



1276 High Street

Taitā, Lower Hutt

15x One Bedroom Townhouses

 1  1  0 - 1



WILLIAMS 
CORPORATION
The Residential Property Developer

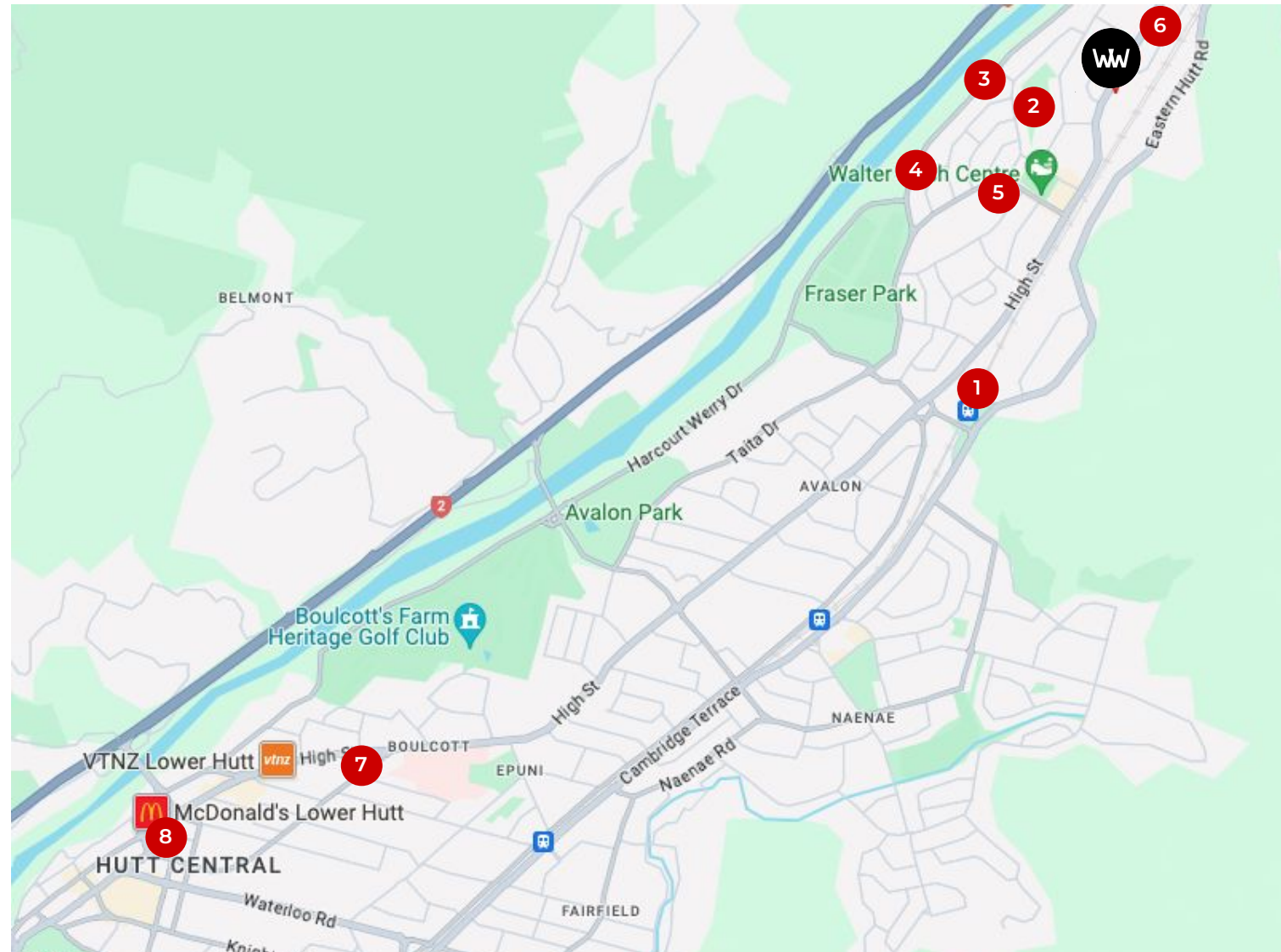
Location

1276 High Street enjoys excellent connectivity. With numerous travel options available, makes commuting to the heart of Wellington a breeze.

