

48 Moire Road, Massey

Contemporary living in vibrant Massey



Massey offers a well-connected and affordable suburban living experience with its range of amenities, schools, and convenient transport links. This location is a practical choice for first home buyers and investors.



48 Moire Road

This development consists of 20 townhouses with a selection of one and two bedroom options.

Perfectly designed for low maintenance living, this development creates a true community feel.

Each townhouses offers modern, comfortable spaces with open plan living, neutral decor, and quality fixtures and fittings throughout.

Car parking is available to suit all needs and lifestyles. Enjoy outdoor living from patios as well as an abundance of parks nearby.

This development offers a perfect opportunity to grow your property portfolio or buy your first home in Auckland.



Disclaimer: The information contained within this brochure is correct at the time of production.
For the latest information, please contact one of our sales consultants.
August 2023.

48 Moire Road

Community

Moire Road is positioned perfectly for everything you need at close hand. A large array of local amenities and parks are within walking distance as well as full schooling options nearby. Westgate Shopping Centre is only 2km away, where you have Countdown, The Chemist Warehouse, CityFitness, Noel Leeming and more.

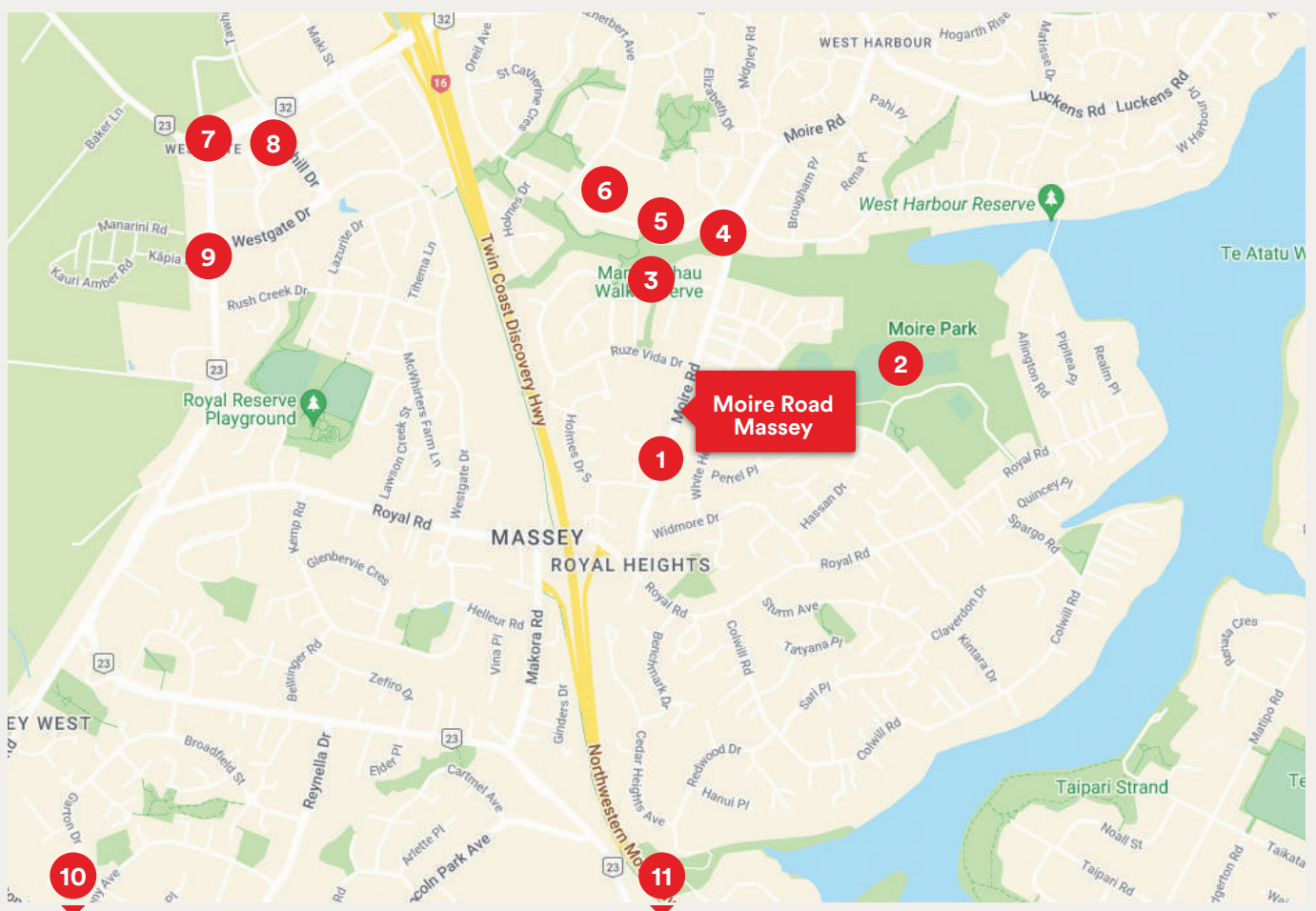
Featuring 20 townhouses, this development is just 15 minutes drive to the CBD along the Northwestern Motorway and with the Bus Stop just 350 metres down the road, transport couldn't be more convenient.



