitchen, living and dining, plus the inclusion of a washer/dryer combo and additional storage space under the stairs, ensures everything has been provided for comfortable outer-city living. Upstairs is a full size bathroom and bedroom, including a large built in wardrobe. There is also roof storage accessed via a ceiling hatch.

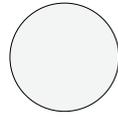
Outside is a low maintenance private courtyard area with ample space for the barbecue and table and chairs. The private area also includes a storage shed and outdoor power supply.



Ground Floor

Internal Colours

All townhouses are painted in beautiful modern tones to create a feeling of warmth and space throughout. The neutral tones allow you to add your own unique touch with furniture, artwork and other accessories.



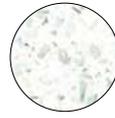
Tiles



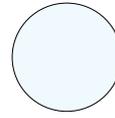
Carpet



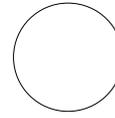
Kitchen Cabinetry



Kitchen Bench



Splashback



Ceiling/
Trim/Doors/
Walls



Blinds



First Floor

Specifications

Quality is paramount in our homes and only the best products are going into the construction and fit out of our developments. Starting with an engineered gravel base and concrete raft foundation, then laminated veneer framing, coupled with double glazed windows, solid air barriers, compression proof polyester insulation and aerated concrete intertenancy walls.

Finishing with European tiles, washable paint and upgraded magnesium oxide flooring, giving the first floor that concrete feel. All our products are purchased from large industry leading companies, to ensure reliability and quality.



Images used throughout this Information Pack are indicative only.

Meet the team

We do property development and investment from an office in Christchurch city centre and are extremely passionate about inner city living and getting residents back to Christchurch city. Well-built townhouses and apartments are the future of New Zealand housing and a solution to the housing crisis. We are committed to building the most liveable city. Meet our team below and reach out to discuss your next property investment.

Matthew Horncastle

Managing Director



Matthew manages on a daily basis Land acquisition, Development design, resource consenting, development sales, marketing and finance. Matthew is a qualified builder and has been in the construction industry for over 9 years. He is extremely high energy and passionate about Williams Corporation purpose to build Christchurch into the most liveable city.

Blair Chappell

Managing Director



Blair is responsible for product and contractor procurement, pricing and site management along with building consents. As a qualified business analyst and having been in the construction industry for over 7 years he loves everything about development and watching a development go from an idea on a set of plans to a finished product complete with home owners and tenants. He is proud to be part of building the most liveable city within his role at Williams Corporation.

Stephen Pike

Sales Consultant



Stephen has over 15 years experience in property sales and has helped over a 1000 customers either invest or own residential real estate. He has a solid background in sales and finance and is well respected and trusted within the industry. His professional approach and strong knowledge of the market and opportunities ensures that his customers get the best possible advice and information to ensure a sound decision is made by his customers. Building customers for life and seeing them achieve their financial goals is of utmost importance to him.

Matt Withington

Sales Consultant



As a licensed builder, experienced new-home consultant, homeowner and property investor; Matt brings a wealth of technical know-how to the Williams Corporation team. Matt has a trusted reputation built on positive communication. Matt can assist you to sort through the options and focus on the ones that will perform best for you now and generate future wealth. Matt genuinely loves talking about property and is passionate about helping people achieve their goals.

Kathryn Marshall

General Manager



Kathryn overviews the finances and cashflow position of the company. Kathryn is responsible for company systems and processes and controls and oversees all legal and technical documents including titles, easements and arranges part of the company finances. She has a Bachelor of Agricultural Science as well as additional business subjects at tertiary level. Kathryn works to create highly skilled teams to provide ethical outcomes for our customers and the environment.

