

SOUTHERN HILLS HOMES

76 TE MATA ROAD, HAVELOCK NORTH

  
2 2 86

BROCHURE



LUXURY LIVING IN A PRIME LOCATION

76 TE MATA ROAD, HAVELOCK NORTH

76 Te Mata Road offers a rare opportunity to own an executive townhouse in one of New Zealand's most desirable suburbs. This sophisticated, gated development features seven architecturally designed residences by Southern Hills Homes.

Designed for those who appreciate the finer things in life, these townhouses set a new benchmark in quality and style, exceeding expectations at every level.

With completion anticipated for late 2025, now is the perfect time to secure your home at today's prices. As Havelock North's property market evolves, opportunities like this will only become more valuable.

Features:

- Spacious double bedrooms with built-in wardrobes and large windows, some with louvres
- Designer kitchens with stone benchtops, premium appliances, and a breakfast bar
- Luxurious bathrooms with tiled showers, underfloor heating, and quality fixtures
- Seamless indoor-outdoor flow to low-maintenance, North/Northwest-facing courtyards
- Dedicated laundry nooks for added convenience
- Smart locking systems and a gated complex for enhanced security
- Freehold titles with a built-in maintenance plan
- Designed by renowned architects, Figure and Ground
- Just minutes from Havelock North Village and Hastings City Centre



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PRICE LIST



UNIT	BEDROOMS	BATHROOMS	FLOOR AREA	PRICE
One	2	2	86	\$
Two	2	2	86	\$
Three	2	2	86	\$
Four	2	2	86	\$
Five	2	2	86	\$
Six	2	2	86	\$
Seven	2	2	86	\$

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	SDN

EXTERIOR

ROOF	TRS superstream windsor in Ironsand
CLADDING	midland brick slips, euro largo, arena
CLADDING FRONT	TRS superstream windsor in Ironsand
CLADDING BACK	James Hardie axon panel 400mm grooved, double foundry
WINDOW	Double glazed

INTERIOR

INTERNAL DOORS	Hollowcore painted
WATER HEATER	HWC 135 litre
LIGHTING	LED lighting
CARPET	Carpet to bedrooms/hallway/stairs

BATHROOM

SHOWER BASE	Tiled
SHOWER WALLS	Tiled
SHOWER SYSTEM	Plumbline buddy shower column, matt champagne PVD
SHOWER	Walk in shower
BATHROOM VANITY	Plumbline stanza spio 1200 2 drawer wall vanity left basin, birch
VANITY TAPWARE	Plumbline buddy wall mount mixer, matt champagne PVD
TOILET ROLL HOLDER	Plumbline buddy toilet roll holder, matt champagne PVD
HEATER TOWEL RAIL	Plumbline buddy solo 450 Heated Towel Rail x3, matt champagne PVD
HEATER/FAN	Aerlite heat fan lighe 4, white
MIRROR	Plumbline stanza 900 mirror cabinet, birch
TOILET SUITE	Newtech casolino BTW toilet suite

ENSUITE

SHOWER BASE	Tiled
SHOWER WALLS	Tiled
SHOWER SYSTEM	Plumbline buddy shower column, chrome
SHOWER	900 x 900 Nouveau square shower
BATHROOM VANITY	Robertsons petine 440 right wall vanity - sixty polymarble, bianco + rail/handle - brushed nickel
VANITY TAPWARE	Robertsons petine 440 right wall vanity/mixer chrome
TOILET ROLL HOLDER	Plumbline buddy toilet roll holder, chrome
HEATER TOWEL RAIL	Plumbline buddy solo 450 Heated Towel Rail x3, chrome
HEATER/FAN	Aerlite heat fan lighe 4, white
MIRROR	Plumbline vista 500 pill mirror cabinet, white velvet
TOILET SUITE	Newtech casolino BTW toilet suite

