

# 58-60 Kemp Road, Massey

Convenience and modern living combined





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.



# 58-60 Kemp Road

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This development consists of 15 townhouses with a selection of one and two bedroom options.

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

Each townhouse 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.

58-60 Kemp Road



# Community

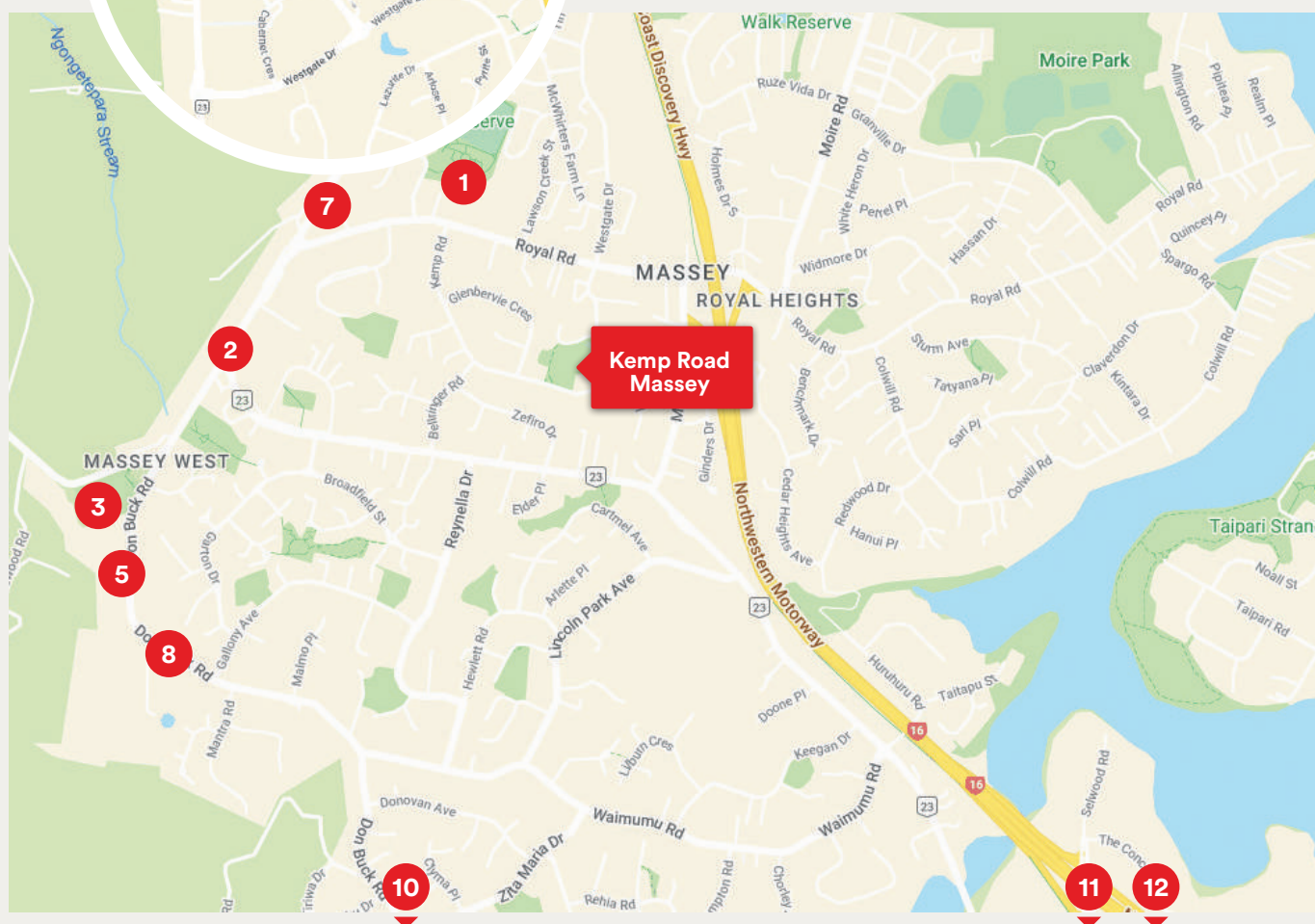
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Kemp Road puts you right in the centre of everything Massey has to offer. A large array of local amenities and parks are within walking distance as well as full schooling options nearby.