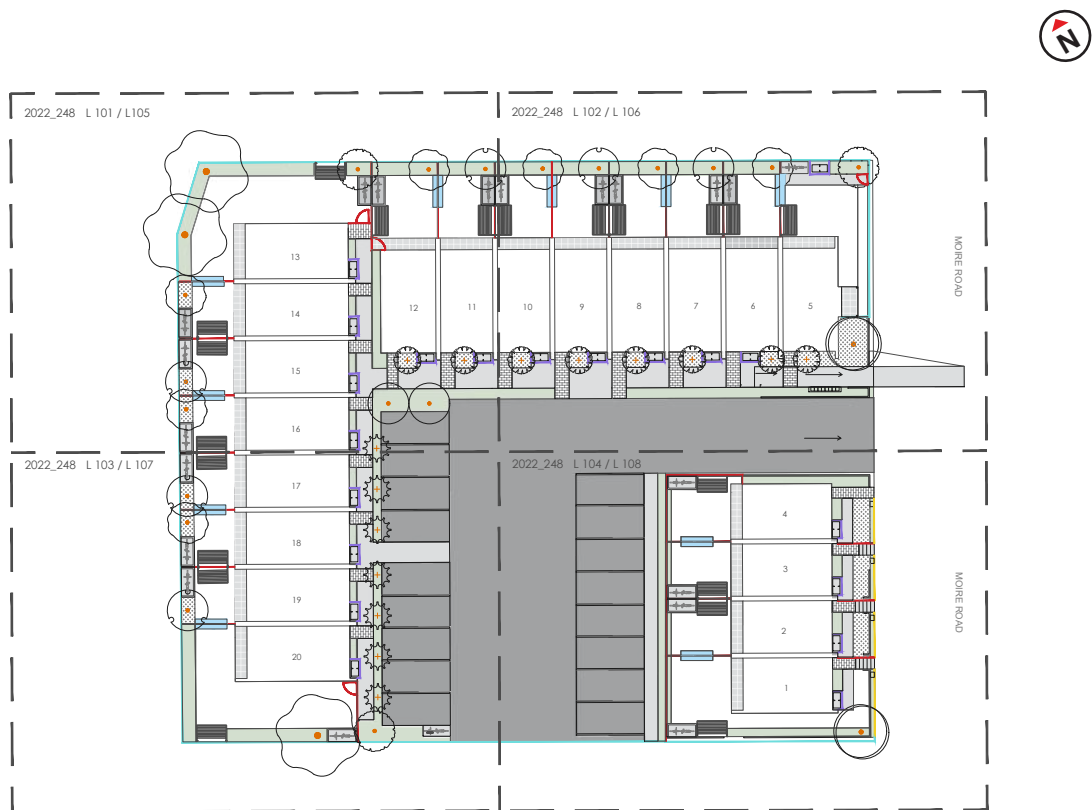


IN THE AREA

- 1 Moire Road Bus Stop
- 2 Moire Park
- 3 Manutewhau Walk Reserve
- 4 West Harbour Medical Centre
- 5 West Harbour Play Centre
- 6 West Harbour School
- 7 Westgate Shopping Centre
- 8 Countdown
- 9 Massey Leisure Centre
- 10 Massey High School
- 11 Waitekere Hospital
- 12 Auckland CBD



