



BAY OF PLENTY

230 Grange Road,
Otūmoetai, Tauranga

equiti

Licensed under the REAA 2008



Completed development at Westminster Street, Christchurch

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NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
Residential
Builder

Welcome to Wolfbrook Residential

Wolfbrook Residential is New Zealand's largest multi-unit & apartment developer with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, & therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 400 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 900 homes across New Zealand, placing the company amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.





All images are artist's impression only

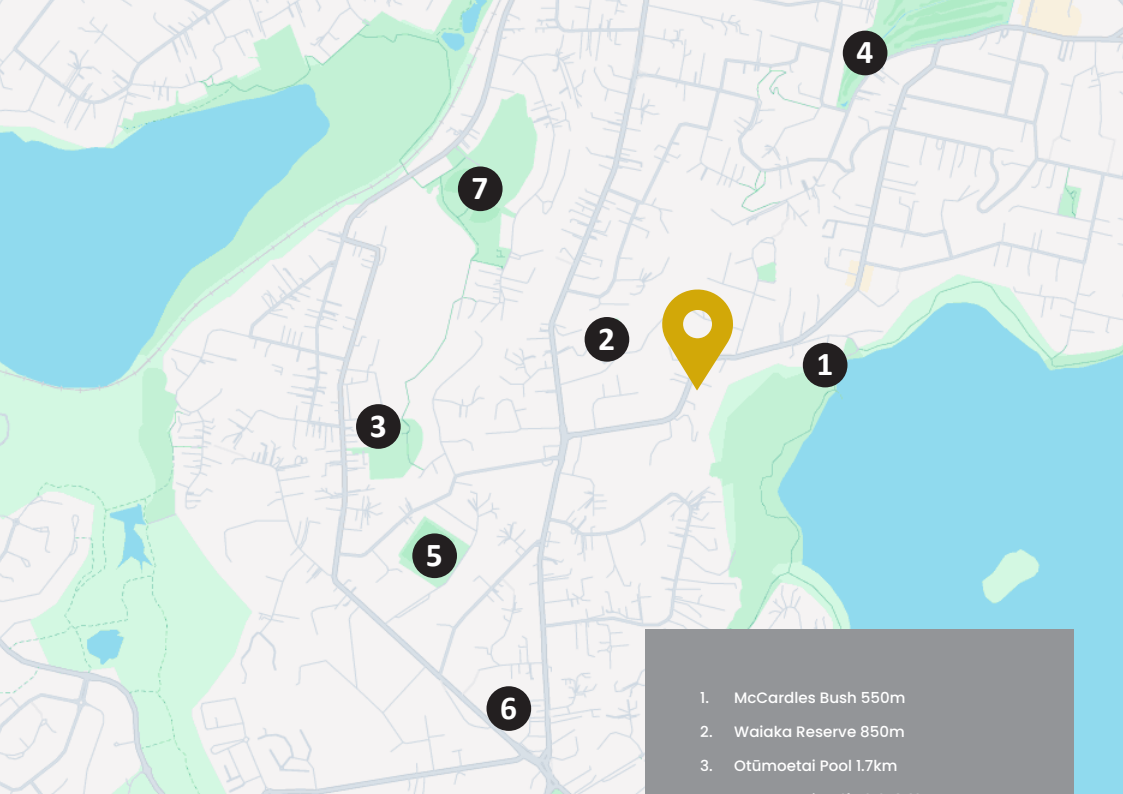
The Development

Introducing 230 Grange Road, Otūmoetai – Seven architecturally designed homes offering a stylish, low-maintenance lifestyle in Tauranga. This exclusive release includes a range of two- and three-bedroom homes, with easy access to nearby beaches and reserves.

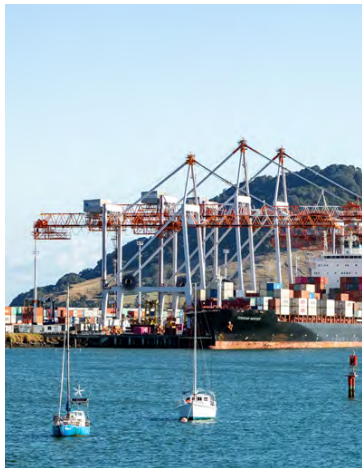
All homes feature open-plan living, contemporary kitchens with Samsung appliances, outdoor areas, and off-street

parking. With spacious layouts, durable finishes, and low-maintenance landscaping, these homes are designed for comfort, function, and modern living.

