

SOUTHERN HILLS HOMES

LUXURY TOWNHOUSES – 18 AVENUE ROAD, GREENMEADOWS, NAPIER



BROCHURE



TURN KEY SOLUTION

18 AVENUE ROAD, GREENMEADOWS

Experience the perfect blend of convenience and low-maintenance living in these soon-to-be-built townhouses. Ideally located near key amenities, the modern homes offers a hassle-free lifestyle with just a 5% deposit and no further costs until settlement—an incredible opportunity to secure a brand-new property affordably. With two townhouses available, you have the flexibility to secure one or both. Whether you're looking for an Airbnb investment, a rental opportunity, or a stylish home, this clever layout adapts to your needs. Featuring a spacious double bedroom and a generous study or single bedroom, it's designed for comfort and versatility.

Features:

- Sleek, modern design with clean lines and contemporary appeal
- Open-plan living, seamlessly flowing from a stylish kitchen to a private outdoor space—ideal for relaxing or entertaining
- High-quality fixtures and finishes, combining elegance with durability for easy maintenance
- Prime location—schools, shops, and public transport just minutes away



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PRICE LIST



UNIT	BEDROOMS	BATHROOMS	FLOOR AREA	PRICE
One	15	1	48	\$620,000
Two	15	1	48	\$595,000
Three	15	1	48	\$595,000
Four	15	1	48	\$650,000

BUILDING SPECIFICATIONS

GENERAL SPECS

DOOR LOCK	Icon stainless steel
ELECTRICAL	LED lighting, sockets, general connections, TV UHF aerial, phone and TV jacks
HEATING	Mitsubishi electric hi-wall classic heat pump
CARPET	Nylon

EXTERIOR

ROOF	Metalcraft espan flat
EXTERIOR CLADDING	Axon tongue and groove vertical panel
WINDOW	Double glazed

INTERIOR

INTERNAL DOORS	Hollowcore painted
WATER HEATER	HWC 135 litre
LIGHTING	LED lighting
CARPET	Carpet to bedroom/s

BATHROOM

SHOWER BASE	Tiled shower
SHOWER WALLS	Tiled shower
SHOWER SYSTEM	Methven minimalist MK2 rail shower, chrome
SHOWER	Nouveau square shower
BATHROOM VANITY	Newtech 900 oxley luxe double tier wall vanity
VANITY TAPWARE	Methven - minimalist MK2 basin mixer
TOILET ROLL HOLDER	Evoke toilet roll holder
HEATER TOWEL RAIL	Quadro heated towel rail
HEATER	Aerlite heat fan lighe 4, white
UNDERFLOOR HEATING	Yes
MIRROR	Ambiance round mirror
TOILET SUITE	Newtech casalino BTW toilet suite

KITCHEN

OVEN	Fisher & Paykel 85L 9 function self-cleaning
HOB	Fisher & Paykel 4-zone induction 60cm
RANGEHOOD	Fisher & Paykel wall rangehood box chimney, 60cm
DISHWASHER	Fisher & Paykel series 5 contemporary dishwasher
SINK MIXER	Methven - Minimalist MK2 sink mixer goose neck
SINK	Englefield, cabriole kitchen sink 1 1/4 bowl
INSINKERATOR	Yes
WATER TO FRIDGE	Yes

EXTERIOR



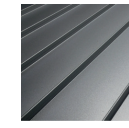
Softs and cladding | Resene White



Cladding | Resene Quarter black white



Cladding | Axon smooth vertical panel 133mm



Roof | Metalcraft espan 370 flat, ebony

APPLIANCES & CHATELS



Oven | Fisher & Paykel 85L 9 Function Self-Cleaning Oven, Black



Cooktop | Fisher & Paykel 4-Zone induction 60cm cooktop



Dishwasher | Fisher & Paykel Series 5 contemporary dishwasher



Kitchen mixer | Methven - minimalist MK2 sink mixer, chrome



Sink | Englefield, cabriole kitchen sink 1 1/4 bowl



Door lock | Icon stainless steel



Heat pump | Mitsubishi electric hi-wall classic heat pump 3.5kW / 3.7kW



Mirror | Newteck ambiance round mirror



vanity | Newtech 900 oxley luxe double tier wall vanity in dusk grey



Basin mixer | Methven - minimalist MK2 basin mixer, chrome



Slide shower | Methven minimalist MK2 rail shower, chrome



heated towel Rail | Newteck quadro 4 bar heated towel rail, chrome



Toilet suite | Newtech casalino BTW toilet suite



Toilet roll holder | Evoke toilet roll holder



Heater/extractor fan | Aerlite heat fan lighe 4, white



COLOUR AND FINISHES

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INTERIOR



HARD FLOORING |
Rushine 4V laminate
flooring, 462



CARPET | Harrisons
Invincible Supreme,
Omaha



WALLS | Resene
double alabaster



TRIMS | Resene white



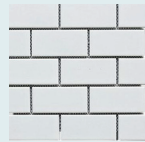
TILES | Tundra White
Microtec Floor Tile