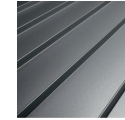
KITCHEN

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



Bargeboard | Resene, steel grey



Roof/Cladding | TRS superstream windsor in Ironsand



Cladding | midland brick slips, euro largo 290mm long x 72mm high, arena



Cladding | James Hardie axon panel 400mm grooved, double foundry

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



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



Toilet suite | Newtech casolino BTW toilet suite



Mirror | Plumbline stanza 900 mirror cabinet, birch



Vanity | Plumbline stanza spio 1200 2 drawer wall vanity left basin, birch



Basin mixer | Plumbline buddy wall mount mixer, matt champagne PVD/chrome ensuite



Slide shower | Plumbline buddy shower column, matt champagne PVD/chrome ensuite



heated towel Rail | Plumbline buddy solo 450 Heated Towel Rail x3, matt champagne PVD/chrome ensuite



Toilet roll holder | Plumbline buddy toilet roll holder, matt champagne PVD, chrome ensuite



Mirror ensuite | Plumbline vista 500 pill mirror cabinet, white velvet



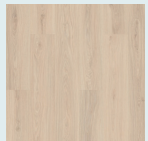
Vanity ensuite | Robertsons petine 440 right wall vanity - sixty polymarble, bianco + rail/handle - brushed nickel



COLOUR AND FINISHES

76 TE MATA ROAD, HAVELOCK NORTH

INTERIOR



HARD FLOORING | Belgotex, purefloor 8, roble liora



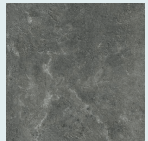
CARPET | Belgotex avenue SDN, steel 77



WALLS | Resene half black white



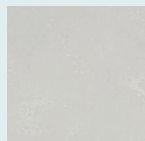
TRIMS | Resene white



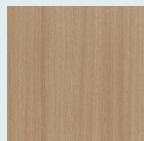
TILES BATHROOM FLOOR/SHOWER WALLS | Lusso Grey 600 x 600



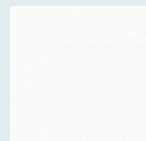
BENCHTOP ISLAND | Caesarstone Standard, polished