Featuring 15 townhouses, this development is just 20 minutes from the CBD along the Northwestern Motorway and with a bus stop just metres down the road, transport couldn't be any more convenient.



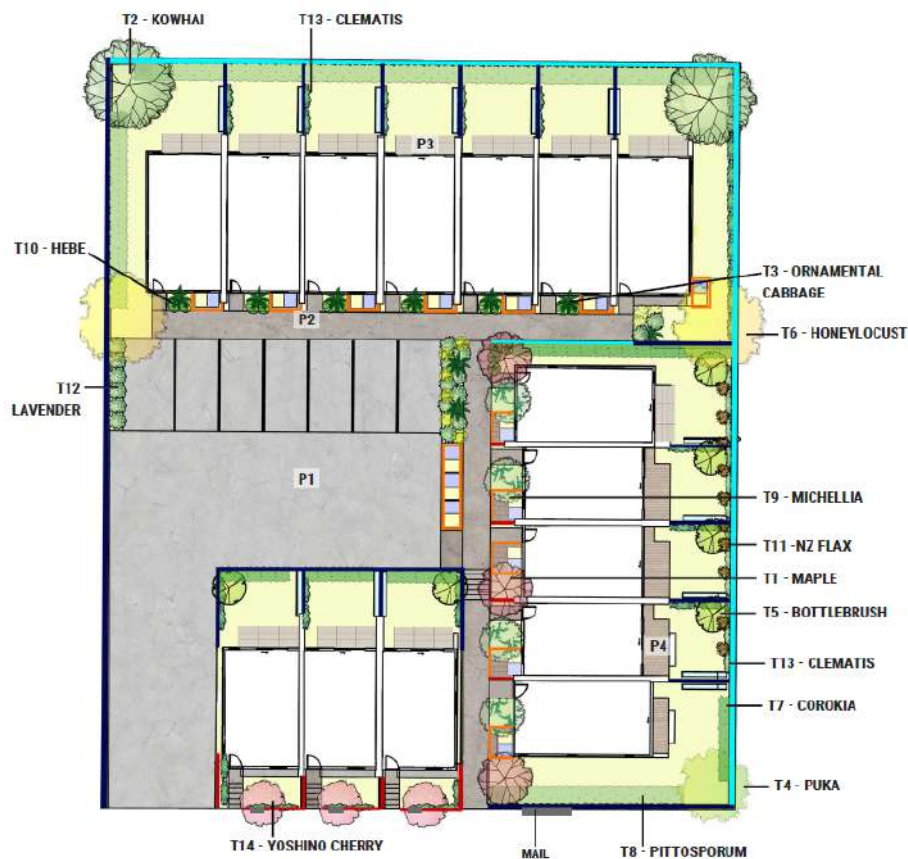




## IN THE AREA

- 1 Royal Reserve
- 2 Massey Road shops
- 3 Massey Domain
- 4 Westgate Shopping Centre
- 5 Massey Primary School
- 6 Countdown
- 7 Massey Leisure Centre
- 8 Massey High School
- 9 NorthWest Shopping Centre
- 10 Waitekere Hospital
- 11 Auckland CBD
- 12 Auckland Hospital

# Landscape Plan



## HARD LANDSCAPE

FENCING	PAVING/ SURFACES
FENCE A	P1 - CONCRETE DRIVEWAY
FENCE B	P2 - COLOURED CONCRETE
FENCE C	P3 - RAISED PAVER PATIO
BIN ENCLOSURES	P4 - TIMBER DECK