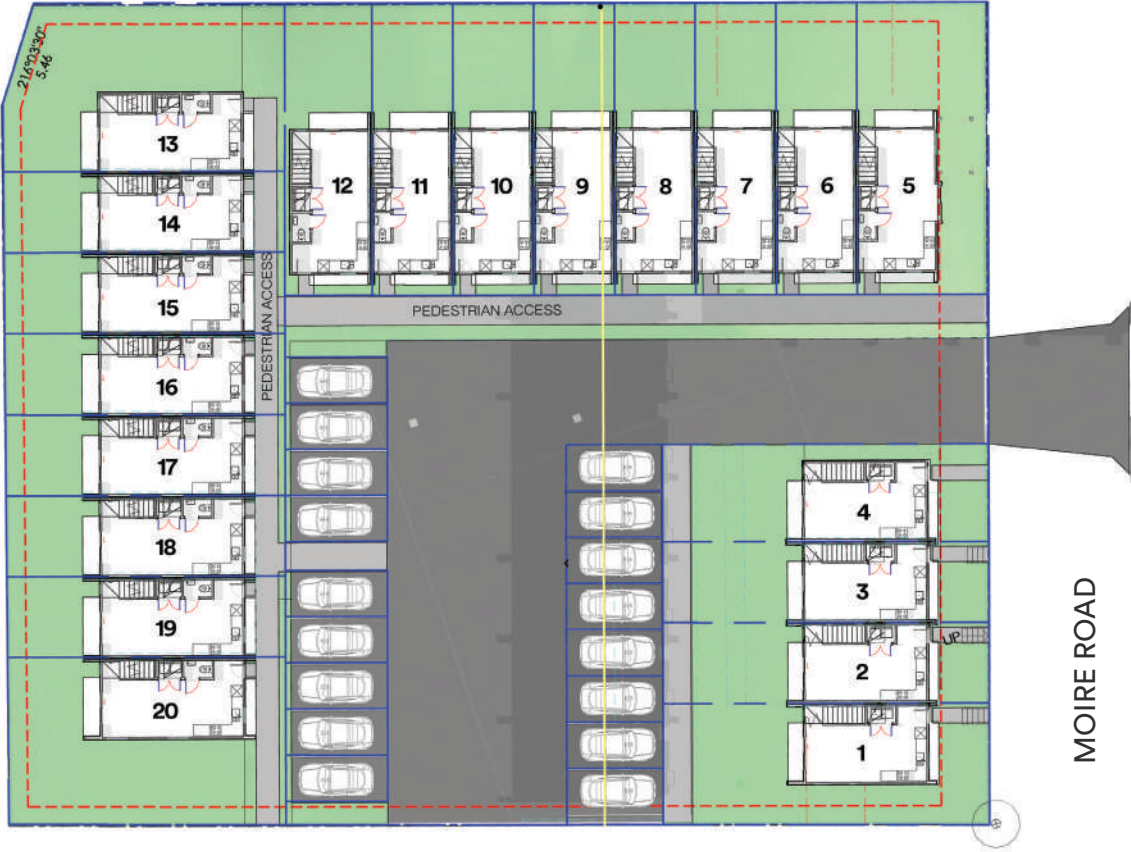
Landscape Plan



PLANT SCHEDULE

CODE	QTY	BOTANICAL/ COMMON NAME	SIZE
TREES			
ACE CMR	2	Acer rubrum 'Cotumare' / Columnar Red Maple	45L
CER CAN	6	Cercis canadensis / Eastern Redbud	45L
DIC FIB	8	Dicksonia fibrosa / Whekiponga	36L
LEP CPS	2	Leptospermum nitidum 'Copper Sheen' / Copper Sheen Tea Tree	45L
MAG OFA	7	Magnolia x 'Strawberry Fields' / Red Flowering Magnolia	25L
MET EXC	3	Metrosideros excelsa / Pohutukawa	45L
PSE FER	7	Pseudopanax ferox / Toothed Lancewood	6L
SOP STH	3	Sophora microphylla / Kowhai	45L
SHRUBS			
CAL LJN	11	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	2.5L
CAM YUL	9	Camellia sasanqua Yuletide' / Yuletide Camellia	2.5L
FIC XTU	39	Ficus x 'Tuffy' / Tuffy Ficus	8L
HEB EMS	52	Hebe x 'Emerald Green' / Emerald Green Hebe	2.5L
LAV STO	60	Lavandula stoechas / Spanish Lavender	1L
