

MEYER

REAL ESTATE



EXCLUSIVE

Brand New in the
Avenues. Nest Best.

"Easily walkable to
everything in the city"

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315A

WESTERN

HILLS DR,

AVENUES.



HOME FEATURES & SPECIFICATIONS

Chattels:

Light fittings, fixed floor coverings, cooktop, wall oven, dishwasher (dish drawers x2), rangehood, heat pump, heated towel rails x2, smoke alarms, water attenuation tank.

Rates:

\$2,808.71

Legal Description:

Lot 1 DP 492667

CV:

\$750,000

Method of sale:

By negotiation, price guide in the \$800's

Property Type:

Residential

Bedrooms:

3

Bathrooms:

2

Garaging:

2 car internal

House Size:

165sqm (approx)

Land Size:

460sqm (approx)

BRAND NEW.
NEST BEST.

This brand new, pristine gem is not just a house; it's a sanctuary where comfort, elegance, and convenience converge. Boasting three bedrooms, two bathrooms (including an ensuite), this home was designed with your family's needs in mind.

As you approach this residence, you'll be impressed by the two-car internal access garage, with additional space thoughtfully set aside for your boat or camper. You won't need to compromise on your outdoor passions when this home effortlessly accommodates your lifestyle.

Step inside, and you'll immediately fall in love with the spacious open-plan living and dining area. Sun-drenched and welcoming, it seamlessly flows out to an elevated deck perfect for those spring evenings and summer days.

The three spacious bedrooms are further complimented by a home office right by the front door, which would make a great space to work from, or work equally well as a nursery or sewing room.

Welcome home.





Convenience meets tranquility here, as this haven is just a leisurely stroll away from the heart of the central city.

You'll relish the harmonious blend of urban living with the serenity that double-glazed windows and the thoughtful positioning of this home back from the road provide. Peaceful nights and vibrant days await you in this perfect haven.

More to love:

A brand new three bedroom home, with the peace of mind of a 10yr build guarantee, all ready to move into now.

And being able to enjoy an uninterrupted outlook across the local croquet green out towards Mt Parihaka from your deck tops it all off nicely.

Move here if:

You've been looking for a new home that is in the Avenues.



You've been wanting a place that is manageable but still has plenty of room for visitors to stay.

You've been thinking for a while now that it'd be great to have space for the boat or camper and still be so close to town.

Don't miss out on the opportunity to make this new house your own. Connect with Meyer Real Estate today to register your interest for 315A Western Hills Drive, before someone else makes it theirs!

HOUSE PLAN



While all attempts have been taken to ensure the accuracy of this plan, all measurements are approximate and should be treated as such. No responsibility will be taken for inaccuracies in measurements. Floor plan should be used for illustrative purposes only.

LIVING & DINING ROOM

Living and dining rooms are essential spaces in any home, offering a central gathering place for relaxation, socialising, and entertainment. They allow for personal expression through interior design and provide comfort, making them perfect for shared activities and meals with family and friends. It's all open plan here, creating a surprising amount of space for your daily living.





KITCHEN & BATHROOM

The kitchen is the heart of the home for meal prep and family gatherings, while bathrooms provide space for essential hygiene and relaxation. They also increase a home's value and appeal, making them valuable assets for homeowners.

