

After us all going
through thick and thin...



This is it! 1041



I'm staking my reputation on Mount Roskill, guys and girls.

A little like booming Surrey Hills in South Sydney, Mount Roskill is undergoing dramatic change.

For my tenets of culture change and infrastructure change, **this is it.**

Fifteen minutes to the city and quicker to the airport — I expect a lot of buying and renting will come from airport staff.

And for first home buyers we have the unusual opportunity of being in the 90% borrowing category, plus the time to keep saving — completion on some might be as far away as 2027.

But today's price holds.

I believe that like Kingsland and Grey Lynn, "Mount Roskill 1041" will become a prestigious post code.

If you drive around you'll find hundreds of private enclaves through Mount Roskill where housing corp has released its holdings to private ownership.

This is one of them, and the wonderful Molley Green Reserve, heavily planted in natives, community barbecues and well-used netball courts, is already a legacy of a well planned environment.

Folks I can't buy a decent townhouse in Glenn Innes or Panmure now for under \$1m.

At \$760,000 to \$955,000 these are elevated, sunny and really hot buying.

FIRST IN BEST CHOICE!

Best,

Martin

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Block
A



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Residential sales guide
Molley Green Place

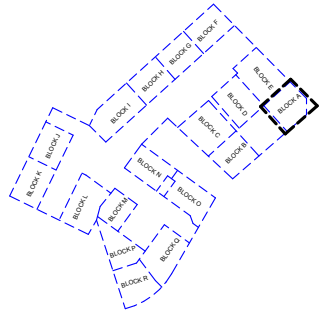








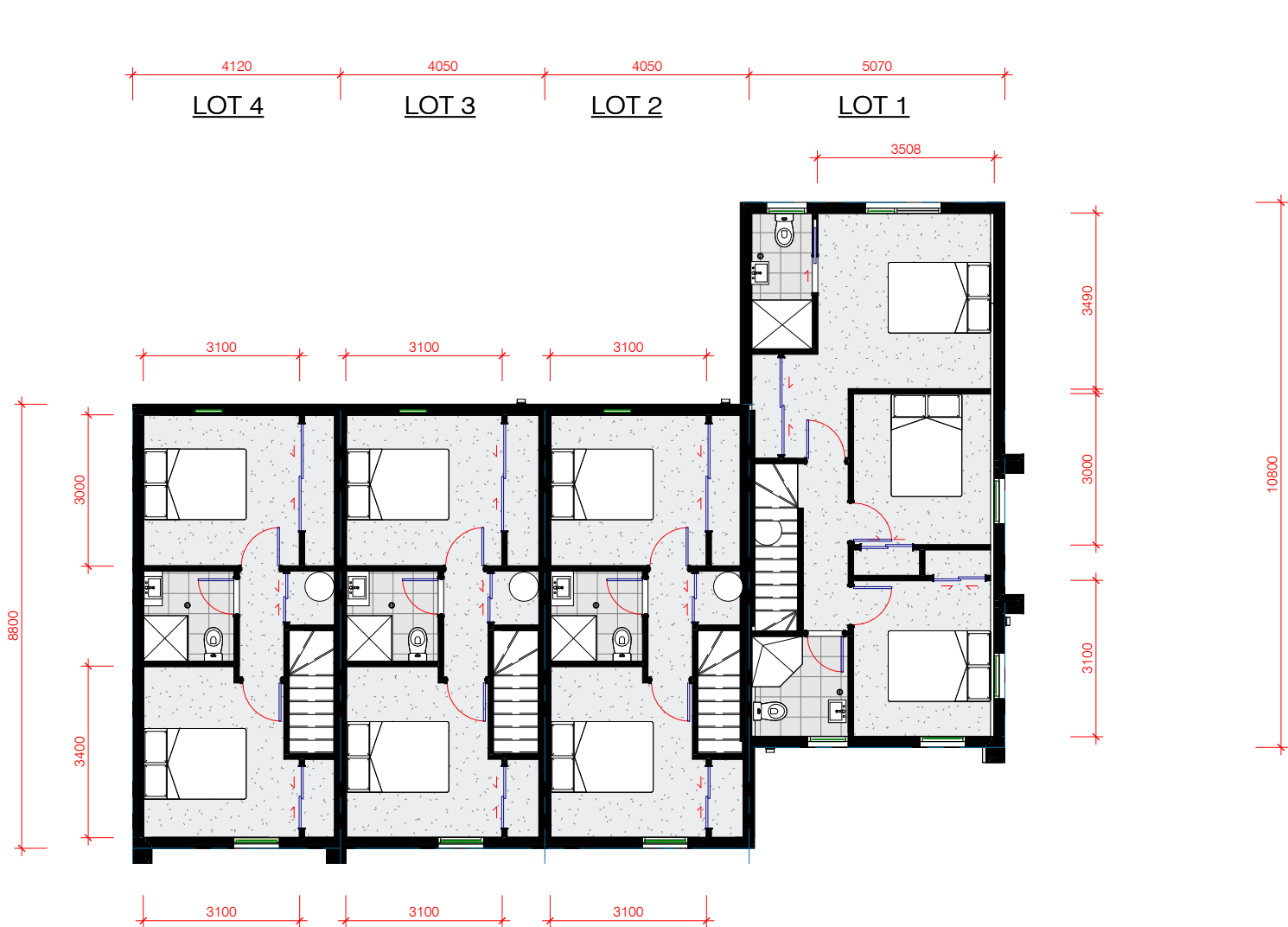
BLOCK A AREAS		
LEVEL	Name	Area
GROUND FLOOR	LOT 1	44.6 m ²
	FIRST FLOOR LOT 1	54.1 m ²
		98.7 m ²
GROUND FLOOR	LOT 2	35.6 m ²
	FIRST FLOOR LOT 2	35.6 m ²
		71.3 m ²
GROUND FLOOR	LOT 3	35.6 m ²
	FIRST FLOOR LOT 3	35.6 m ²
		71.3 m ²
GROUND FLOOR	LOT 4	36.3 m ²
	FIRST FLOOR LOT 4	36.3 m ²
		72.5 m ²