BENCHTOP BACK | Caesarstone Supernatural Cloudburst Concrete 4011 Rough



CABINETS | Melteca Urban Ash Organic Melamine



CABINETS | Melteca Melamine Snowdrift Satin

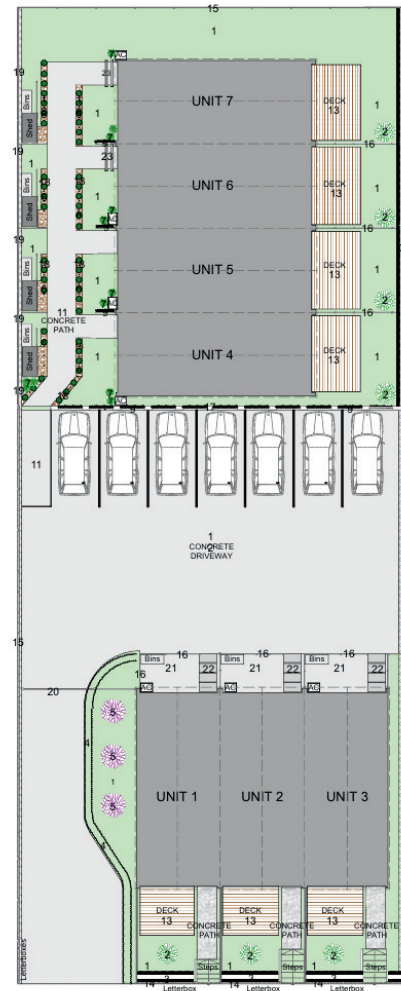


76 TE MATA ROAD, HAVELOCK NORTH



LANDSCAPE PLAN

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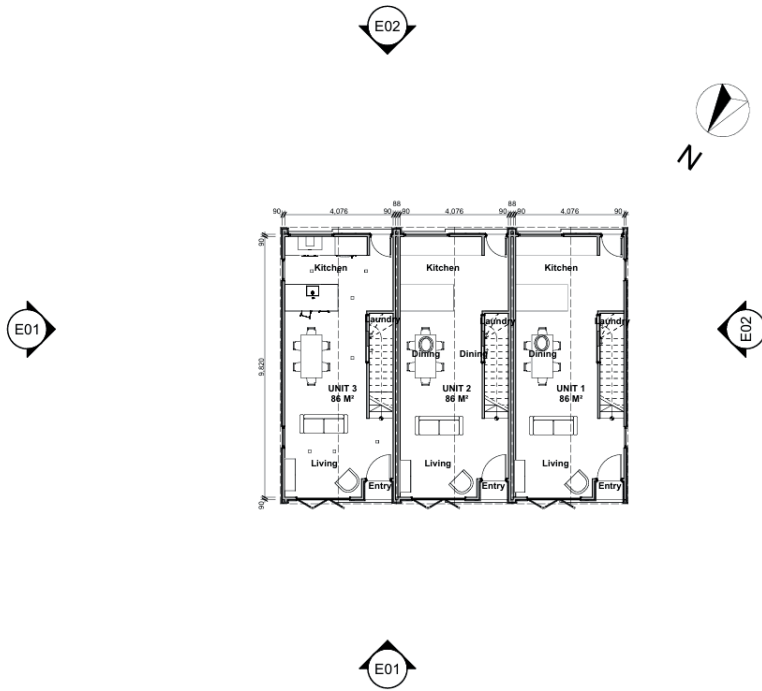
LEGEND

- 1 Domestic grass
- 2 Magnolia Spp. (*Magnolia spp.*) - pruned to 2m H x 1.5m W
- 3 Portuguese Laurel (*Prunus lusitanica*) - pruned to 1.5m H x .4m W
- 4 Box Hedge (*Buxus sempervirens*) - pruned to .6m H x .5m W
- 5 Flowering Cherry (*Prunus spp.*) - pruned to 2m H x 1.2m W
- 6 Lomandra (*Lomandra spp.*) - pruned to .3m H x .3m W
- 7 Hebe (*Hebe spp.*) - pruned to .5m H x .5m W
- 8 Pergola feature over entrance
- 9 Creeping Fig (*Ficus Pumila*)
- 10 Plant cover and bark
- 11 Concrete path
- 12 Concrete driveway
- 13 140mm timber decking to draftsmens specification
- 14 Block wall fence with vertical fencing 1.2m H from FFL
- 15 Site boundary fence - 1.8m H
- 16 Section fence - 1.8m H
- 17 Block wall with horizontal fence post design above - specified by engineer
- 18 Solar light between plants (one every two plants)
- 19 Fence light spaced evenly
- 20 Electric gate
- 21 White aggregate
- 22 450x950 mm grey pavers
- 23 Entrance feature custom built by builder



FLOOR PLAN FRONT UNITS

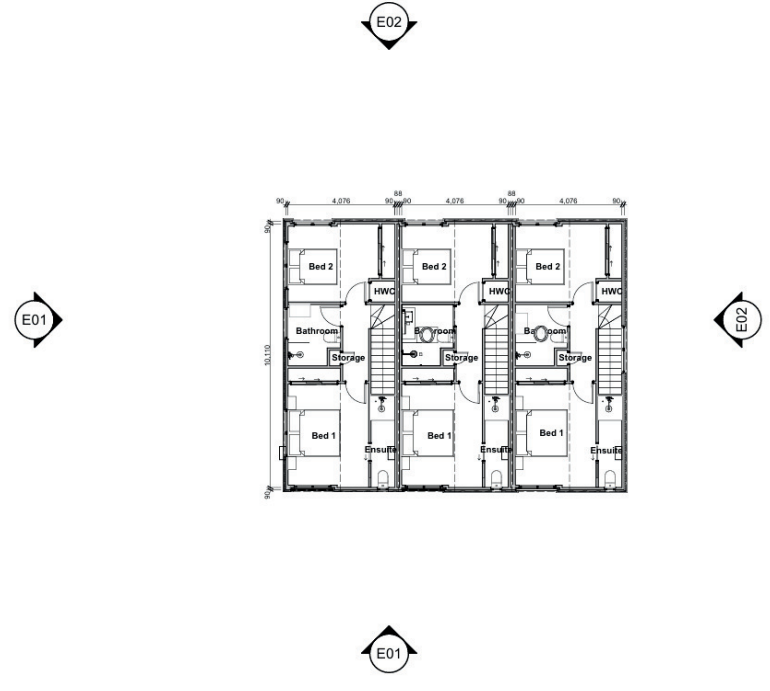
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Ground Floor

