

# WILLIAMS TERRACE

Marketing By

**Harcourts** Golden Links



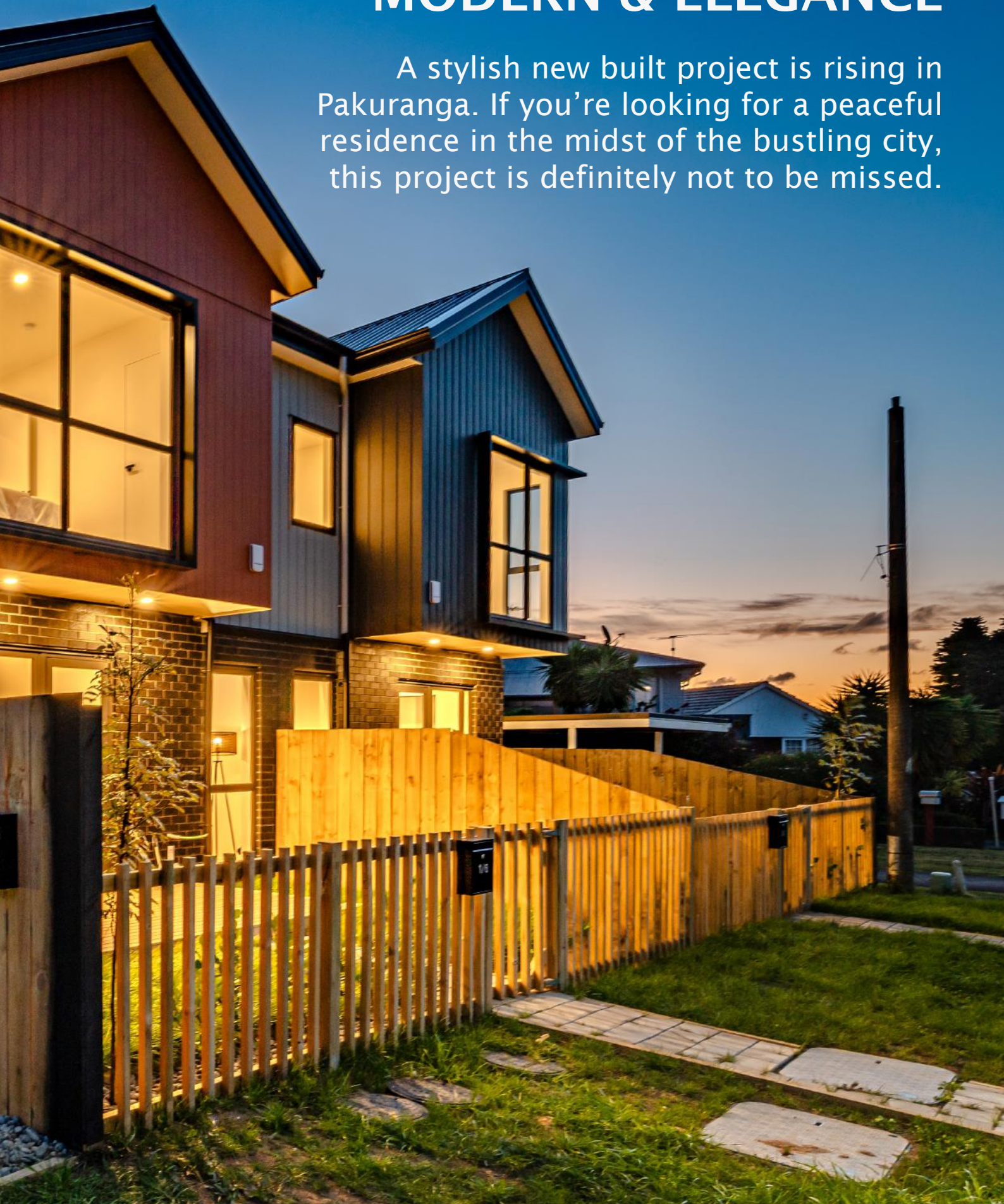


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# MODERN & ELEGANCE