Ideal for both home buyers and investors, 230 Grange Road presents an exceptional opportunity to secure a brand-new home in this thriving neighbourhood.



Amenities



Location What's Nearby?

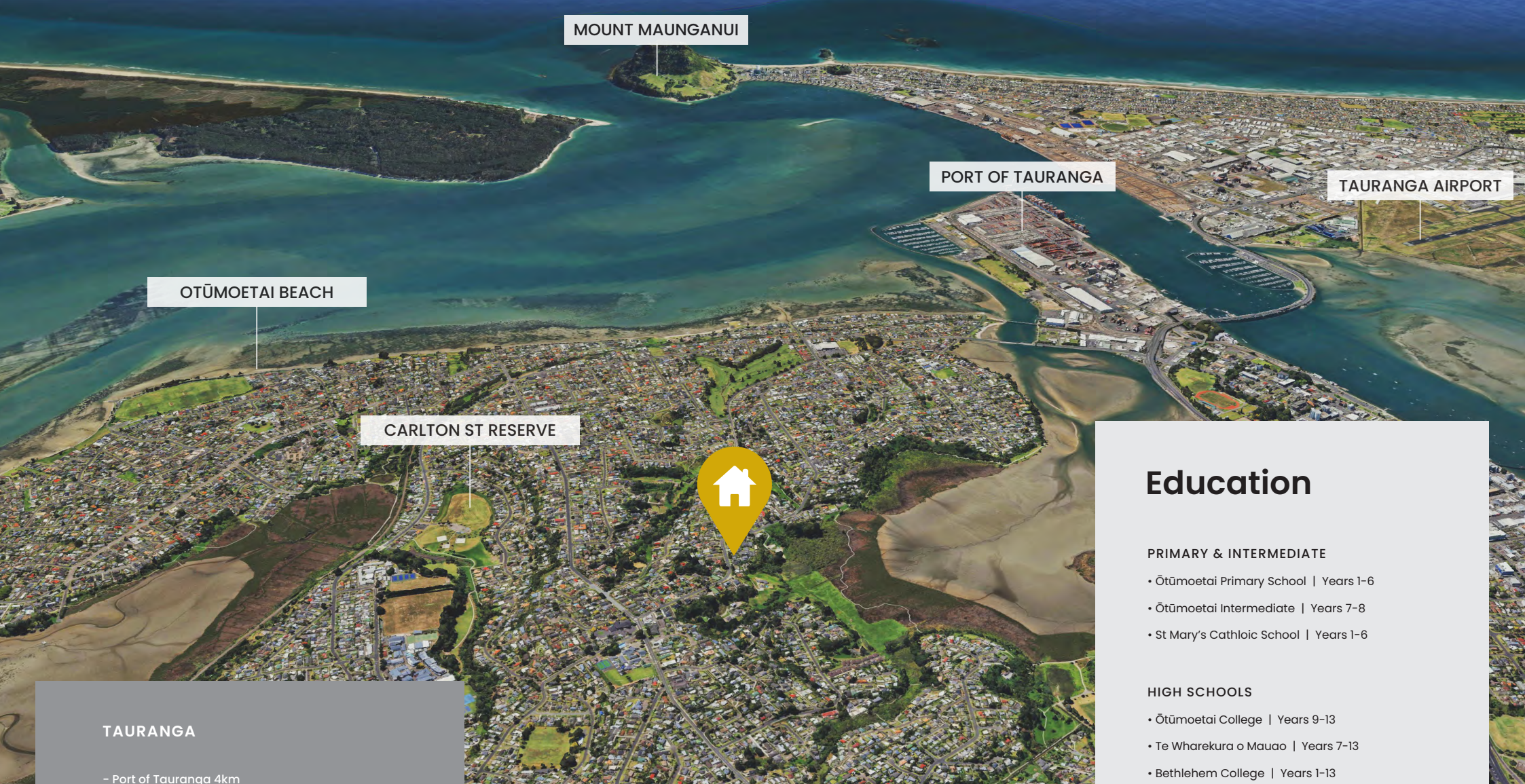
Perfectly positioned in Otūmoetai, this peaceful location is surrounded by native bush, with Waiaka Reserve, Carlton Street Reserve, Kulim Park, and the scenic Waikareao Estuary all a stone's throw away.