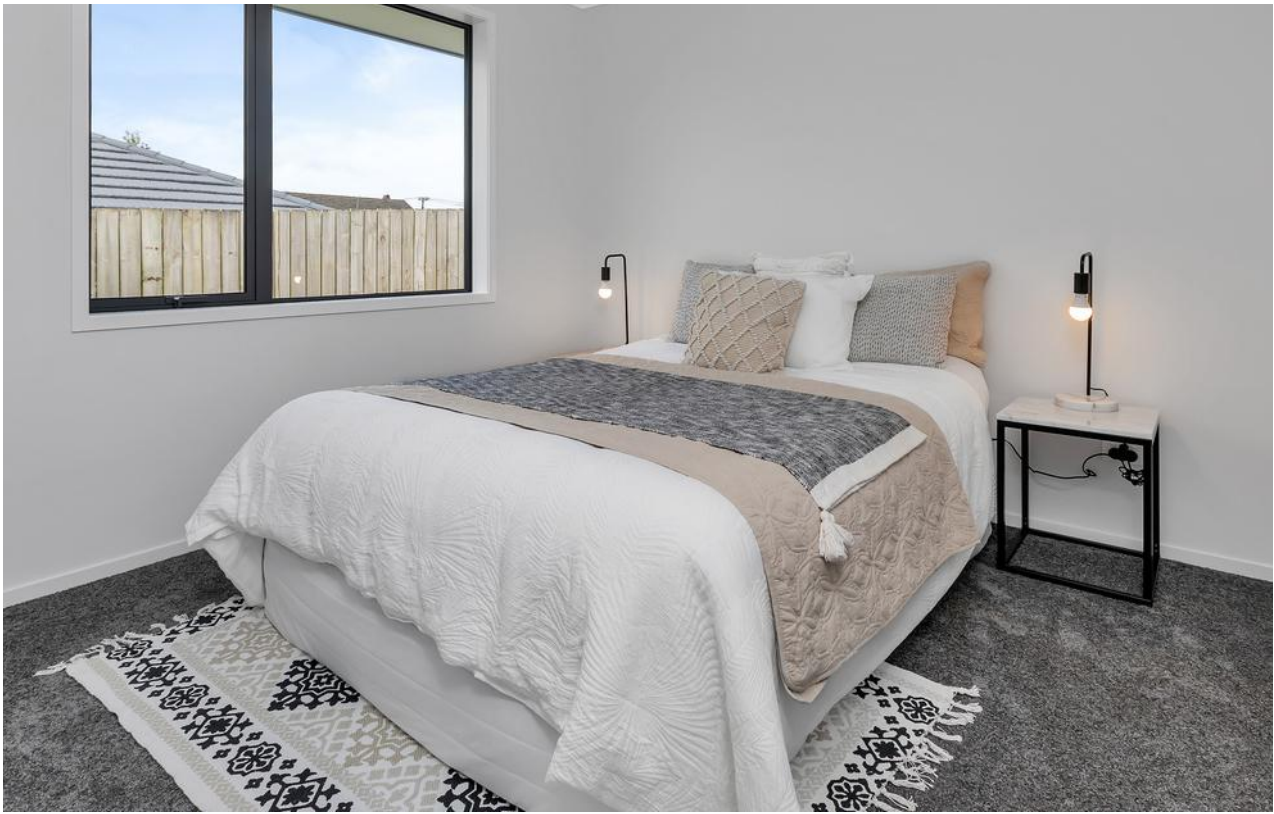






MASTER & GUEST BEDROOMS

Experience the ultimate in comfort, luxury, and relaxation with this large master plus two other bedrooms. These versatile spaces offer a private oasis for you and a warm and welcoming retreat for your guests. With the thoughtful design of the home office also able to be used for extra accommodation if needed - you have a home that is spacious, comfortable, and functional.



Q&A

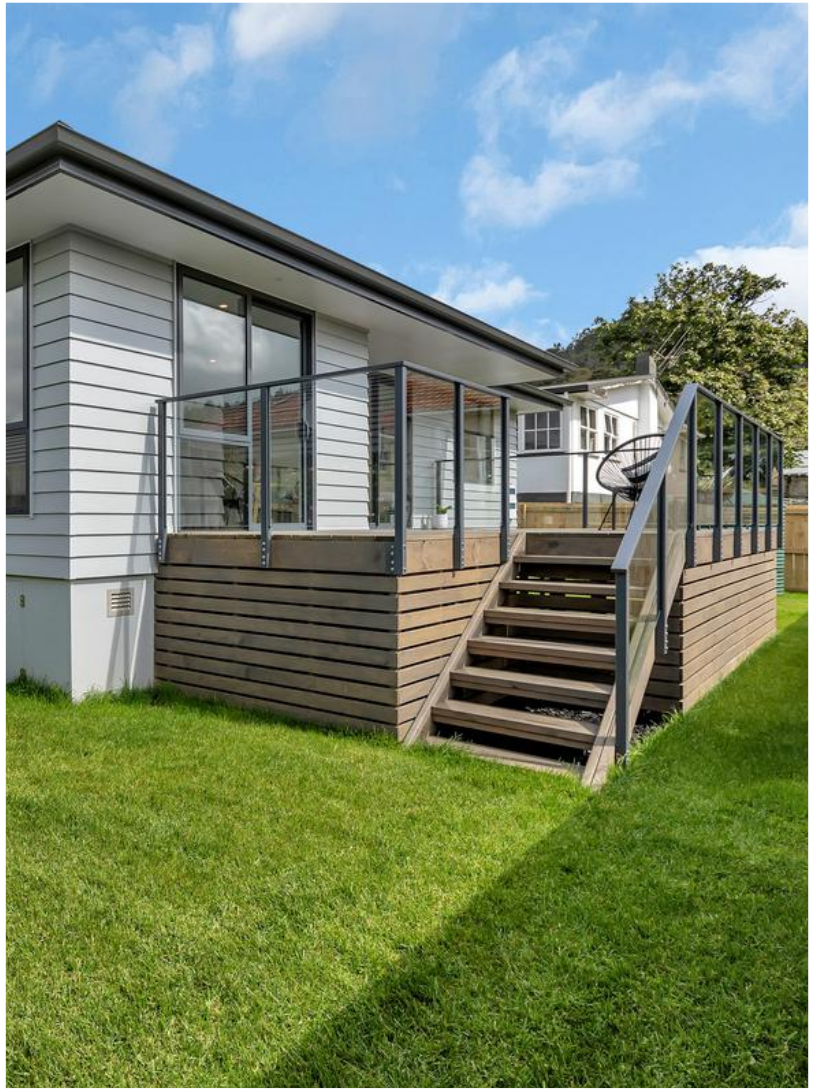
OWNERS

Why did you buy this home, how did you know it was the one?