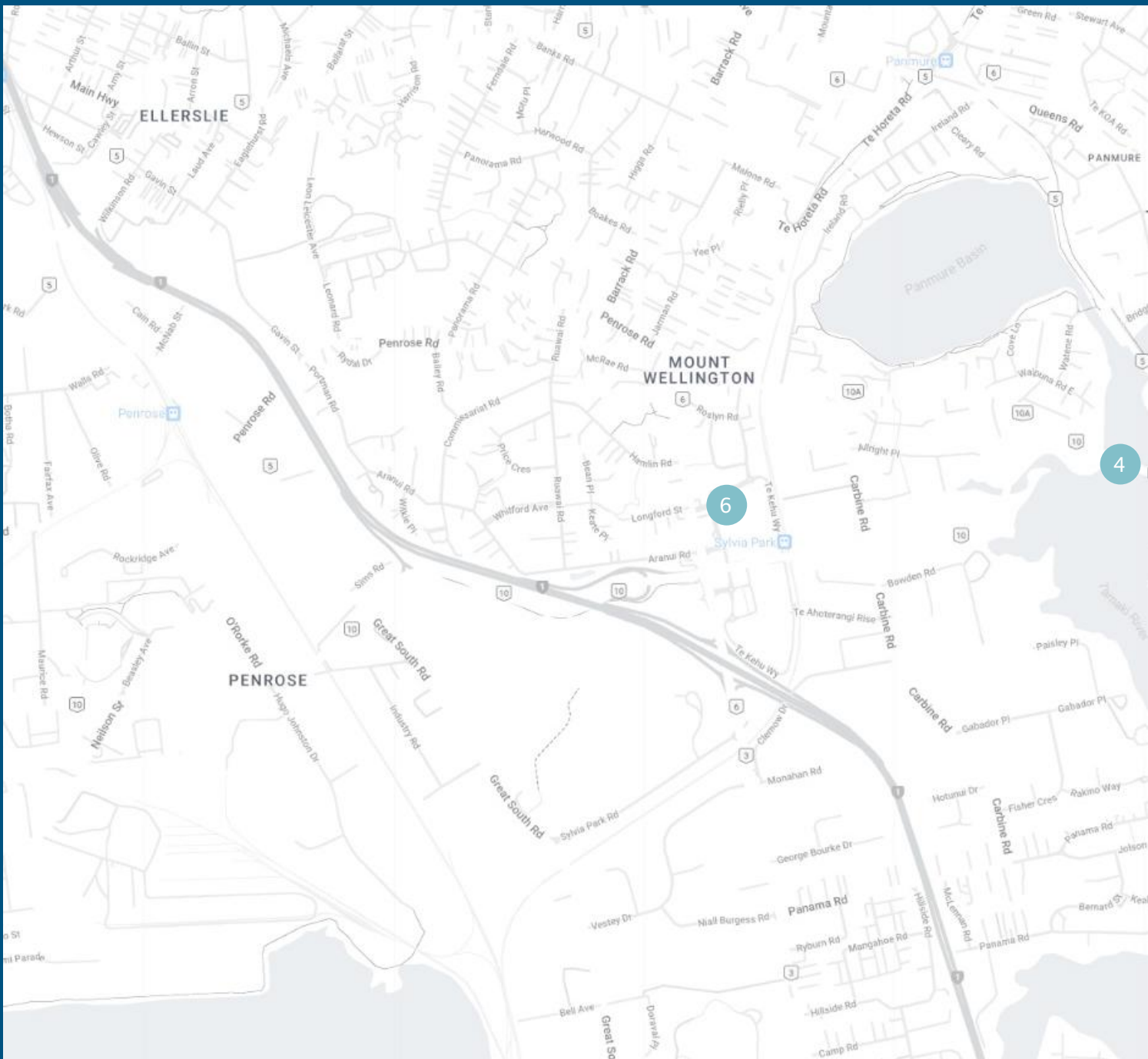
A stylish new built project is rising in Pakuranga. If you're looking for a peaceful residence in the midst of the bustling city, this project is definitely not to be missed.