## SOFT LANDSCAPE

S.NO	ICON	NAME	NO.	GRADE	GROWTH
T1		ACER PALMATUM	02	PB45	H4m x W3m
T2		KOWHAI	02	PB60	H8m x W5m
T3		CORDYLINE ALBERTII	09	PB12	H3m x W 1.5m
T4		MERYTA SINCLAIRII	01	PB45	H5m x W5m
T5		CALLISTEMON RED CLUSTERS	06	PB28	H4m x W2.5m
T6		GLEDITSIA TRIACANTHOS	02	PB5	H5m x W3m
T7		COROKIA X VIRGATA	37	PB45	H4m x W 2m
T8		PITTOSPORUM TENUIFOLIUM	65	PB8	H3m x W2m
T9		MICHELLIA BUBBLES	02	PB45	H4m x W3m
T10		HEBE WIRI GEM	09	PB8	H1m x W1m
T11		PHORMIUM TENAX	10	PB45	H2m x W2m
T12		LAVANDULA ANGUSTIFOLIA	17	PB12	H1m x W1m
T13		CLEMATIS MONTANA/ STAR JASMINE	50	PB8	NA
T14		PRUNUS YEDOENSIS	4	PB8	H4m x W4m



# Development Plan



KEMP ROAD

# Floor Plans



\*Artist Impression Only

TOWNHOUSES 1-3

1

1

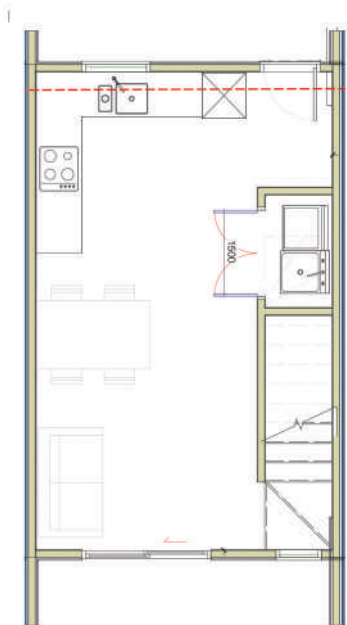
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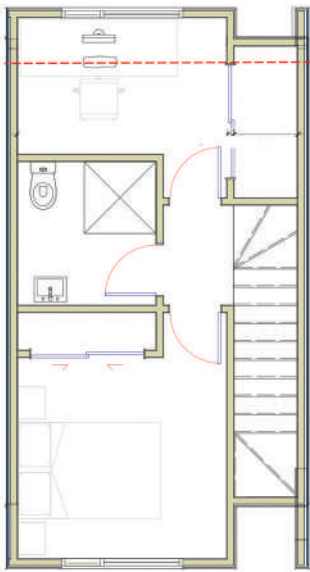
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✓

60m<sup>2</sup>



Ground Floor



First Floor



# Floor Plans



\*Artist Impression Only

TOWNHOUSES 5 & 7

1

1

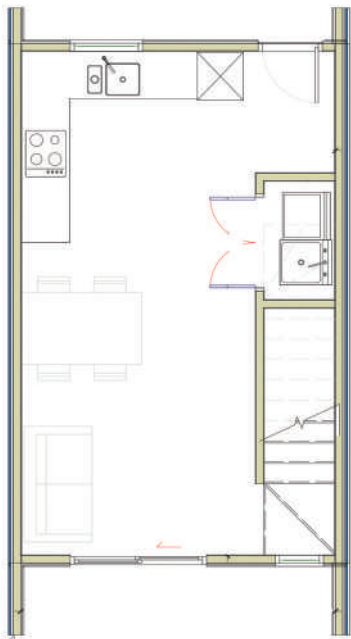
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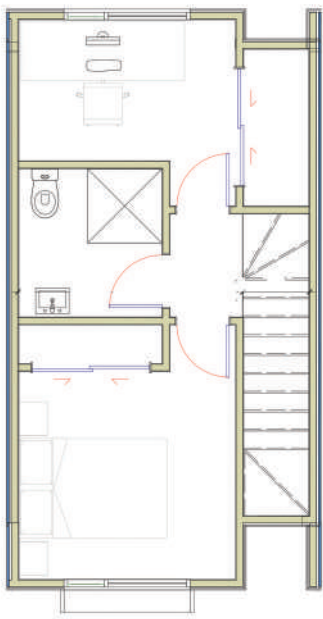
1

