

25 Tranent Road,  
Mangere,  
Auckland



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# The Development

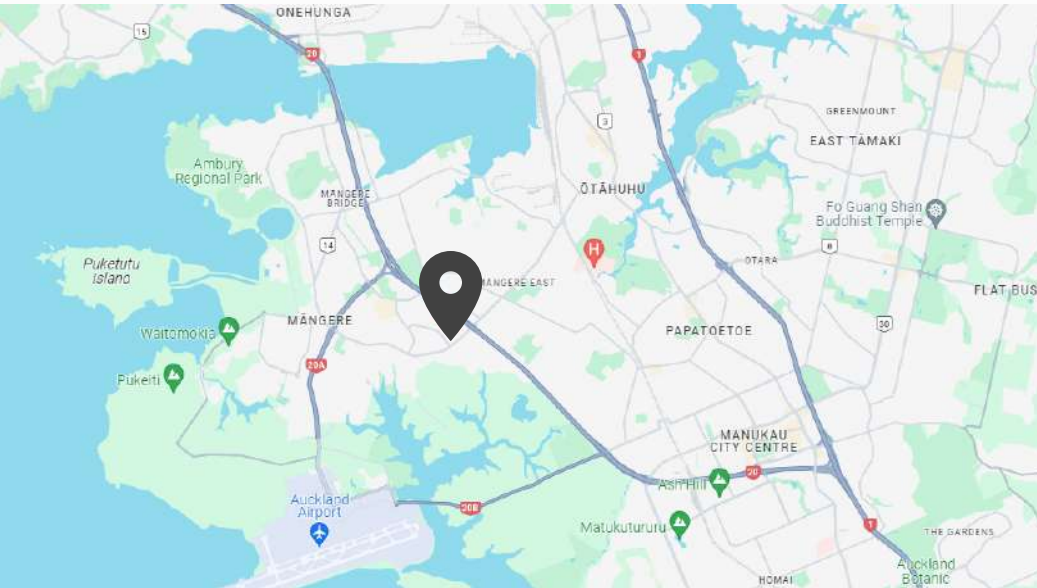
25 Tranent Road, Mangere, Auckland offers eighteen architecturally designed two and three-bedroom townhouses with selected off-street car parking and a secure lock-up for your bicycle.

Inside you're greeted with the open-plan kitchen and living area. The stylish yet functional kitchen is designed as an L-shape which is perfect for cooking together. There's a breakfast bar for dining, and the kitchen features quality, modern finishes such as a Prime Stone benchtop, soft close drawers, Melamine cabinetry, and Samsung stainless steel appliances.

All units have a handily located guest toilet on the ground floor. Upstairs are two bedrooms which both include built-in wardrobes, and a stylish bathroom that features a fully tiled shower for easy cleaning, and a floating vanity which creates a sense of spaciousness.



# Location



This close knitted neighbourhood is the perfect place for young families or couples looking to put their roots down. 25 Tranent Road, Mangere, Auckland is a quiet cul-de-sac street with access to public transport and great transport links nearby.

- PAK'nSAVE Mangere 2.2km
- Mangere Arts Centre 2km
- Mangere Town Centre 1.6km
- Mangere Unichem Pharmacy 1.8km
- Countdown Mangere 1.7km
- Middlemore Hospital 4.1km
- Tureki Healthcare 1.3km