VANITY WALL | rima
Groove Fibre Cement
Board Wall Lining, white



BENCHTOP |
Caesarstone Standard,
polished



SPLASHBACK | Tile
Warehouse metro white
45x95 brick mosaic
gloss

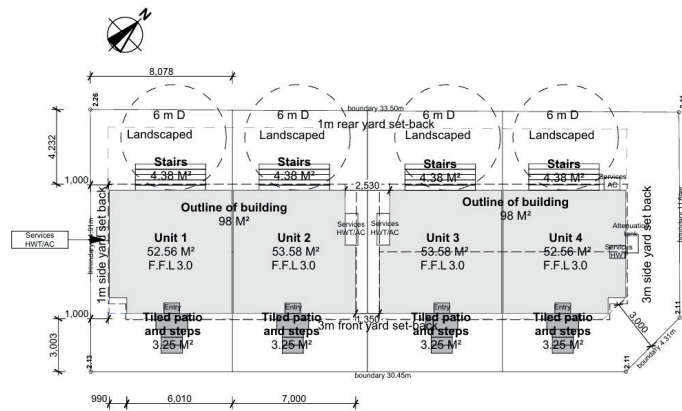


CABINETS |
Dezignatek thermoform
series 1 profile - sicily,
ecru matt



SITE AND LANDSCAPE PLAN

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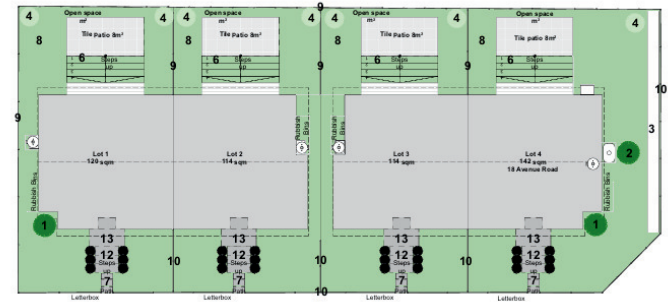
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Site Plan

1:200

KEY

1	Kwan Citrus Satsuma Mandarin	7	Grey Paver 600x300
2	Landscape Stars Citrus Lemon Meyer - pruned to 1.2H x 1.2W m	8	Domestic Grass
3	Prunus lusitanica 'Portuguese Laure' - pruned to 1.8 H x .6W m	9	Side, back boundary fences, to keep existing - 1.8m.
4	Magnolia grandiflora 'Little Gem' - pruned to 1 H x 1 W m	10	Street front fences, existing 1m. Proposed 1.2m.
5	Thuja Smaragd - pruned to 1 H x .5W m	11	Trellis in front of rubbish bin - custom built by builder
6	600x600 concrete tile patio to timber steps	12	precast concrete steps and porch
		13	Entrance feature



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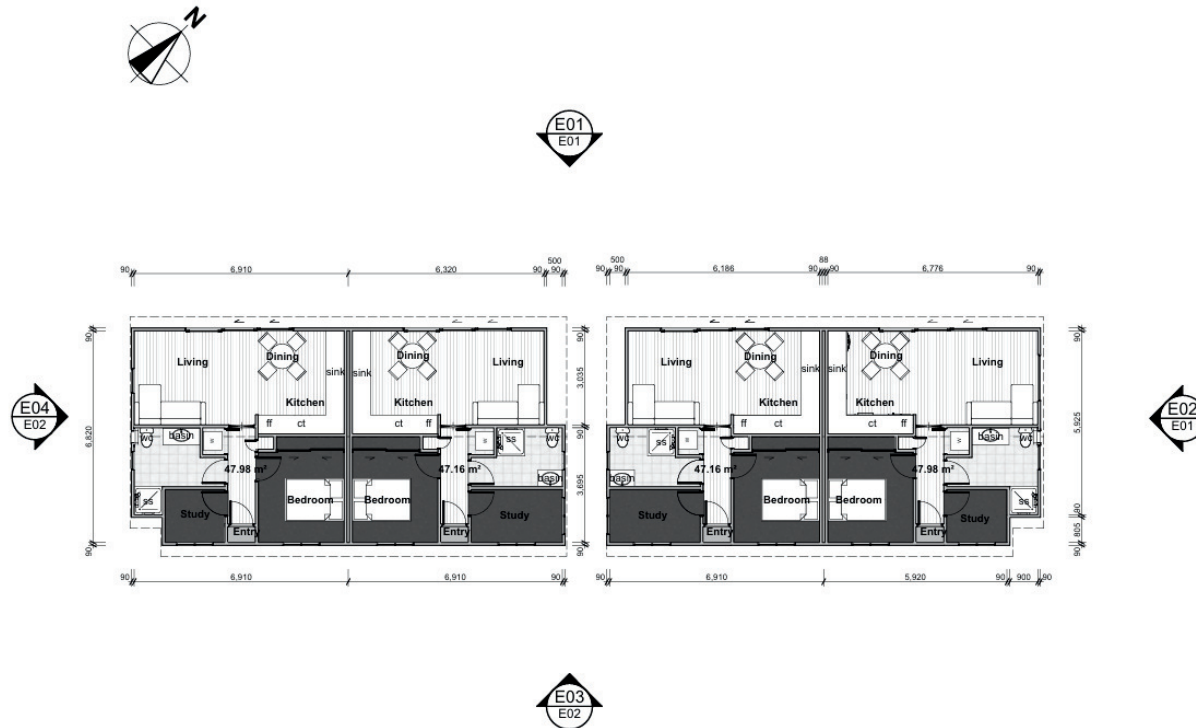
Landscape Plan