Scott Barclay

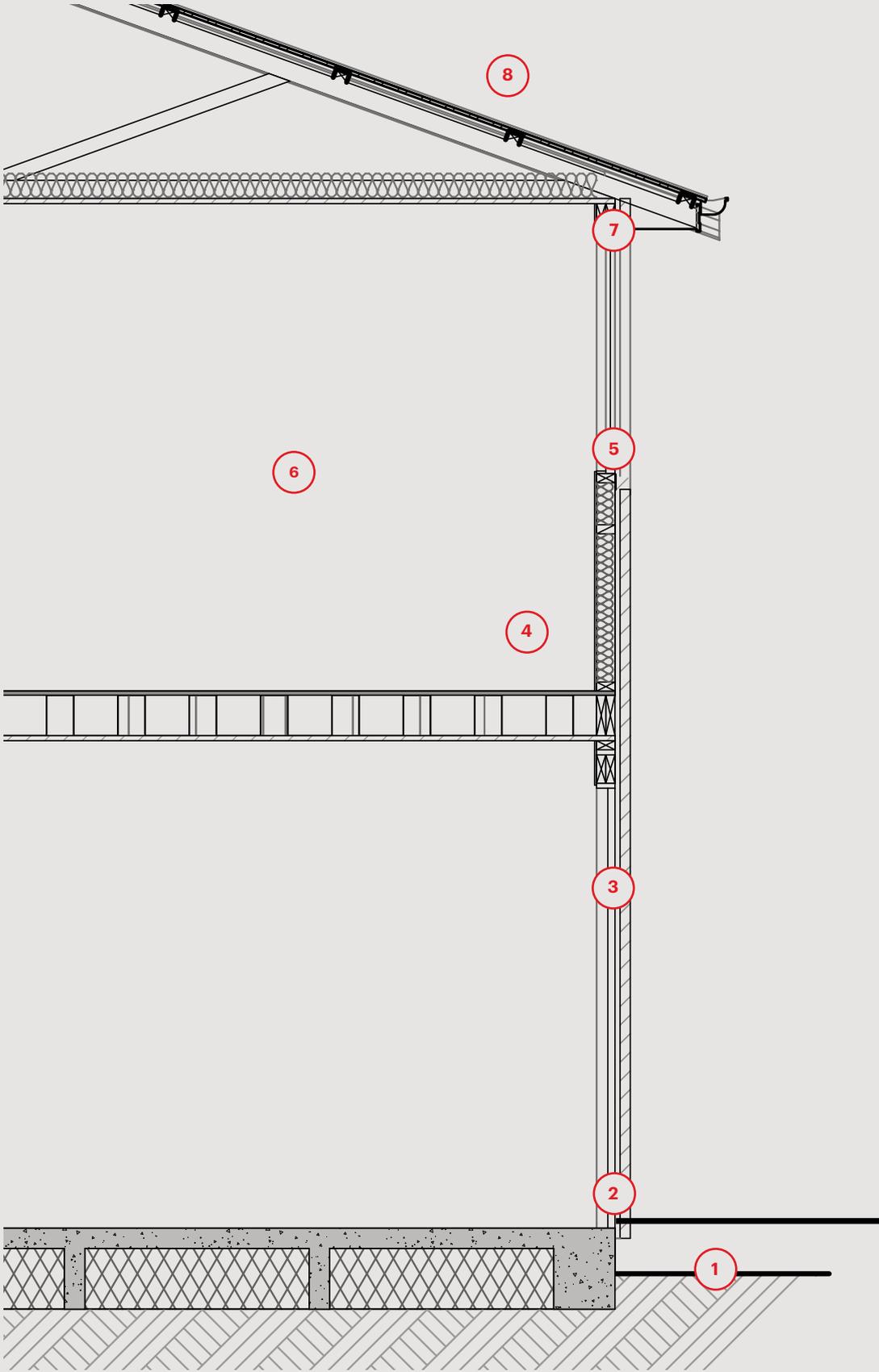
Group Accountant



Scott has recently joined Williams Corporation in August and handles all of the finance including; Creditors, purchase orders, payments, office administration and IRD Compliance. A qualified accountant, Scott has had extensive experience in the construction industry having had roles with both main contractors and suppliers. In previous lives he has also worked as a Market Gardener and High School Teacher.

The People's Property Developer

How we build homes better.





1

Gravel Raft

Soils are stripped down and replaced with compacted gravel, the entire process is signed off and overseen by an engineer. A gravel raft provides a stable platform and strengthens the ground under your home.



2

Engineered Slab

Constructed on top of the gravel raft an engineered slab provides the benefits of the concrete foundation sitting on the ground instead of in it. Constructed with concrete, steel and polystyrene pods, with the process being signed off by an engineer.



3

LVL Frames

LVL stands for laminated veneer lumber, LVL timber is dimensionally accurate, straighter and meets or exceeds equivalent stress tests when compared to standard SG8 and SG10 pine framing.



4

MagLok Flooring

Constructed out of magnesium oxide, MagLok flooring has a concrete like feel, can't squeak and has higher fire and water resistance when compared to particle board.



5

Insulation

The insulation we use is New Zealand made. It is made of out of polyester, is compression proof and is guaranteed to not sag in your wall cavity for 50 years. It is non-toxic and has no glue, formaldehydes or pesticides and overall contributes to a warmer and more comfortable home.



6

Hebel Intertency Wall

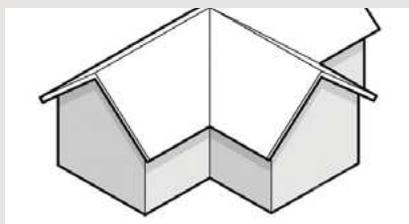
Hebel Powerpanel XL is made out of aerated concrete and provides fantastic acoustic and fire resistant properties. This ensures the product separating you from your neighbours is of the highest quality in the market place. Because the Hebel sits between the timber framing you have full use of the intertenancy wall in your home without comprising your fire and acoustic rating.