1:100

1

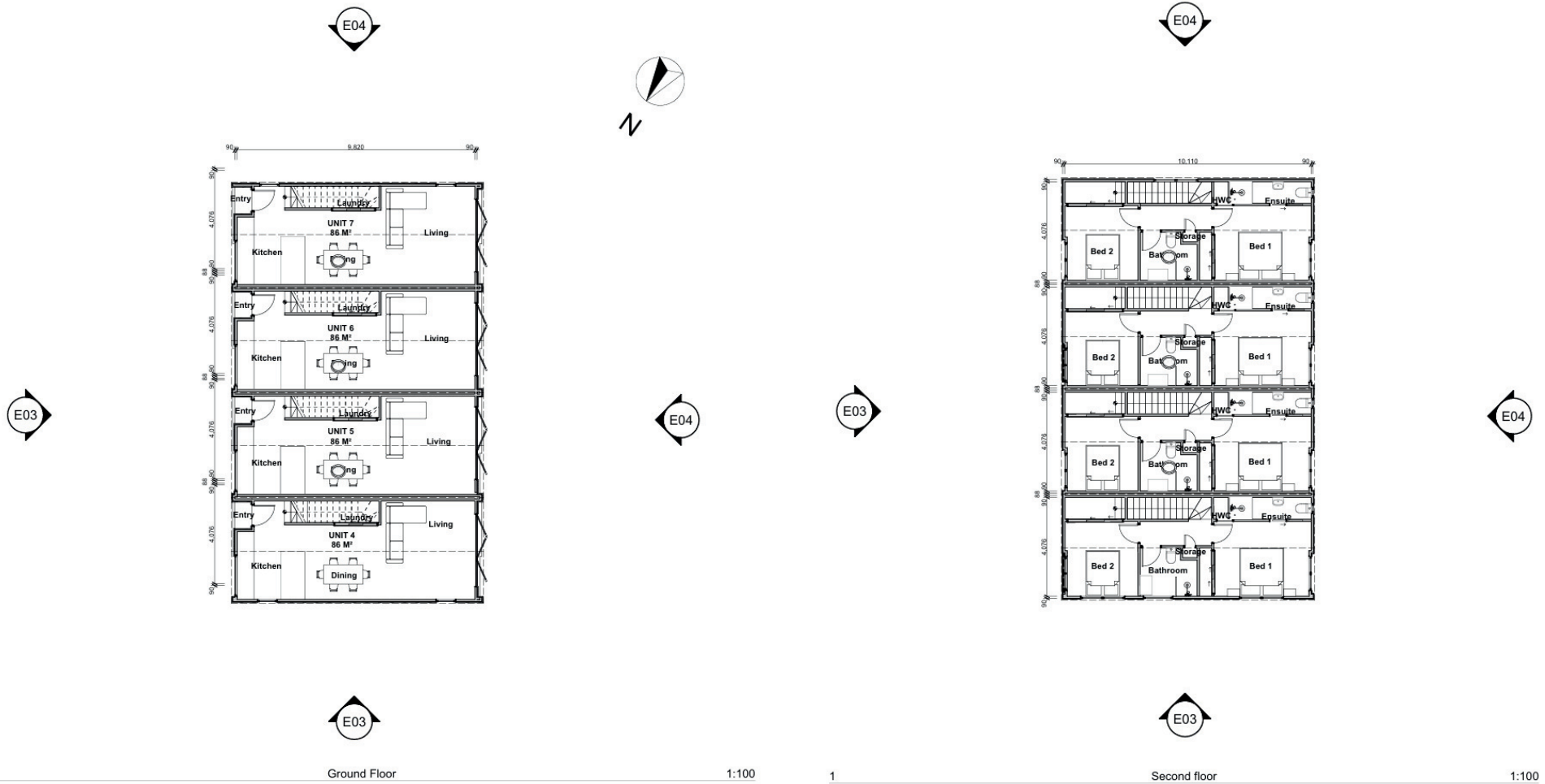


Second floor

1:100

FLOOR PLAN BACK BACK UNITS

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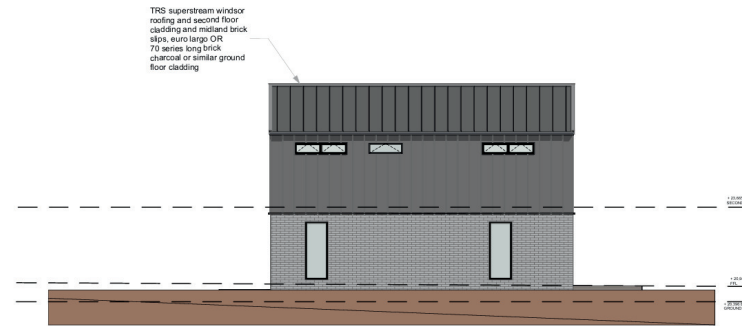
ELEVATIONS FRONT UNITS

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North Elevation A

1:100