✓

60/61m<sup>2</sup>



Ground Floor



First Floor

# Floor Plans



\*Artist Impression Only

TOWNHOUSE 8

2



2



1



1

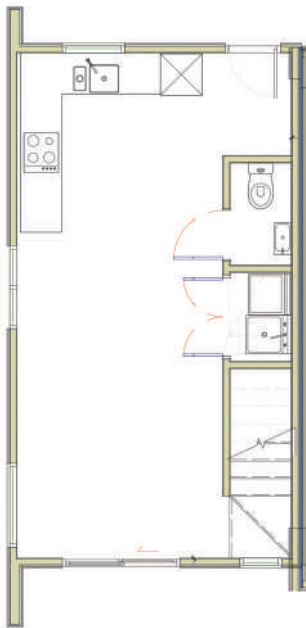


✓

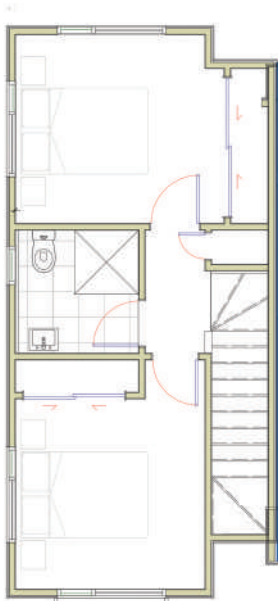


69m<sup>2</sup>





Ground Floor



First Floor



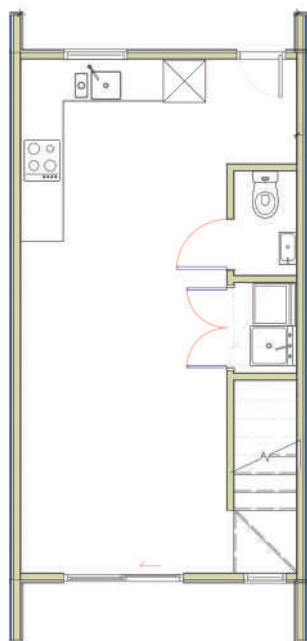
# Floor Plans



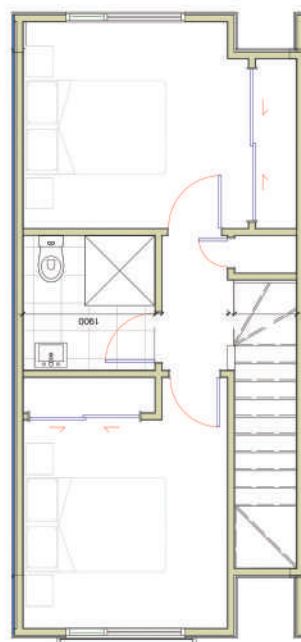
\*Artist Impression Only

TOWNHOUSES 10-14

2	2	1	1	1	✓	69m <sup>2</sup>



Ground Floor



First Floor

# Availability List

## BLOCK A

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
1	1 + study	1			60m <sup>2</sup>	\$629,000
2	1 + study	1			60m <sup>2</sup>	\$599,000
3	1 + study	1			61m <sup>2</sup>	\$629,000

## BLOCK B

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
4	2	1			69m <sup>2</sup>	<b>SOLD</b>
5	1 + study	1			60m <sup>2</sup>	<b>SOLD</b>
6	1 + study	1			60m <sup>2</sup>	<b>SOLD</b>
7	1 + study	1			61m <sup>2</sup>	\$599,000
8	2	1			69m <sup>2</sup>	<b>SOLD</b>

## BLOCK C

Townhouse	Bedroom/s	Bathroom/s	Carpark	Garage	Floor Area	Price
9	2	1	✓		69m <sup>2</sup>	<b>SOLD</b>
10	2	1	✓		69m <sup>2</sup>	\$699,000
11	2	1	✓		69m <sup>2</sup>	\$699,000
12	2	1	✓		69m <sup>2</sup>	<b>SOLD</b>
13	2	1	✓		69m <sup>2</sup>	\$699,000
14	2	1	✓		69m <sup>2</sup>	\$699,000
15	2	1	✓		70m <sup>2</sup>	<b>SOLD</b>



# Rental Appraisal



## Rental Appraisal

Lots 1-3 & 5-7 58 Kemp Road, Massey



**1 Bedroom**



**1 Bathroom**



**1 Lounge**



**On Street**

### Key Aspects Considered:

- Brand new, stylish, 2 storey townhouse
- Open plan living leads to outdoor, courtyard area
- 1 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 27th June 2024

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



**\$475**

to

**\$525**

per week

**Sue Cope**

Business Development Manager

Mobile: 021 733 975

Email: [sue@ironbridge.co.nz](mailto: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.