7

Solid Air Barrier

It is no surprise that the building code requires a solid air barrier in extra high wind zones, when compared to building paper a solid air barrier offers a more robust cavity and extra structural bracing on the home.



8

Safe Building Envelope

All of our homes have longevity in mind, we do not use internal gutters, flat roofs or other high risk design elements. We use leading products both on the walls and behind them to create a low maintenance home that will last the test of time.

Residents Agreement

Because this is a multi Townhouse development, we have created a Residents Agreement which incorporates rules and maintenance, giving similar protection to a body corporate, but at the fraction of the cost.

Build Specifications

Specifications, Colour Schedule and Chattel List

General Specifications

Internal Doors Paint finish flush panel MDF doors Gib sliders to robes

Entry Door Latitude panel

Hardware Miles Nelson S Range

Windows Double glazed, powder coated aluminum

Electrical LED lighting, sockets, general connections, phone and tv jacks, heated towel rails and bathroom fans.

Heating Fujitsu 5kw heat pump

Water Heater 180L hot water cylinder

Paint Resene Spacecoat

Roof .4mm Colour Steel corrugated roofing

Fascia Colour Steel

Gutter Colour Steel

Downpipes Colour Steel

Cladding Fibre Cement Weatherboard

Interior Lining

Insulation Batts R 2.4 wall batts, R 3.6 ceiling batts

Gib Walls and ceilings, standard gib to engineer requirements

Gib Stopping Level 4 finish, square stop to ceiling

Skirting and Architraves MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

Kitchen

Oven Fisher and Paykel 60cm built-in oven

Hob Fisher and Paykel 60cm ceramic cook top

Dish draw Fisher and Paykel stainless steel dish draw

Rangehood Robinhood 60cm stainless steel

Washer/Dryer Fisher and Paykel Washer/Dryer (1 bedroom units only)

Laundry Super Tub (2 bedroom units only)

Bathroom

Shower Acrylic shower tray, tiled walls

Vanity 750mm wide with 2x draws

Heating Chrome heated towel rail

Mirror 2 door mirror with storage cabinet

Tapware Raymor Cove series basin, shower, kitchen mixer

Toilet Back to wall soft close

Build Specifications

Specifications, Colour Schedule and Chattel List

Internal Colours

Tiles European off white tile

Carpet Virga Cloud

Kitchen Cabinetry Bestwood Dusky Elm

Kitchen Bench Engineered Marbello Snowdrop

Splashback Clear glass

Ceiling/Trim/Doors/Walls Resene Half Black White

Blinds Black block out blinds

External

Exterior Cladding (Hebel) Black and White Fibre Cement Weatherboard

Roof, Fascia, Gutter, Downpipe colour Silver pearl

Soffits Resene Half Black White

External Joinery and Front Door Silver pearl

2 x Outdoor Taps

Chattel List

Letter box

Clothes line

Garden/bike shed

Blinds

Cook top

Range hood

Dish draw

Fixed floor coverings

Light fittings

Heat pump and remote

Bathroom heater

Towel rail

Mirrors above vanity

Wardrobe joinery

T.V. antenna

Washer dryer combo (1 bedroom units only)

Super Tub (2 bedroom units only)

Smoke alarm/s pursuant to Building Code requirements

Price List

| Unit Number | Number of Bedrooms | Sizes | Price | Tick & Initial Purchasing Unit |
|-------------|--------------------|---|-----------|--------------------------------|
| Unit 1 | 1 | 55.82m ² (internal) 60.55m ² (outdoor) | \$480,000 | <input type="radio"/> |
| Unit 2 | 1 | 55.82m ² (internal) 20.83m ² (outdoor) | \$480,000 | <input type="radio"/> |
| Unit 3 | 1 | 55.29m ² (internal) 22.10m ² (outdoor) | \$475,000 | <input type="radio"/> |
| Unit 4 | 1 | 56.44m ² (internal) 20.28m ² (outdoor) | \$469,000 | <input type="radio"/> |
| Unit 5 | 1 | 56.44m ² (internal) 20.63m ² (outdoor) | \$469,000 | <input type="radio"/> |
| Unit 6 | 1 | 55.29m ² (internal) 32.37m ² (outdoor) | \$475,000 | <input type="radio"/> |
| Unit 7 | 1 | 55.29m ² (internal) 37.72m ² (outdoor) | \$475,000 | <input type="radio"/> |
| Unit 8 | 1 | 56.44m ² (internal) 25.89m ² (outdoor) | \$469,000 | <input type="radio"/> |
| Unit 9 | 1 | 55.29m ² (internal) 69.78m ² (outdoor) | \$480,000 | <input type="radio"/> |

**With limited townhouses available,
we recommend you enquire today.**

williamscorporation.co.nz
facebook.com/WilliamsCorporation