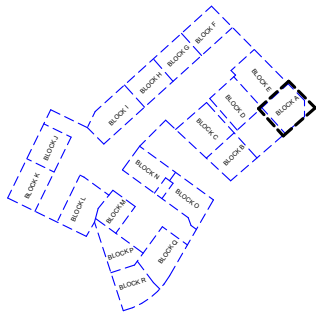
KEY PLAN



First floor plan



BLOCK A AREAS		
LEVEL	Name	Area
GROUND FLOOR	LOT 1	44.6 m²
FIRST FLOOR	LOT 1	54.1 m²
		98.7 m²
GROUND FLOOR	LOT 2	35.6 m²
FIRST FLOOR	LOT 2	35.6 m²
		71.3 m²
GROUND FLOOR	LOT 3	35.6 m²
FIRST FLOOR	LOT 3	35.6 m²
		71.3 m²
GROUND FLOOR	LOT 4	36.3 m²
FIRST FLOOR	LOT 4	36.3 m²
		72.5 m²



KEY PLAN



Price list

Early bird pricing 25 Aug 2025.
Prices will be altered at developers' discretion.

Address	Lot	Site	Land	Beds	Bath	Sqm	Price
19A Albrecht Ave	1	A	144	3	2	99.3	\$895,000
19B Albrecht Ave	2	A	78	2	1.5	71.2	\$749,000
19C Albrecht Ave	3	A	78	2	1.5	71.2	\$749,000
19D Albrecht Ave	4	B	79	2	1.5	71.2	\$765,000
25A Albrecht Ave	5	B	148	4	2	109.4	\$980,000
25B Albrecht Ave	6	B	74	2	1.5	71.2	\$749,000
25C Albrecht Ave	7	B	158	2	1.5	71.2	\$769,000
10/27 Molley Green Pl	8	C	123	2	1.5	73.8	\$769,000
9/27 Molley Green Pl	9	C	89	2	1.5	73.8	\$749,000
8/27 Molley Green Pl	10	C	90	2	1.5	73.8	\$749,000
7/27 Molley Green Pl	11	C	92	2	1.5	73.8	\$749,000
6/27 Molley Green Pl	12	C	124	2	1.5	71.2	\$769,000
5/27 Molley Green Pl	13	D	87	2	1.5	71.2	\$769,000
4/27 Molley Green Pl	14	D	75	2	1.5	71.2	\$749,000
3/27 Molley Green Pl	15	D	75	2	1.5	71.2	\$749,000
2/27 Molley Green Pl	16	D	75	2	1.5	71.2	\$749,000
1/27 Molley Green Pl	17	D	112	2	1.5	71.2	\$769,000
29E Molley Green Pl	18	E	150	3	2	99.3	\$889,000
29D Molley Green Pl	19	E	80	2	1.5	71.2	\$749,000
29C Molley Green Pl	20	E	79	2	1.5	71.2	\$749,000