Wellington, renowned for its vibrant culture and foodie hotspots, provides an exciting backdrop for these studios. Immerse yourself in a city that thrives on creativity, with an abundance of art galleries, theaters, and cultural events. The waterfront setting enhances the overall experience, offering picturesque views and a tranquil ambiance.

WHAT'S NEARBY

- | | | | |
|---|------------------------------|---|--------------------------------|
| 1 | TAITA TRAIN STATION 650m | 5 | TAITA CENTRAL SCHOOL 1.4km |
| 2 | WALTER NASH PARK 600m | 6 | POMARE FOOD MARKET 500m |
| 3 | REYNOLDS STREET BUS STOP 1km | 7 | HUTT HOSPITAL 4.9km |
| 4 | HUTT RIVER TRAIL 800m | 8 | QUEENSGATE SHOPPING CENTRE 7km |





Welcome to 1276 High Street

Located in Taitā, Lower Hutt, this new development consists of 15 One Bedroom Townhouses across five buildings.

These townhouses will be built with the highest quality materials, feature modern floor plans and a stylish design.

All homes (aside of Unit A) have off-street carparking included.



Building 1

2 Townhouses
Unit A, Unit B

Building 2

3 Townhouses
Unit C, Unit D, Unit E

Building 3

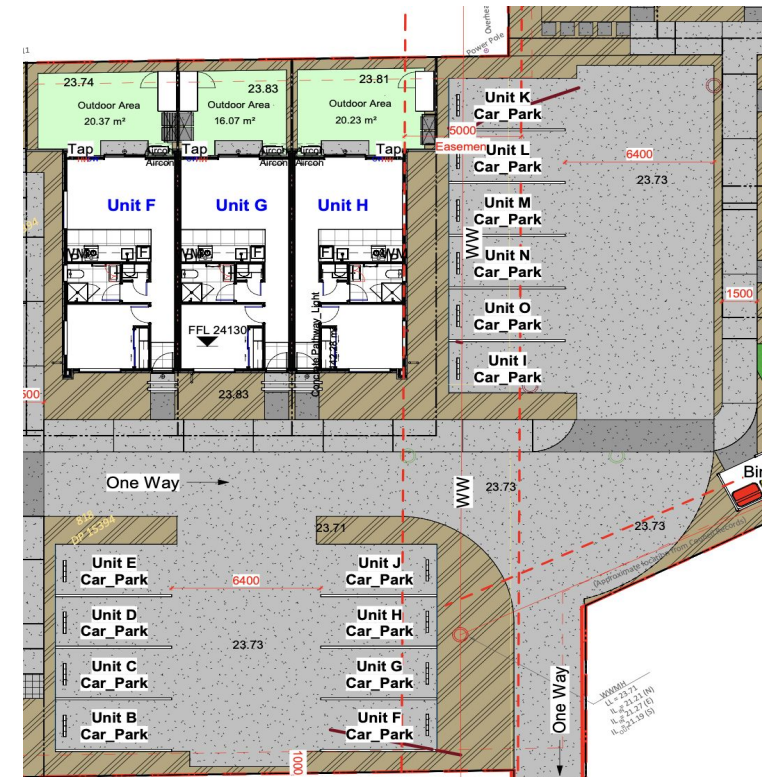
3 Townhouses
Unit F, Unit G, Unit H

Building 4

2 Townhouses
Unit I, Unit J

Building 5

5 Townhouses
**Unit K, Unit L, Unit M,
Unit N, Unit O**



Landscape Plan

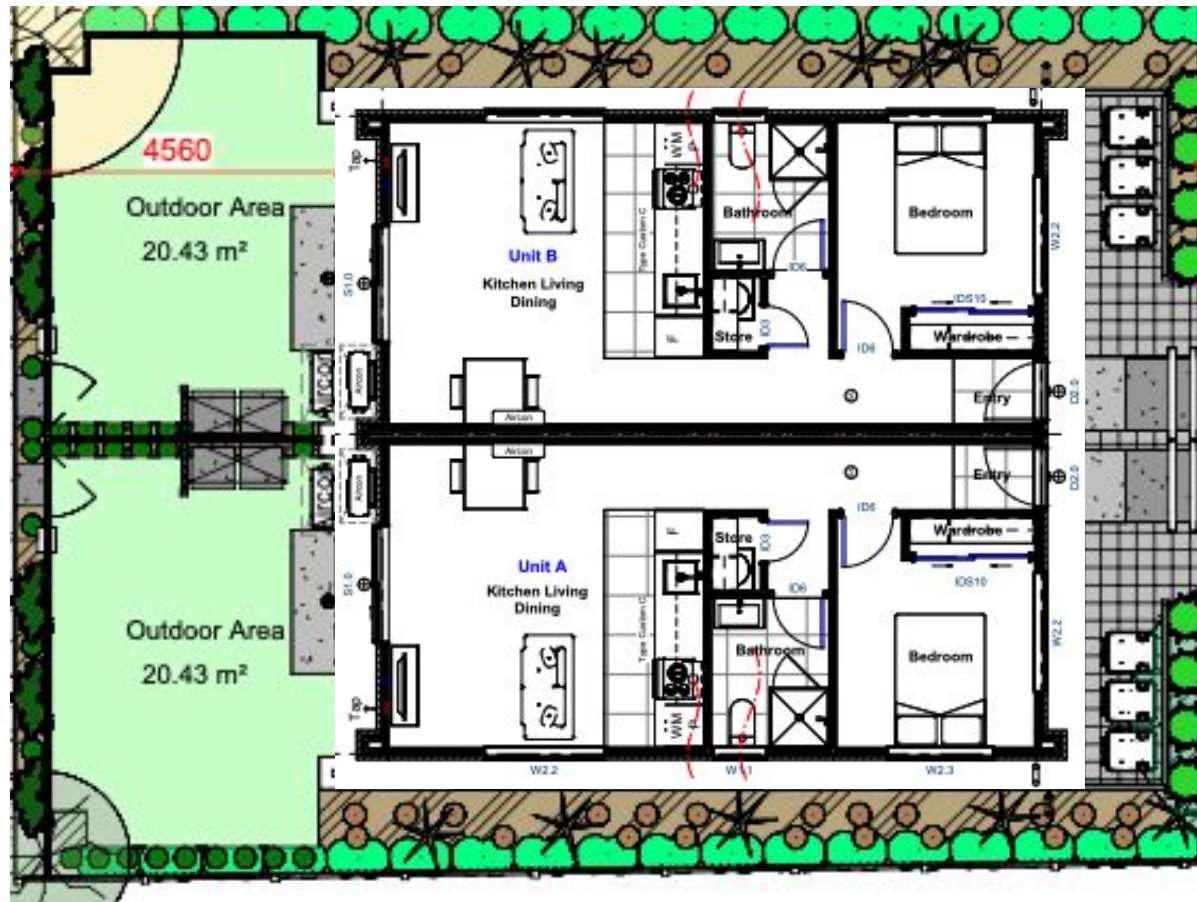
The plans, illustrations, measurements and/or descriptions in this Landscape Plan, and in this Information Pack, are indicative only and subject to change during the course of the development. For example, changes may be made to the final landscape plan including the location of plants, the species of plants and the location of fixtures, fittings, structures or similar as a result of any resource consent or building consent or as required during the course of the development. Any areas or dimensions shown in respect of any lot area are subject to final survey.