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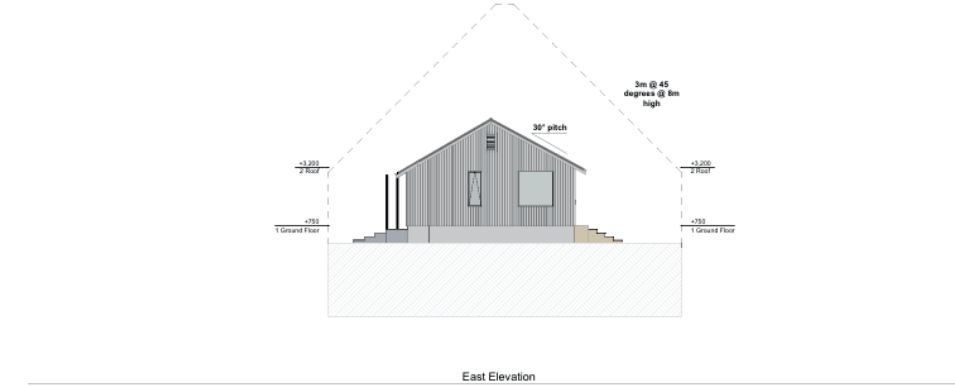
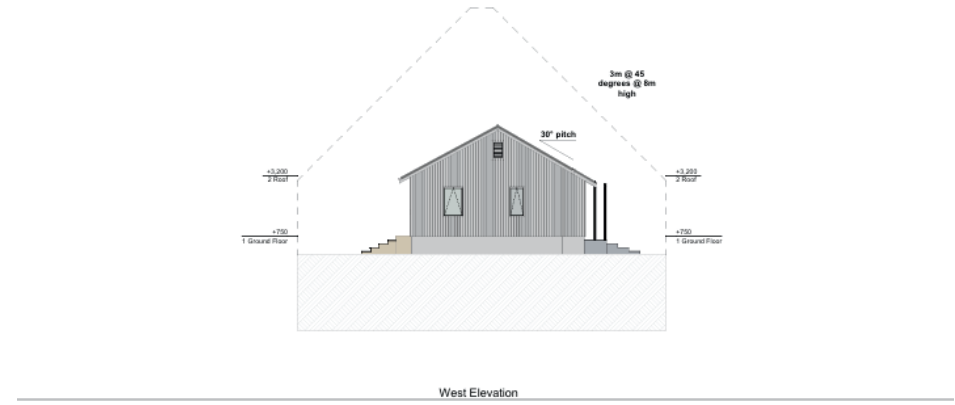
FLOOR PLAN FRONT

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ELEVATIONS

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LOCATION

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- 1 Greenmeadow shops**
5 minute walk
 - 2 Bus stop**
2 minute walk
 - 3 St Mary's Catholic Church**
9 minute walk
 - 4 Greenmeadows Kindergarten**
5 minute walk
 - 5 St Joseph's Maori Girls' College**
6 minute walk
- Napier airport**
10 minute drive
- Mission estate**
2 minute drive
- Church road winery**
3 minute drive
- Napier city center**
13 minute drive



WHATS NEAR BY

18 AVENUE ROAD, GREENMEADOWS



New World, Greenmeadows

9 GLOUCESTER STREET, NAPIER

7 minutes walk



Anderson Park, Greenmeadows

GREENMEADOWS

9 minutes walk



The Doctors, Greenmeadows

522 KENEDY ROAD, GREENMEADOWS

14 minutes walk



CONTACT US

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