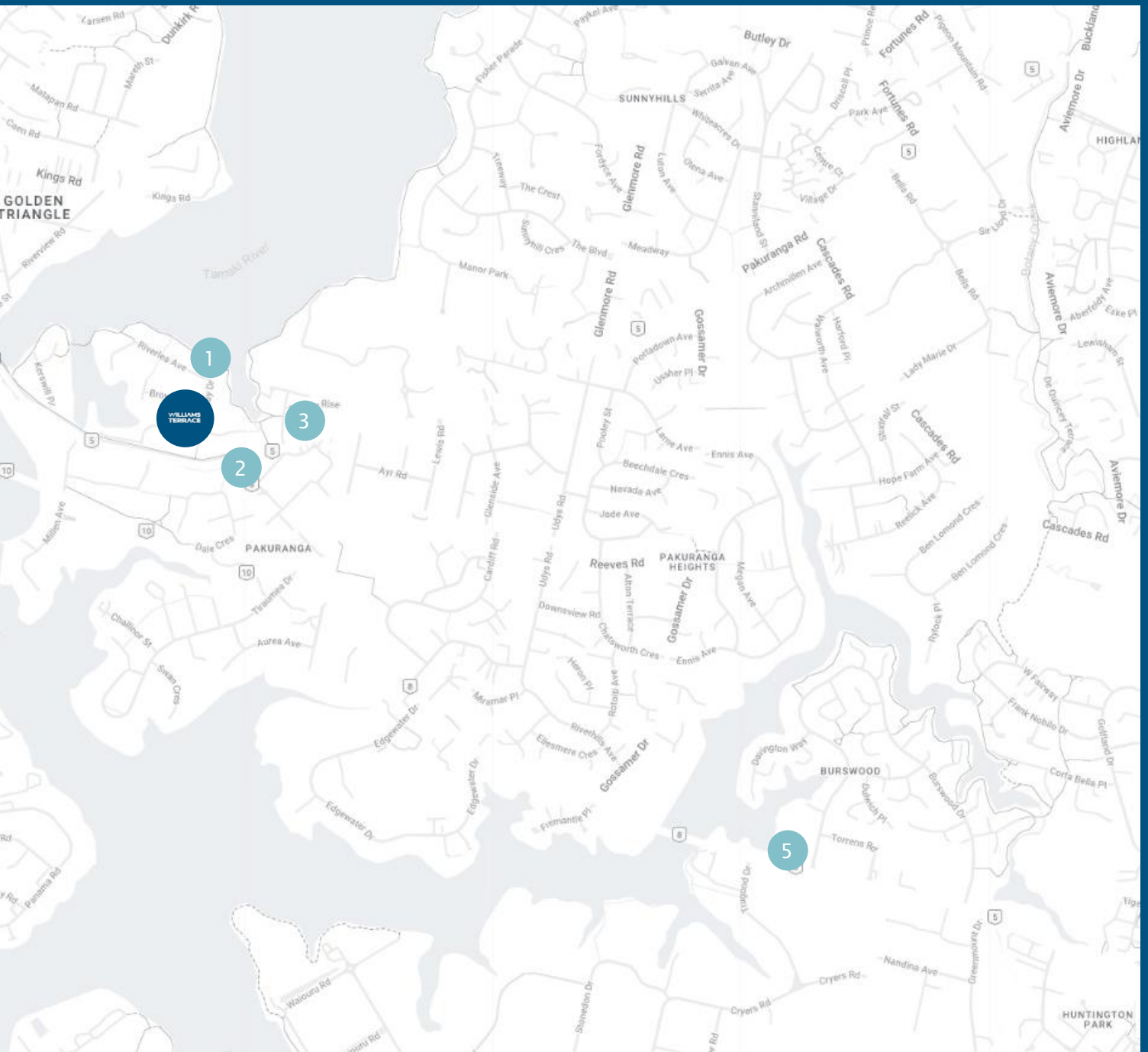


# LOCATION



1. Rotary Walk
2. Pakuranga Plaza
3. Saint Kentigern College
4. Panmure Highway Bridge
5. Chinatown
6. Sylvia Park





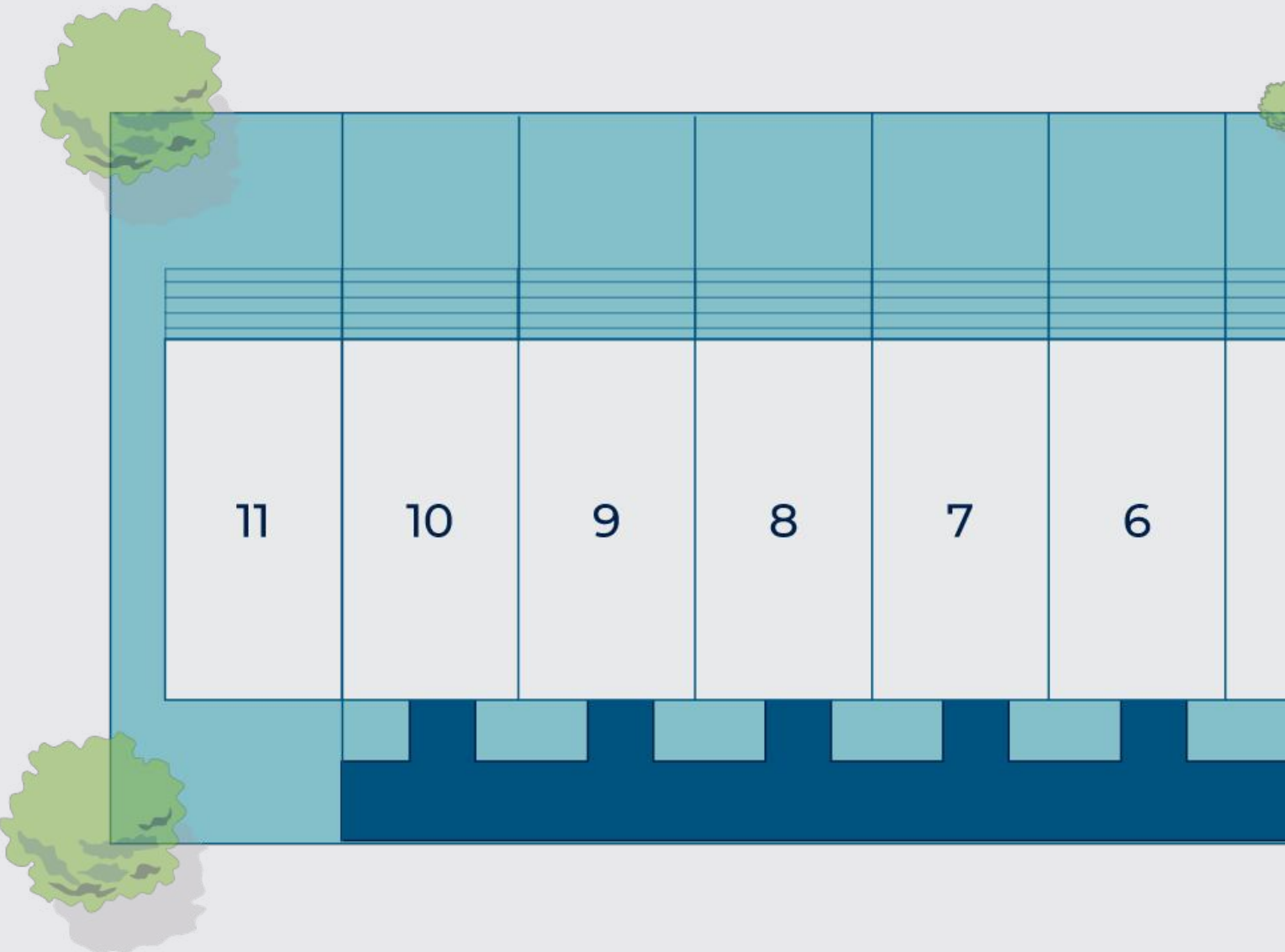
Located on Williams Ave, you are just a few minutes' walk to the Tamaki Bay. Plus the Pakuranga Plaza, a regional shopping district, is also just a 10-minute stroll away. Have a quick look outside, it's conveniently situated next to a public transportation hub, providing easy access. This truly embodies the convenience of a walkable lifestyle.