Within walking distance, you'll find Otūmoetai Primary School, Otūmoetai College, the Otūmoetai Tennis Club, the community pool, and a variety of local cafés—adding

to the vibrant, family-friendly atmosphere. Further along Otūmoetai Road, supermarkets, restaurants, shops, and essential services complete the picture of everyday convenience.

For travel and wider connections, Tauranga Airport, Tauranga Hospital, and the marina are easily reached via the motorway or public transport.

1. McCardles Bush 550m
2. Waiaka Reserve 850m
3. Otūmoetai Pool 1.7km
4. Otūmoetai Golf Club 2.0km
5. Mitchell Park 1.2km
6. New World Brookfield 1.6km
7. Carlton St Reserve 3.3km



MOUNT MAUNGANUI

PORT OF TAURANGA

TAURANGA AIRPORT

OTŪMOETAI BEACH

CARLTON ST RESERVE

TAURANGA

- Port of Tauranga 4km
- Tauranga Airport 7km
- Mount Maunganui 10km
- Carlton St Reserve 3km
- Otūmoetai Beach 4km

Education

PRIMARY & INTERMEDIATE

- Ōtūmoetai Primary School | Years 1-6
- Ōtūmoetai Intermediate | Years 7-8
- St Mary's Catholic School | Years 1-6

HIGH SCHOOLS

- Ōtūmoetai College | Years 9-13
- Te Wharekura o Mauao | Years 7-13
- Bethlehem College | Years 1-13

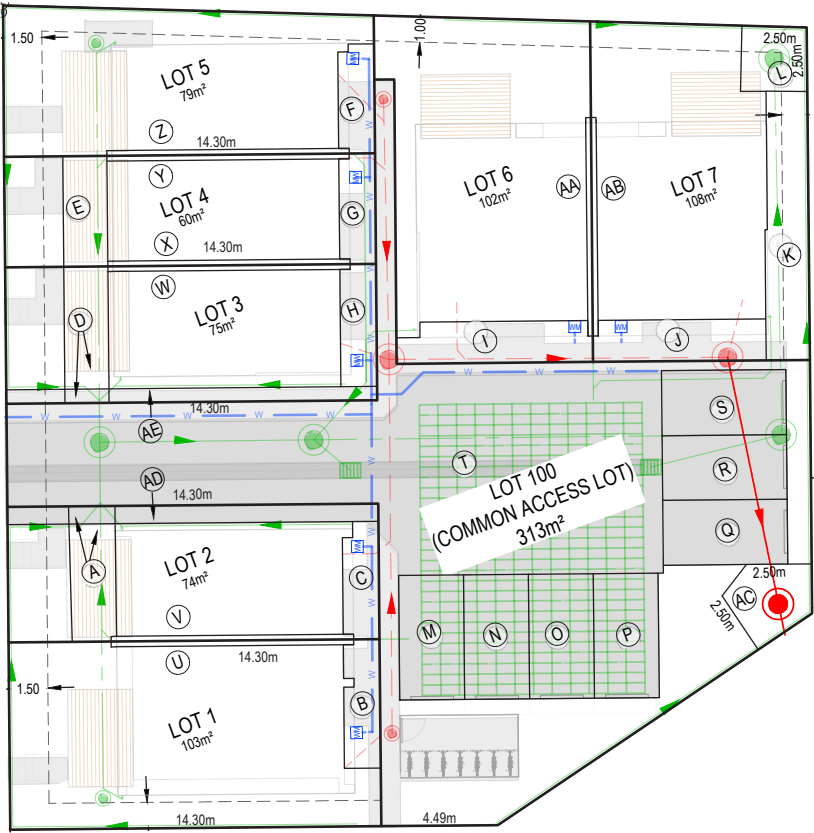
These schools are nearby education providers for which this address is in-zone. Additional enrolment criteria may apply, and zoning may be subject to change. We recommend contacting the schools directly for the latest information.