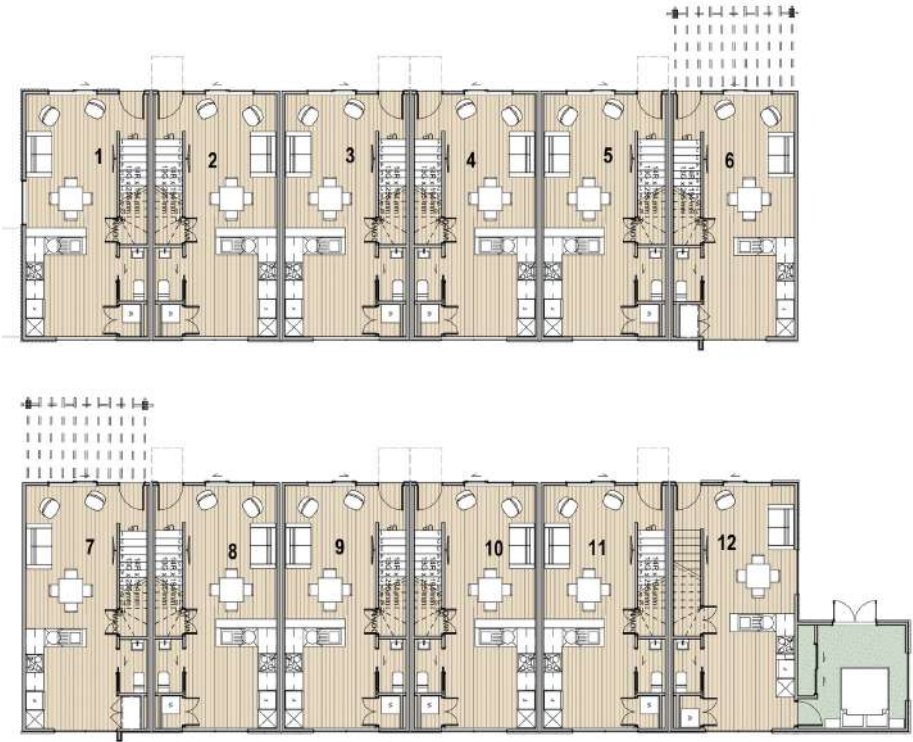
# Amenities



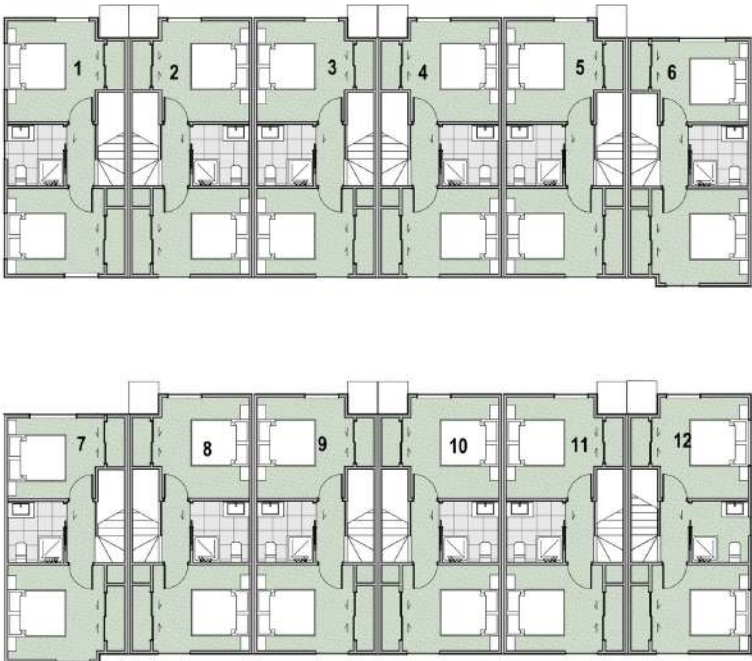




# Floor Plans

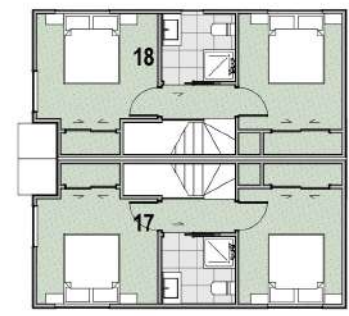
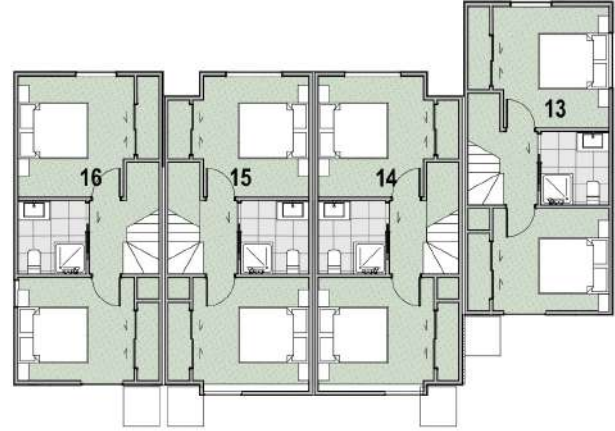
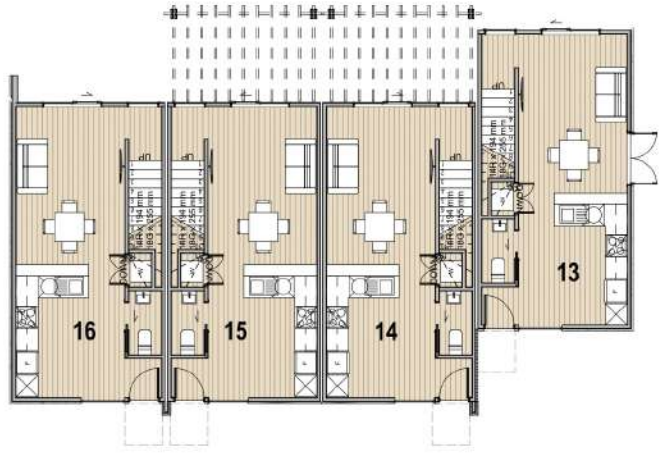


**Ground Floor**



**First Floor**

# Floor Plans



**Ground Floor**

**First Floor**



# Specifications

## Interior & Exterior Finishes

### Exterior Finishes

Roof	Coloursteel Sandstone
Window Joinery	Silver Pearl*
Avion Weatherboard	Resene Double Tapa*
Horizontal Cladding	Resene Double Ash*
Brick	Resene Hot Vibe White - Ragged Brick Finish*