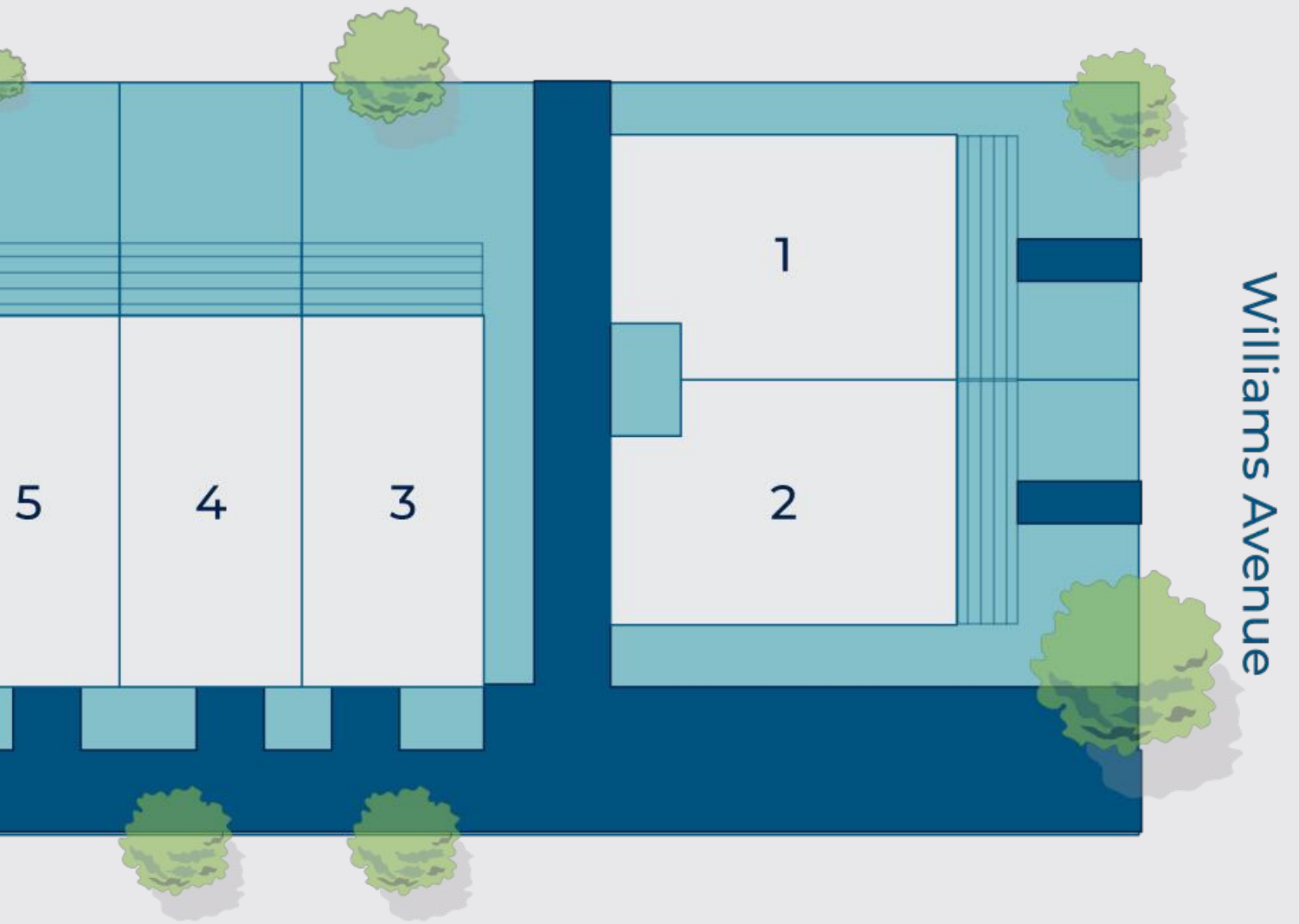
# FEATURES

- 2 bedroom and 3 bedrooms units in option;
- Well-designed with quality built;
- Function kitchen with Branding appliance;
- 10 years Master-Builder Warranty;
- Excellent location easy access to public and Tamaki Bay;
- CCC and Title issue soon;
- Lower deposit to formed your property;