Landscape Plan



Subdivision Plan

Freehold Titles



CONCEPT PLAN
For marketing purposes only

Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m ²	Land Size m ²	Price
1	3	2	1	95.79	103	\$830,000
2	2	2	1	71.05	74	\$740,000
3	2	2	1	70.54	75	\$740,000
4	2	2	1	70.88	60	\$715,000
5	2	2	1	70.97	79	\$740,000
6	3	2	1	96.54	102	\$830,000
7	3	2	1	96.54	108	\$830,000

Rental Appraisal



Monday, 16 June 2025

Thank you for the opportunity to appraise the four homes at:
230 Grange Road, Otumoetai, Tauranga.

I am pleased to provide you with a comprehensive appraisal of the rental value for your property.
This appraisal reflects a thorough analysis of the current real estate market trends and the comparable properties within the vicinity.
Our goal is to offer you a detailed insight into the potential rental income of your property, ensuring that you are well-informed to make strategic decisions regarding its management and leasing.

Property Description:
Units 1, 6 and 7 consists of 3 Bedrooms, 2 Bathrooms and 1 off street car park.
I have appraised the weekly rental for these units at \$700.00 per week in this current market.

Units 2, 3, 4 and 5 consists of 2 bedrooms 2 Bathrooms and 1 off street car park.
I have appraised the weekly rental for these units at \$630.00 per week in this current market.

Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.
Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 613 7633 or via email at hayey@wolfbrookpm.co.nz

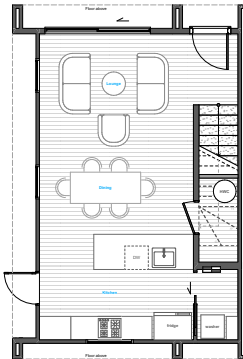
Kind regards,
Hayley Reid | General Manager
Wolfbrook Property Management

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

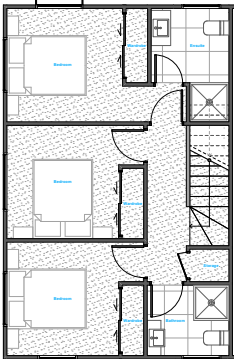
Floor Plans & Design



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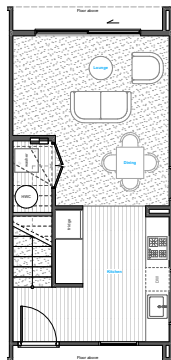
GROUND FLOOR



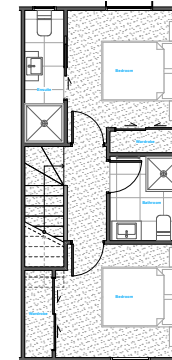
FIRST FLOOR



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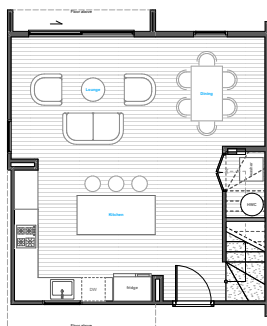
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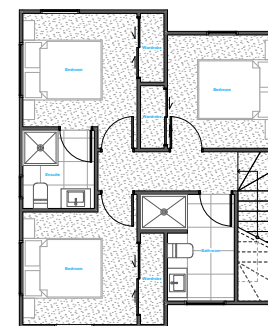
FIRST FLOOR



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GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

Exterior Finishes

Roof	Colorsteel Sandstone Grey
Gutter & Fascia	Colorsteel Sandstone Grey
Window Joinery	Colorsteel Sandstone Grey
Cedar	Dryden Slate
Soffits	Resene White
Entrance Door	Colorsteel Sandstone Grey
Rockcote Plaster	Resene Double Thorndon Cream



Interior Finishes

Hard Flooring	Godfrey Hirst - Lucca 300
Carpet	Feltex Cable Bay - 540 Cockle
Tiles	Reptiles - Olympia Shell



Colour Scheme

Ceiling	Resene - Quarter Black White
Doors & Windows	Resene - Quarter Black White
Walls & Skirting	Resene - Quarter White Pointer