### Interior Finishes

Hard Flooring	Gooday Hest Vega Vinyl Plank in Mocho*
Carpet	Feltes in Castle Bay in Felton with Iron Underlay
Tiles	600 x 600 Tiles in Pacific White Lappato & Noctis M45 Lappato*



### Colour Scheme

Ceiling	Duxa M1 Aspiring
Walls, Doors & Windows	Duxa M1 Aspiring
Kitchen	Duxa Wall Paper



### Kitchen

Benchtop	Prime Classic Collection - Popanoa Polished*
Cabinetry	Bestwood Melamine - Empty Kudosplus Timberland & Melamine Te White
Handles	Archtop - Saman Apple - Brushed Metal
Sink, Mixer	Orava Astra Downcast 1.5m Mixer - Chrome
Appliance	Samsung - Stainless Steel
Spice Rack	3D Chevron White - Stylist



We have used Prime Stone Benchtop in this development. Prime Stone is a high quality, engineered stone that is low maintenance, hygienic, easy to clean and with an excellent ability to resist stains and bacteria. It's made up of at least 95% natural quartz and 5% resin. It's a beautiful addition to our kitchen design and a timeless option.



## Building Specifications



### Construction

Foundation	Waffle Foundation Slab
Framing	80mm SGR Framing
Weathering Walls	GR Insulation Barrier System
Wall Insulation	Ins Batt R1.5 (2x Drivers)
Roof Insulation	Ins Batt R1.0 (2x Drivers)

### Exterior

Roof	Coloursteel Profile Roofing
Timber and gutters	Timber facade board, Coloursteel guttering
Door cladding	James Hardie Avon Panel (smooth), James Hardie Oblique Horizontal and 70 series brick with Ragged Brick finish
Window and door joinery	Double glazed, powder coated aluminium

### Interior

Ceiling heights	2.4m throughout
Internal doors	Paint, smooth finish hollow core
Cling	Painted GBS level 4 plaster
Wardrobes joinery	Pre-finished 16mm whiteboard
Water heater	18L electric hot water cylinder
Lighting and electrical	LED recessed down lights

### Bathroom

Shower base	Akramis Easy Tile Square 2 Wall Shower - Pacific Mist Lappato
Shower walls	Tiles - Pacific White Lappato
Shower glassing	Frameless Glass
Ratings	Geneva Astra Fittings - Chrome
Toilet	Rewatch - Sierra back to wall Toilet
Vanity	Zora Wall hung in Honey Ash Timberland with White Top - 750mm
Mirror	Wall hung mirror cabinet in Honey Ash Timberland - 750mm
Heated towel rail	Evolve Heated Towel Ladder - Chrome
Wall heater	Serena Bathroom Heater - Stainless Steel
Fixed Spineback	Rococo Mist Lappato with aluminium trim

### External Works

Driveway	As per Landscape Plan
Landscaping	Exposed aggregate concrete with decorative saw cut to define entries* Standard concrete to service areas* Permeable Pavers* Planted with a mixture of plants and trees*

## Chattels

Samsung Stainless Steel 60cm Built In Oven
Award Power Rack Rangehood
Samsung Stainless Steel Dishwasher
Samsung Ceramic Cooktop
Hettich 3-Row Heating with remote to ground floor blinds
Shored like Storage - new Landscape Plan
Fold down washing lines
Knobsedge - entry box
Schlage Lock** S2 Smart Lock - Black



The Schlage Lock\*\* S2 Smart Lock is packed full of features that give homeowners unparalleled control over access to their 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.

### FUJITSU

Fujitsu 5.6kW Heat Pump  
Its compact, slim design fits any interior and the many clever features will cost more power savings, convenience and healthier fresh air to create your warm and comfortable environment.



### WOLFBROOK



# Rental Appraisal



8th December 2021

Thank you for the opportunity to appraise the 18 townhouses at **25-27 Tranent Road, Māngere, Auckland.**

In close proximity to Māngere Mall which offers a plethora of amenities, supermarkets, restaurants, early education providers and easy access to the southwestern motorway, the townhouses at 25-27 Tranent Road will make an attractive rental option.

- Units 1 – 4, 17 and 18 = 2 bedrooms and 1.5 bathrooms. I have appraised the weekly rental for this unit at \$540.00 / week in this current market
- Units 5 – 11 and 13 – 16 = 2 bedrooms, 1.5 bathrooms and an off-street car park. I have appraised the weekly rental for this unit at \$560.00 / week in this current market
- Unit 12 = 3 bedrooms, 1.5 bathrooms and an off-street car park. I have appraised the weekly rental for this unit at \$600.00 / week in this current market

Should you have any questions regarding the above, please do not hesitate to give me a call.

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