LOM UEA	71	Lomandra x 'Lime Tuff' / Green Lomandra	L
PIT TEN	16	Pittosporum tenuifolium / Tawhiwhi	2.5L
TRA JAS	30	Trachelospermum jasminoides / Chinese Star Jasmine	2.5L
GROUND COVERS			
PRA ANG	106	Pratia angulata / White Star Creeper	700 mm

Development Plan

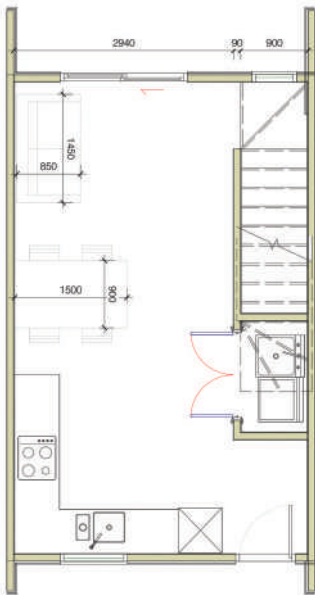


Floor Plans

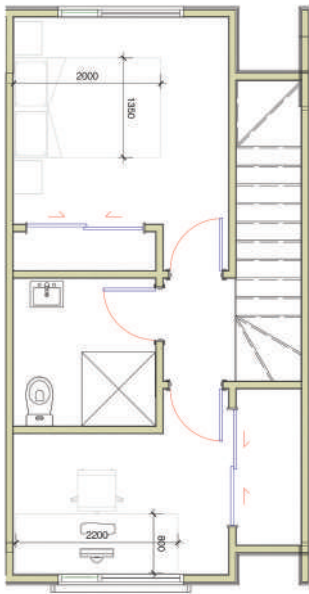


*Artist Impression Only

TOWNHOUSES 1, 2-4	1	1	1	1	1	1*	✓	60-61m ²



Ground Floor



First Floor


Floor Plans




*Artist Impression Only

TOWNHOUSES 5-12 & 13-20


2




2




1




1




1

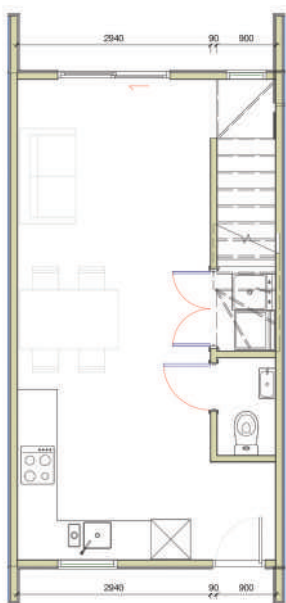


✓

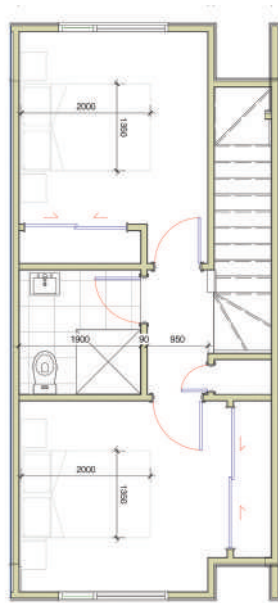


69-71m²





Ground Floor



First Floor

Availability List

BLOCK A

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
1	1 + study	1	✓		61m ²	\$765,000
2	1 + study	1			60m ²	\$700,000
3	1 + study	1			60m ²	\$700,000
4	1 + study	1			60m ²	\$629,000