Kitchen

Benchtop	Primestone - Athena Polished
Cabinetry	Bestwood - Limestone Velvet
Cabinetry 2	Melteca - Urban Ash
Sink Mixer	Robertson - Uno Kitchen Mixer - Brushed Nickel
Appliances	Samsung - Stainless Steel
Splashback	Reptiles - Vertical Stack - White Matt



Building Specifications

Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R4.0 *

Exterior

Roof	Colorsteel
Fascia and Gutter	Colorsteel
Downpipes	Colorsteel
Exterior Cladding	Cedar & James Hardie Stria
Window & Door Joinery	Double glazed, powder coated aluminium

Internal

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster
Wardrobe Joinery	Pre-finished 16mm Whiteboard
Water Heater	250L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower 1	Atlantis - 900x900mm - Easy Tile
Shower 2	Commander - 900x900mm - Easy Tile
Shower 3	LQ Austin 900x1200mm - Easy Tile
Shower Glazing	Frameless Glass
Fittings	Robertson Elementi Ion - Chrome
Toilet	Newtech - Casalink Back to Wall Toilet
Vanity	Brookfield - Double Tier Wall Hung - Possum
Vanity 2	Newtech - Sahara Junior Single Tier Wall Hung - Possum
Mirror	Newtech - Avon Wall Hung Mirror Cabinet - Gloss White - 750mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail - Chrome
Wall Heater	Goldair Bathroom Heater - 2000w - Stainless
Tiled Splashback	Reptiles - White Matt

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck - planted w/ a mixture of plants & trees as per landscape plan



HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung ARISE WindFree™ Heatpump/Air Purifier
- Blinds - Blockout Roller Shades
- Faux-Timber Venetians (Kitchen & Bathroom)
- Digital Touch Pad - Schlage Artus - Satin Nickel
- Clothesline
- Boxdesign - Letter Box
- EV Charger - Supply & install available for an additional fee



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

SAMSUNG



Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.

Samsung WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



SHOWER

Tiles | Olympia Shell Matt
Fittings | Robertson Elementi Ion Chrome
Glazing | Frameless Glass

FLOOR

600 x 600mm
Olympia Shell Matt

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Completed development at Raukawa St, Lower Hutt

Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties – after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

What if there are minor defects I notice?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can

contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above, don't hesitate to reach out to our team to discuss.

WOLFBROOK
RESIDENTIAL



2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word.

*T&C's apply please visit www.wolfbrook.co.nz



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Residents Society

Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit wolfbrook.co.nz/residents-society

ESTIMATED ANNUAL LEVY

\$3000-\$3200

INCLUDING INSURANCE

The levies stated are indicative only and subject to change.

The establishment of a Residents Society is not guaranteed and may not apply to this development.

Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest

quality in design and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Our Building Guarantees



Home Completion Guarantee

Your payments to us are 100% secure, ensuring that you receive your new home.

Total Price Guarantee

We guarantee the price we give you is the price you'll pay for your new home.

1 Year Defects Warranty

If your new home isn't quite right we'll fix it.

10 Year Structural Warranty

Your new home will stand the test of time.

wolfbrook.co.nz

Purchasing a Wolfbrook Property

STEP 1.

Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

STEP 2.

Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

STEP 3.

Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

STEP 4.

Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

STEP 5.

Sit Back and Relax

Your new investment property is in good hands - professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.

Completed Developments

WOLFBROOK HAVE COMPLETED OVER 1000 PROPERTIES THROUGHOUT NEW ZEALAND. BELOW IS A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS.



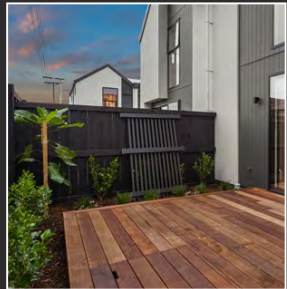
LINCOLN ROAD
Addington, Christchurch
60 Residential Units



WHITELEIGH AVENUE
Addington, Christchurch
5 Residential Units



EDMONTON ROAD
Henderson, Auckland
9 Residential Units



17TH AVE
Tauranga
7 Residential Units

The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





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