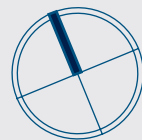


# SITE PLAN





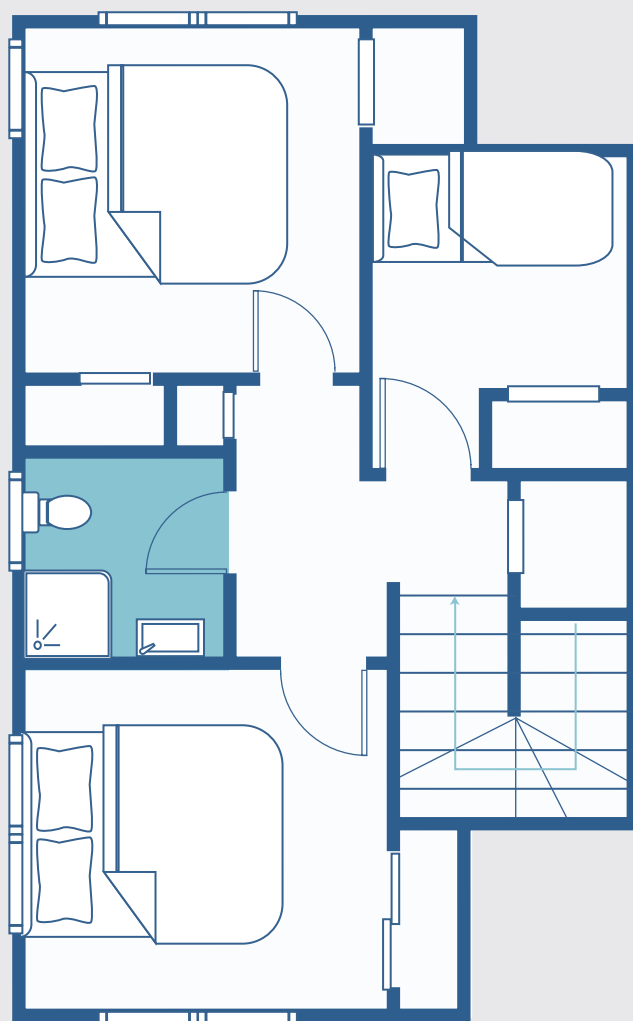
# FLOOR PLAN

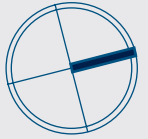


## TYPE A

Unit 1, Unit 2 (Mirror)

Bedroom 3  
Bathroom 1.5  
On-street Parking  
GF Floor Area: 41.1m<sup>2</sup>  
1F Floor Area: 42.7m<sup>2</sup>  
Total Floor Area: 83.8m<sup>2</sup>