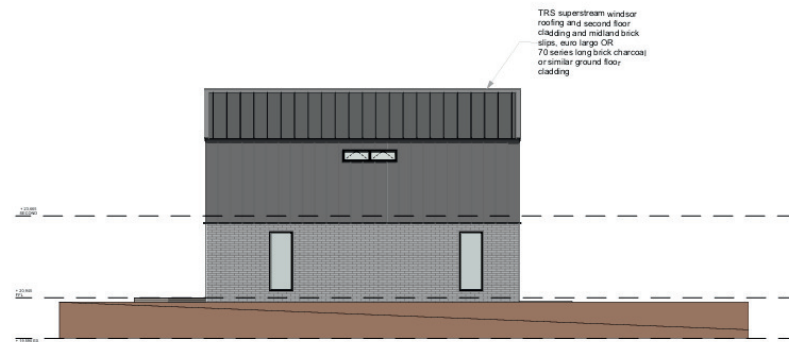
East Elevation A

1:100



South Elevation A

1:100



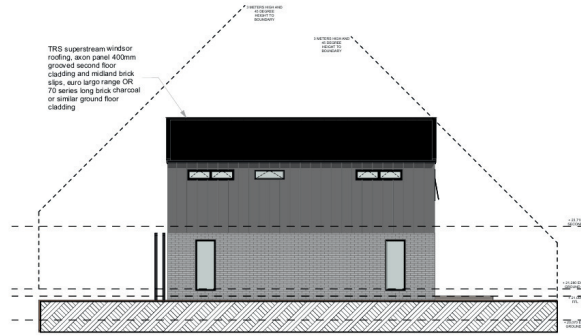
West Elevation A

1:100



ELEVATIONS BACK UNITS

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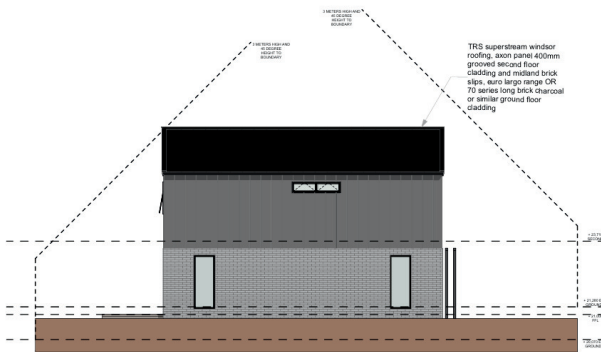
North Elevation B