BLOCK B

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
5	2	1	✓		71m ²	\$735,000
6	2	1	✓		69m ²	\$725,000
7	2	1	✓		69m ²	\$725,000
8	2	1	✓		69m ²	\$725,000
9	2	1	✓		69m ²	\$725,000
10	2	1	✓		69m ²	\$725,000
11	2	1	✓		69m ²	\$725,000
12	2	1	✓		69m ²	\$735,000

Availability List

BLOCK C

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
13	2	1	✓		69m ²	SOLD
14	2	1	✓		69m ²	\$725,000
15	2	1	✓		69m ²	\$725,000
16	2	1	✓		69m ²	\$725,000
17	2	1	✓		69m ²	\$725,000
18	2	1	✓		69m ²	\$725,000
19	2	1	✓		69m ²	SOLD
20	2	1	✓		70m ²	SOLD

Interior Colour Schedule Options

COLOUR SCHEDULE ONE



Carpet
Feltex
Cable Bay Myer



Tiles
Giovanni
Isabel
Mid Grey Lapatto



Kitchen Cabinetry
Prime Melamine
Deigna White
Embossed



Kitchen Benchtop
Prime Stone XXL
Coronet Peak
Polished



Walls & Skirting
Dulux
Cardrona



Reveals, Doors, Soffits & Ceiling
Dulux
Okarito

COLOUR SCHEDULE TWO



Carpet
Godfrey Hirst
Windsor Twist
Cockle



Tiles
Giovanni
Mainstream
Silver Matt



Kitchen Cabinetry
Prime Melamine
Premium Oak
Woodgrain



Kitchen Benchtop
Prime Stone XXL
Coronet Peak
Polished



Walls & Skirting
Dulux
Manorburn Half



Reveals, Doors, Soffits & Ceiling
Dulux
Okarito

COLOUR SCHEDULE THREE



Carpet
Feltex
Cable Bay Coal



Tiles
Giovanni
Patrone
Ebony Matt



Kitchen Cabinetry
Prime Melamine
Premium Oak
Woodgrain &
Deigna White
Embossed



Kitchen Benchtop
Prime Stone XXL
Coronet Peak
Polished



Walls & Skirting
Dulux
Mokau



Reveals, Doors, Soffits & Ceiling
Dulux
Okarito

Exterior Colours



Aluminium Joinery
Downpipes
Fascia
Gutters
Roof
Ironsand



Cladding Weatherboards
Vertical
Ironsand



Cladding Weatherboards
Horizontal
Black White



Cladding Weatherboards
Vertical
(medium)
Mangaweka



Cladding Weatherboards
Vertical
(light)
Mt Aspiring Half

Fixtures and Fittings

PLUMBING AND FIXTURES

Basin Mixer – Ion

Sink Mixer – Ion

Shower Mixer – Ion

Slide Shower – Splash Plus

Toilet Seat – Bauer Back To Wall

Towel Rail – Heated

Vanity – Eva Wall Hung

APPLIANCES

Electric Cooktop – Robinhood 60cm

Dishwasher – Robinhood 60cm

Oven – Robinhood Single Wall 60cm

Rangehood – Robinhood Powerpack 60cm



Rental Appraisal

RENTAL APPRAISAL

Property appraised by:



Brenda Tregonning

Property Manager

M: 0275 835 105

E: brenda@faceup.co.nz

www.faceup.co.nz

Date: 26th February 2024



48 Moire Road, Massey

MIKE GREER HOMES LIMITED

Property description:

Beautifully and architecturally designed one and two bedroom terraced townhouses in the most amazing location. So convenient and only a short drive to motorway access, and a great selections of Malls and shopping complexes.

With an impeccable finish, and no details spared in presenting this stunning development. Top quality appliances throughout will surprise and delight the connoisseur of property owners.

Both one and two bedroom townhouses offer open plan living on ground level with spacious sized bedroom/s, and bathroom on top level. Very generous storage cupboards and wardrobe space.