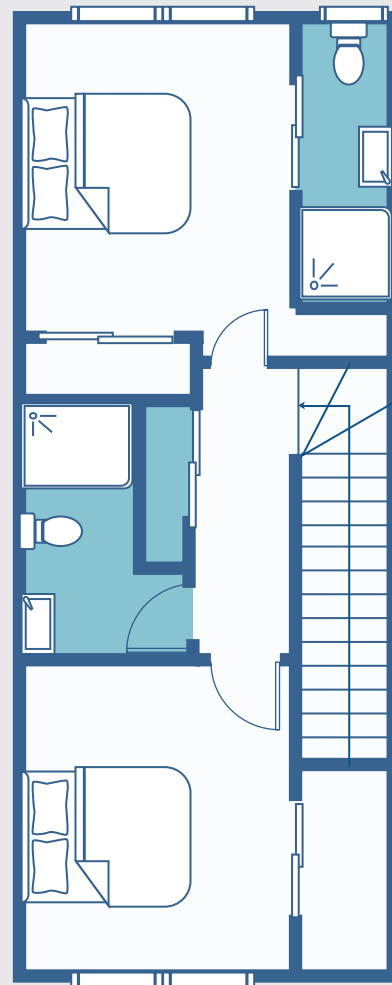
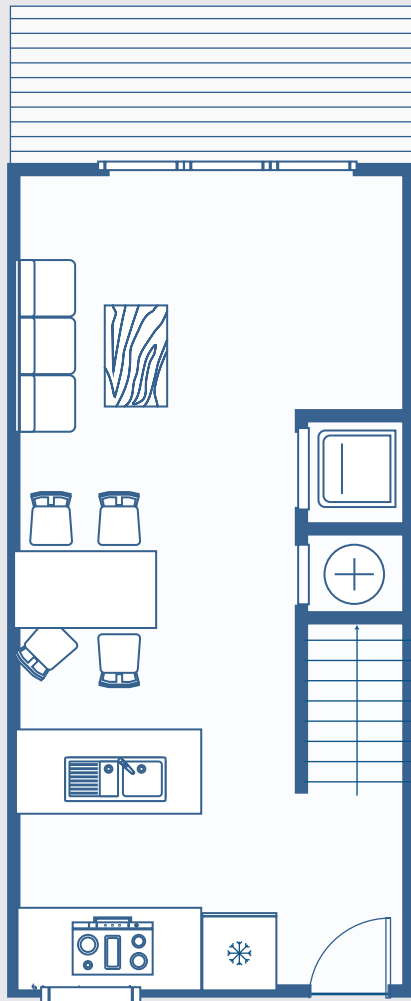




# TYPE B

Unit 5 - 9

Bedroom: 2  
Bathroom: 2  
On-street Parking  
GF Floor Area: 34m<sup>2</sup>  
1F Floor Area: 39.8m<sup>2</sup>  
Total Floor Area: 73.8m<sup>2</sup>



# FLOOR PLAN

## TYPE C

Unit 4, 10 - 11, Unit 3 (Mirror)

Bedroom: 2  
Bathroom: 1.5  
Study: 1  
On-street Parking  
GF Floor Area: 34.7m<sup>2</sup>  
1F Floor Area: 41.2m<sup>2</sup>  
Total Floor Area: 75.9m<sup>2</sup>







# PHOTOS















ROTARY WALK



ROTARY WALK





WILLIAMS AVENUE BUS STATION



PAKURANGA PLAZA

# Q&A

## **What am I purchasing?**

You are buying terrace house in Freehold Fee Simple Title.

## **What does freehold fee simple mean?**

Freehold Fee Simple is the most common ownership type of property in New Zealand which means you own the land and the home.

## **Does the homes have building warranties?**

Every home comes with a fully comprehensive 10 Year master builder Guarantee.

## **How much deposit is required to purchase?**

A 10% deposit is required to secure your home. No Further payments are required until settlement.

## **Is my deposit safe?**

YES. All deposits are held in New Zealand Real Estate Trust Account

## **Can the price increase from what is agreed?**

No, the price that is agreed in the Sale and Purchase Agreement is the price that you will pay

## **Are the buildings weathertight?**

All homes are designed and built to the highest standards that meet the structural and weather-tightness requirements of the New Zealand Building Code.

## **Is the property built to seismic codes?**

Yes, this is a requirement for new homes under the New Zealand Building Code.

## **Do I need to pay rates to Auckland Council?**

No, there is no body corp fee. However, Auckland council required townhouse developments set up a residents society to manage the maintenance of common infrastructure.

## **Are all houses wired for telephone and Internet?**

All homes are wired for telephone and high-speed Internet. Owners choose their own service providers which will be payable directly by the owners in the usual way.

## **When is the CCC & Title issued?**

Ccc will issued within one months as advised by local Council. Title will issued properly one months after CCC received.

## **When can I settle the property?**

10 working days from the property title issued.



## Contact Us

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