It was a planned new build, close to town centre.

Who do you think would be perfect new owners?

It would suit a family, work from home (has an office), has room for camper van - it is a versatile property.



What is your favourite thing about the local area?

Walking distance to Mander Park, central library, garden centre, cafes, schools, shared walkway. Overlooks croquet green.

What will you be sad to say goodbye to?

It is a very functional house with great views out from the deck and living areas. So close to town but a very quiet house to live in.

Q&A

OWNERS

What is the neighbourhood like?

We own property in front (good tenant). Also own property next door, it is currently being tidied up. Managed by property management company, and well maintained.

What is the best experience you've had here?

Very pleased with layout and workmanship of the build.

What do you love most about the property?

The large deck and views from it.

What improvements have you already made?

Being a new build, we are happy with the house as is!

Do you know any history of the property?

It was built as a new home as we implemented the subdivision here.

Why are you selling, what will you do next?

It is a completed new build project.

CONTINUED



"THE EXCLUSIVE TELL—
ALL WITH THE
OWNERS."



A photograph of a modern house with a large outdoor deck. The deck is made of light-colored wooden planks and features a dark grey metal railing. The house has light grey horizontal siding and large glass doors with dark frames. One door is open, revealing a dining area with a wooden table and black chairs. Another door is open, showing a living area with a green sofa. A small potted plant sits on the deck near the corner of the house. The sky is blue with light clouds.

AGENT LOVES

"I love the outdoor deck area off the main living area. Also how close you are to everything around town. The bonus of having room to park a boat or camper, while being so central is another real highlight."



"LIVE
YOUR
PURPOSE".

YOUR NEW LOCAL

The Neighbourhood:
Avenues.

One of Whangarei's most
central suburbs is the
Avenues.
It is a flat walk into the city
from here, and all levels of
schools are also close by.

There are a wide range of
food, shopping, and other
services all in the central
city. The ever popular Town
Basin precinct, and loop walk
are also just moments away



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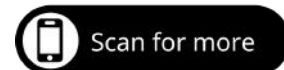
The Avenues are specifically comprised of Central Ave, First Ave, Second Ave, Third Ave, Fourth Ave and Fifth Ave – but in practice, the area can loosely include Kauika Rd, Wilson Ave, Woodhill Close, Selwyn Ave, Cooke St, Keays Rd and Bernard St. The area backs onto the Coronation Scenic Reserve, which in turn is part of the much larger Pukenui Forest, or Ngahere o Pukenui. The area is bound on the east by Whangarei City Centre, on the west by Hora Hora and to the south by Whangarei's more commercial centre (which is fast being swallowed by the city centre).

A fast walk will bring you into the city centre in an easy 10 minutes (on average, depending on which Avenue you start from!) and within the Avenues area you have no less than four green spaces to enjoy: Carruth Park, Mander Park, Cafler Park and, of course, the stunning Coronation Scenic Reserve.



Scan the QR code for instant access to further property info - including the current Council Files, CCC cert, and info on recent local sales.

From there, you can also register with an expression of interest on this property.



MEYER AGENTS

YOUR AGENT

PAUL SUMICH

I'm Paul, a Piccolo loving, 90's hip hop listening, two wheeled (pedal powered, not engine) devotee. Creator, innovator, husband, and father of two living in Maunu, Whangarei.

I tend to attract attention for hand crafting high impact, quality campaigns that are unique to each property I work on. More exposure for your home, less volume overall is my work mantra.

I'm also a gun at getting your property sold quietly, if you'd prefer.

After spending time at some of the country's largest corporate agencies, it became clear that trying to fit a square peg (me!) into a round hole just wasn't working...

Being stressed out at not being able to truly be myself was draining - and leading to a grumpy bum at home. And no one likes a grumpy bum!

I'm here to cut through the transaction with you and create a roadmap to success. Helping the best buyer fall in love with your home, and give you that feeling that you'd like to have a drink with me when it's all over, and not throw one at me...

Cheers to that!



"JUST AS THE REAL ESTATE INDUSTRY EVOLVES AND INNOVATES, SO DO I."

MEYER REAL ESTATE AGENCY AWARDS



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MEYER
REAL ESTATE

WELCOME HOME

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