Building 1 | 2 Townhouses

Unit A, Unit B

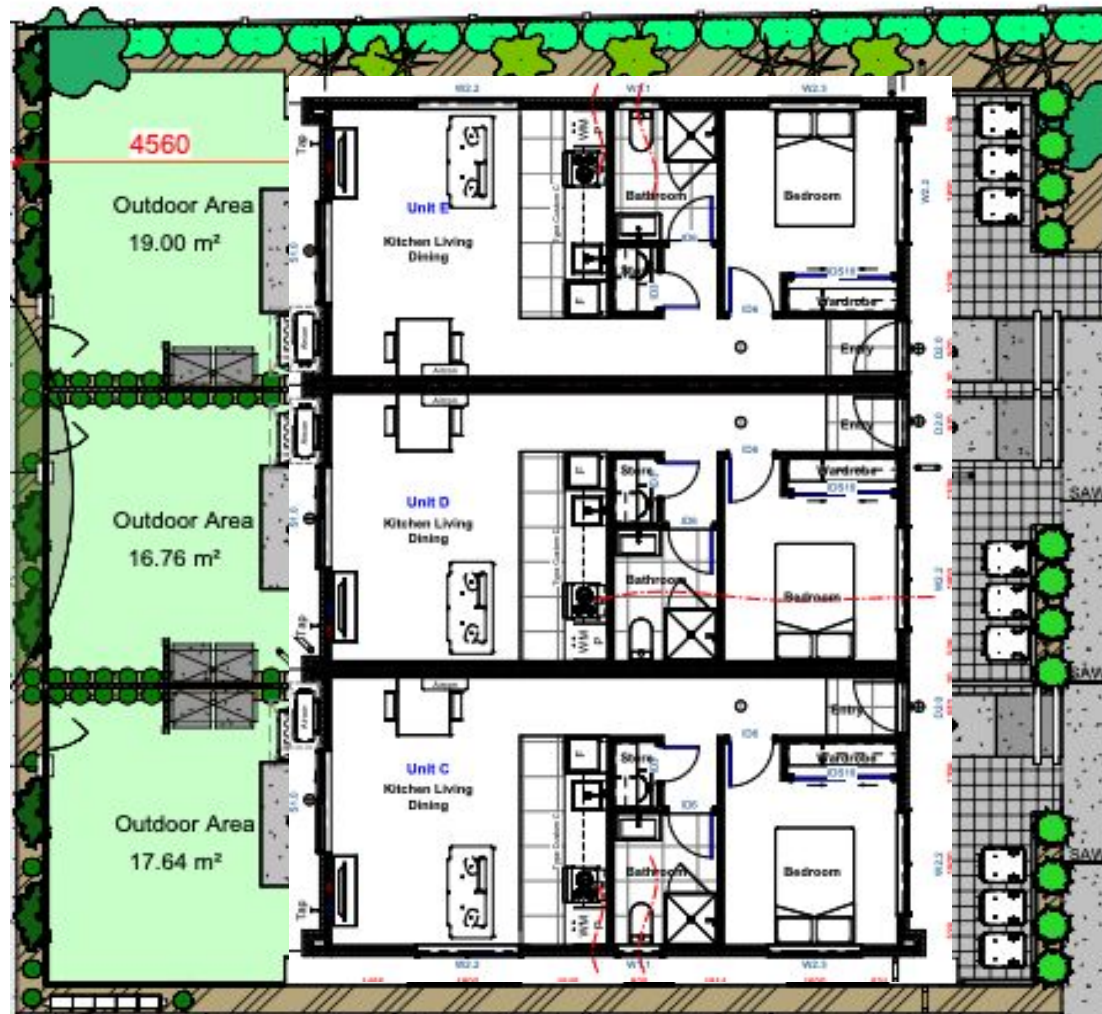
Unit	Bedrooms	Bathrooms	Carpark	Internal Area
Unit A	1	1	0	45m2
Unit B	1	1	1	45m2