**ironbridge.co.nz**  
09 985 2820

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# Rental Appraisal



## Rental Appraisal

Lots 4 & 8 - 58, Kemp Road, Massey



**2 Bedroom**



**1 Bathroom**



**1 Lounge**



**On Street**

### Key Aspects Considered:

- Brand new, stylish, 2 storey townhouse
- Open plan living leads to outdoor, courtyard area
- Heat pump
- Great location, short drive to motorway access
- Close to shops, public transport, parks, cafes and schools
- Condition of rental market as at 27th June 2024

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



**\$545**

to

**\$595**

per week

**Sue Cope**

Business Development Manager

Mobile: 021 733 975

Email: [sue@ironbridge.co.nz](mailto:sue@ironbridge.co.nz)



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# Rental Appraisal



## Rental Appraisal

Lots 9-15 - 58, Kemp Road, Massey



**2 Bedroom**



**1 Bathroom**



**1 Lounge**



**1 Carpark**

### Key Aspects Considered:

- Brand new, stylish, 2 storey townhouse
- Open plan living leads to outdoor, courtyard area
- Heat pump
- Great location, short drive to motorway access
- Close to shops, public transport, parks, cafes and schools
- Condition of rental market as at 27th June 2024

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



**\$585**

to

**\$645**

per week

**Sue Cope**

Business Development Manager

Mobile: 021 733 975

Email: [sue@ironbridge.co.nz](mailto:sue@ironbridge.co.nz)



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# Interior Colour Schedule Options

## COLOUR SCHEDULE ONE



**Carpet**  
Feltex  
Cable Bay Myer



**Tiles**  
Giovanni  
Isabel  
Mid Grey Lapatto



**Kitchen Cabinetry**  
Prime Melamine  
Dezigna White  
Embossed



**Kitchen Benchtop**  
Prime Stone XXL  
Coronet Peak  
Polished



**Walls & Skirting**  
Dulux  
Cardrona



**Reveals, Doors, Soffits & Ceiling**  
Dulux  
Okarito

## COLOUR SCHEDULE TWO



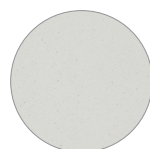
**Carpet**  
Godfrey Hirst  
Windsor Twist  
Cockle



**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



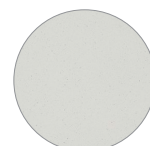
**Carpet**  
Feltex  
Cable Bay Coal



**Tiles**  
Giovanni  
Patrone  
Ebony Matt



**Kitchen Cabinetry**  
Prime Melamine  
Premium Oak  
Woodgrain &  
Dezigna 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  
Front Door  
Flaxpod



**Garage Door**  
Garage Door Reveals  
Gutters  
Roof  
Flaxpod



**Cladding Weatherboard**  
Horizontal  
Resene Black  
White



**Cladding Weatherboard**  
Vertical  
Dulux Mangaweka



**Cladding Weatherboard**  
Horizontal  
Resene Black  
White

# Fixtures and Fittings

## PLUMBING AND FIXTURES

Basin Mixer – Ion

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Sink Mixer – Ion

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Shower Mixer – Ion

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Slide Shower – Splash Plus

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Toilet Seat – Bauer Back To Wall

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Towel Rail – Heated

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Vanity – Eva Wall Hung

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## APPLIANCES

Electric Cooktop – Robinhood 60cm

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Dishwasher – Robinhood 60cm

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Oven – Robinhood Single Wall 60cm

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Rangehood – Robinhood Powerpack 60cm

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# Why Choose Us

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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

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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

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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

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Our homes comply with the required healthy homes standards.



## Notes



@mikegreerhomes



[mikegreerhomes.co.nz](http://mikegreerhomes.co.nz)