Address	Lot	Site	Land	Beds	Bath	Sqm	Price
29B Molley Green Pl	21	E	79	2	1.5	71.2	\$749,000
29A Molley Green Pl	22	E	140	3	2	99.3	\$889,000
1/23 Molley Green Pl	23	F	132	3	2	106.2	\$949,000
2/23 Molley Green Pl	24	F	75	3	2	106.2	\$929,000
3/23 Molley Green Pl	25	F	75	3	2	106.2	\$929,000
4/23 Molley Green Pl	26	F	106	3	2	106.2	\$949,000
5/23 Molley Green Pl	27	G	106	3	2	106.2	\$949,000
6/23 Molley Green Pl	28	G	76	3	2	106.2	\$929,000
7/23 Molley Green Pl	29	G	76	3	2	106.2	\$929,000
8/23 Molley Green Pl	30	G	106	3	2	106.2	\$949,000
9/23 Molley Green Pl	31	H	106	3	2	106.2	\$949,000
10/23 Molley Green Pl	32	H	75	3	2	106.2	\$929,000
11/23 Molley Green Pl	33	H	75	3	2	106.2	\$929,000
12/23 Molley Green Pl	34	H	106	3	2	106.2	\$949,000
13/23 Molley Green Pl	35	I	106	3	2	106.2	\$949,000
14/23 Molley Green Pl	36	I	77	3	2	106.2	\$929,000
15/23 Molley Green Pl	37	I	76	3	2	106.2	\$929,000
16/23 Molley Green Pl	38	I	76	3	2	106.2	\$929,000
17/23 Molley Green Pl	39	I	75	3	2	106.2	\$929,000
18/23 Molley Green Pl	40	I	95	3	2	106.2	\$959,000



Kitchen

- + High specification designer kitchen featuring soft close drawers and doors
- + Engineered stone benchtop with top quality stainless steel sink
- + European kitchen designer series sink mixer
- + Induction 4 hob cooktop
- + Integrated rangehood enclosed within contemporary wall cabinets
- + 600mm integrated multi-function oven
- + Dishwasher
- + Designer series textured subway tile splashback

Bathroom

- + Luxury wall tiled shower with easy maintenance acrylic shower tray
- + White textured vanity unit with designer series mixer
- + LED fixed mirror
- + Wall faced ceramic toilet suite with soft-close seat
- + Ladder style towel rail
- + Designer series slide shower
- + Designer series shower mixer
- + Ducted ceiling fan to meet NZBC requirements

Electrical

- + Heatpump in lounge — to meet or exceed Healthy Homes standards
- + 2 double power points per bedroom
- + Television point
- + LED downlights
- + Exterior surface light x2
- + Top brand mains pressure electric hot water cylinder
- + Fibre ready
- + Data point
- + Smoke detectors as required by building code

Interior

- + Intertenancy fire rated, acoustic walls to meet New Zealand building code standards to provide safety, privacy and comfort
- + Conventional timber mid-floor system
- + Insulation to underside of roof
- + Insulation to exterior walls
- + Level 4 Gib stopping and painting finish throughout
- + SPC composite timber plank flooring throughout the open plan living areas and kitchen leading to heavy duty carpet to the stairs and bedrooms
- + Built in wardrobe system with shelf and rail
- + Heavy duty solution dyed nylon carpet on underlay
- + Designer series quality door handles

Exterior

- + Cladding as per plans which are predominantly brick with some decorative features in fibre cement cladding
- + Modern design colorsteel roof
- + Colorsteel fascia
- + Colorsteel spouting
- + Colorsteel downpipes
- + Exterior water tap
- + Letterbox with number
- + Powder coated double glazed aluminium windows / doors
- + Fencing as per plans
- + Full landscaping as per landscape plan

General

- + Building consent included
- + Full building consent drawings completed and submitted to council
- + Code compliance inspection and certificate
- + New build house clean prior to settlement
- + Stamford Insurance 10 year building warranty



Rent appraisal

Prepared by Harcourts Reforma
08 July 2025

31 Albrecht Avenue Unit type B

3  | 2  | 2  | 1 

This new build features three bedrooms, open-plan kitchen and dining and two bathrooms.



After viewing the provided property listing and taking into consideration the current rental market conditions, it is in our opinion that your property would achieve a weekly rent in the vicinity of:

\$720 — \$740

It should be noted that the rental values quoted are relevant to the market at the time of conducting this appraisal and may change as market conditions fluctuate and seasons change.

Disclaimer: This report has been prepared by your property manager based on information entered, selected and/or reviewed by your property manager. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Harcourts makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



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Rent appraisal

Prepared by Harcourts Reforma
08 July 2025

Molley Green Place BLOCK A — 11

31 Albrecht Avenue Unit type D

2  | 1  | 2  | 1 

This new build features two good sized bedrooms, open-plan kitchen and dining, family bathroom with additional powder room.



After viewing the provided property listing and taking into consideration the current rental market conditions, it is in our opinion that your property would achieve a weekly rent in the vicinity of:

\$640 — \$670

It should be noted that the rental values quoted are relevant to the market at the time of conducting this appraisal and may change as market conditions fluctuate and seasons change.

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