1:100



East Elevation B

1:100



South Elevation B

1:100



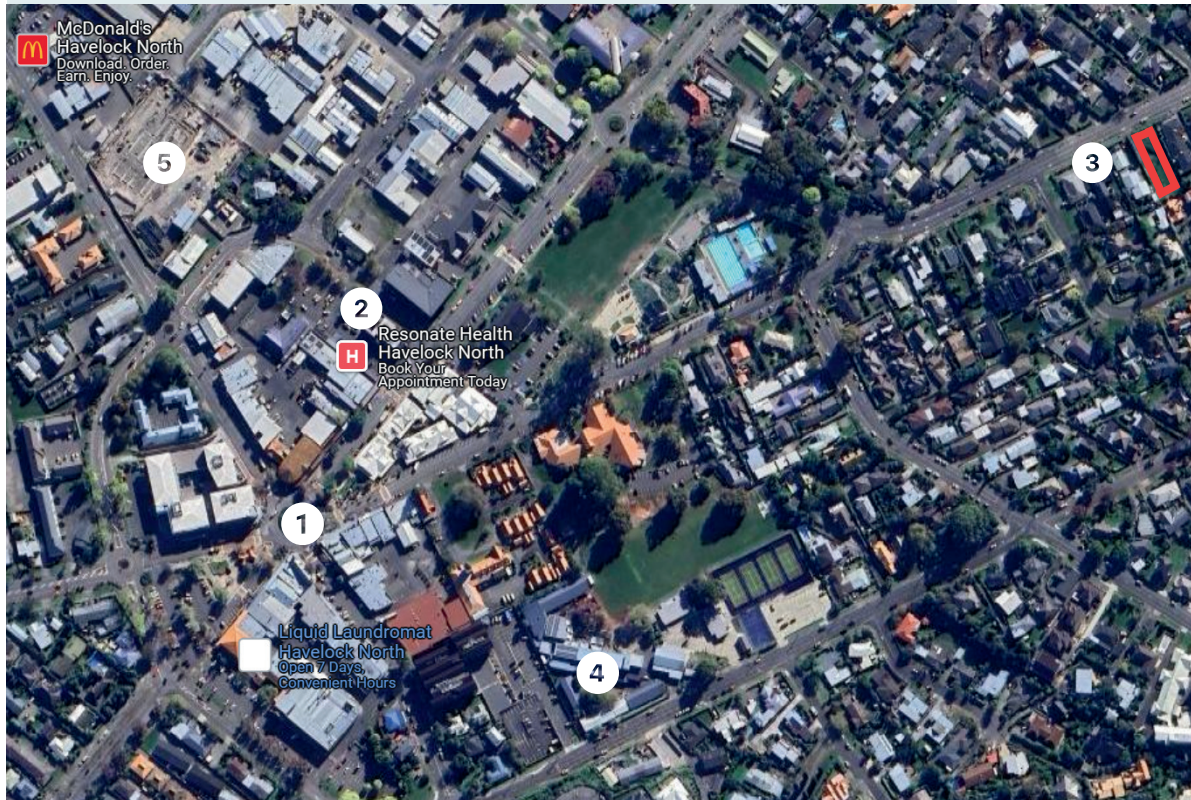
West Elevation B

1:100



LOCATION

76 TE MATA ROAD, HAVELOCK NORTH



- 1** Havelock North village centre
9 minute walk
 - 2** Resonate Health
9 minute walk
 - 3** Bus stop
1 minute walk
 - 4** Havelock North primary school
11 minute walk
 - 5** New World supermarket
12 minute walk
- Napier airport**
25 minute drive



WHATS NEAR BY



Havelock North Village

TE MATA ROAD, HAVELOCK NORTH

9 minutes walk



Craggy Range

253 WAIMARAMA ROAD, HAVELOCK NORTH

7 minute drive



Te Mata Estate Winery

349 TE MATA ROAD, PARKVALE, HAVELOCK NORTH

4 minute drive



CONTACT US

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