The one bedroom townhouses also offer a study/office room for added convenience.

Sliding stacker doors from the lounge area open on fully fenced patio with garden area to settle back and enjoy the ambience of such a beautiful location

One dedicated carpark per unit, with exception of Units 2 & 4 Street parking only

Block A Townhouses 1 - 4 1 Bedroom, 1 Study, 1 Bathroom

Block B Townhouses 5 - 12 2 Bedrooms, 1 Bathroom

Block C Townhouses 13 - 20 2 Bedrooms, 1 Bathroom



1 - 2



1

Appraised range:

Given the current market conditions I would appraise the property at

\$560.00 \$580.00 per week. 1 Bedroom + Study

\$590.00 \$610.00 per week. 2 Bedroom

This is a rental appraisal only and should be treated as such. It is not a registered valuation and has been prepared for the sole benefit of the Landlord. Any person who treats the above otherwise does so at their own risk

Rental Appraisal



Rental Appraisal

1/48 Moire Road, Massey



1 Bedroom



1 Bathroom



1 Lounge



1 Carpark

Key Aspects Considered:

- Brand new, stylish, 2 storey townhouse
- Master bedroom plus study
- Heat pump
- Great location, short drive to motorway access
- Close to shops, public transport, parks, cafes and schools
- Condition of rental market as at 23rd of February 2024

We have inspected the property and in today's market, we believe this property will achieve a rent of:



\$505

to

\$550

per week

Sue Cope

Business Development Manager

Mobile: 021 733 975

Email: sue@ironbridge.co.nz



Disclaimer: The above rental appraisal is based on our market opinion today. The actual rent achieved will be based on market and seasonal conditions at the time of letting. Whilst every care has been taken to provide a realistic appraisal based upon our professional judgment and current market information available, Iron Bridge Property Management accepts no liability for the accuracy and completeness of the assessment provided.

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09 985 2820

Where people & property connect

Rental Appraisal



Rental Appraisal

2-4/48 Moire Road, Massey



1 Bedroom



1 Bathroom



1 Lounge



On Street

Key Aspects Considered

- Brand new, stylish, 2 storey townhouse
- Master bedroom plus study
- Heat pump
- Great location, short drive to motorway access
- Close to shops, public transport, parks, cafes and schools
- Condition of rental market as at 23rd of February 2024

We have inspected the property and in today's market, we believe this property will achieve a rent of:



\$500

to \$530

per week

Sue Cope

Business Development Manager

Mobile: 021 733 975

Email: sue@ironbridge.co.nz



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Where people & property connect

Rental Appraisal



Rental Appraisal

5-20/48 Moire Road, Massey



2 Bedroom



1.5 Bathroom



1 Lounge



1 Carpark

Key Aspects Considered:

- Brand new, stylish, 2 storey townhouse
- Perfect for professional couples or small families
- Heat pump
- Great location, short drive to motorway access
- Close to shops, public transport, parks, cafes and schools
- Condition of rental market as at 23rd of February 2024

We have inspected the property and in today's market, we believe this property will achieve a rent of:



\$595

to

\$640

per week

Sue Cope

Business Development Manager

Mobile: 021 733 975

Email: sue@ironbridge.co.nz



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Why Choose Us

Quite simply, we believe that we have more to offer from every angle.

We have extensive experience across the entire construction industry. With a large portfolio of homes already built throughout the country, we have the experience and scale to provide award winning quality and value.

Because we are independently owned and have operations throughout New Zealand, we have valued relationships with nationwide suppliers, which enables us to have the capability and commitment required to deliver a consistent product that stands the test of time in terms of both design and construction.

Our Brands

We partner with the best New Zealand and international brands.

Our scale enables us to bring you reputable brands and products at the best possible prices without compromising on quality.

This maximises the value and ensures a better home to live in today and into the future.



Master Build Guarantee



As registered members of the industry leading Master Builders Association of New Zealand, we provide a 10 year Master Build Guarantee, meaning you can rest easy knowing you're protected.

Healthy Homes

Our homes comply with the required healthy homes standards.



Notes



@mikegreerhomes



mikegreerhomes.co.nz