Building 2 | 3 Townhouses

Unit C, Unit D, Unit E

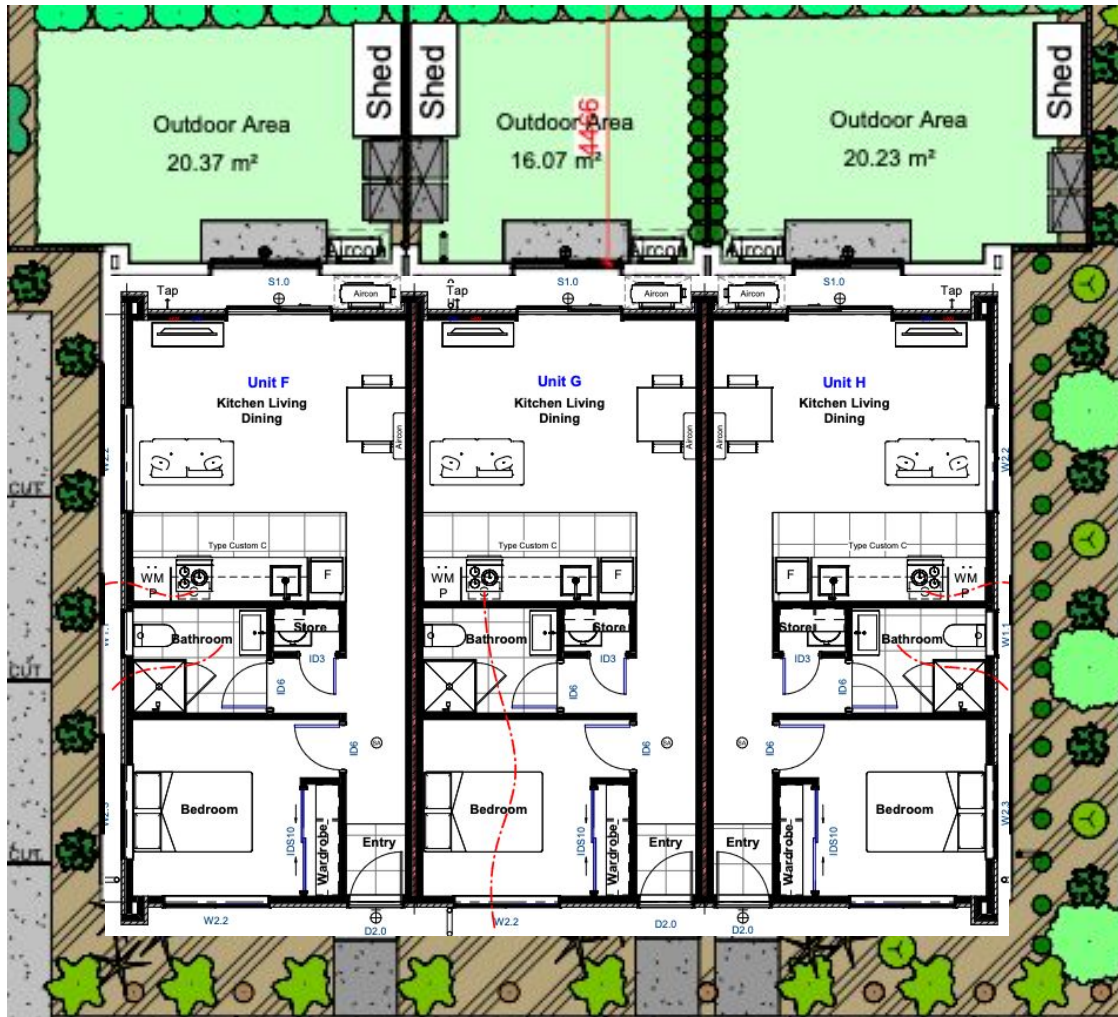
Unit	Bedrooms	Bathrooms	Carpark	Internal Area
Unit C	1	1	1	45m ²
Unit D	1	1	1	45m ²
Unit E	1	1	1	45m ²



Building 3 | 3 Townhouses

Unit F, Unit G, Unit H

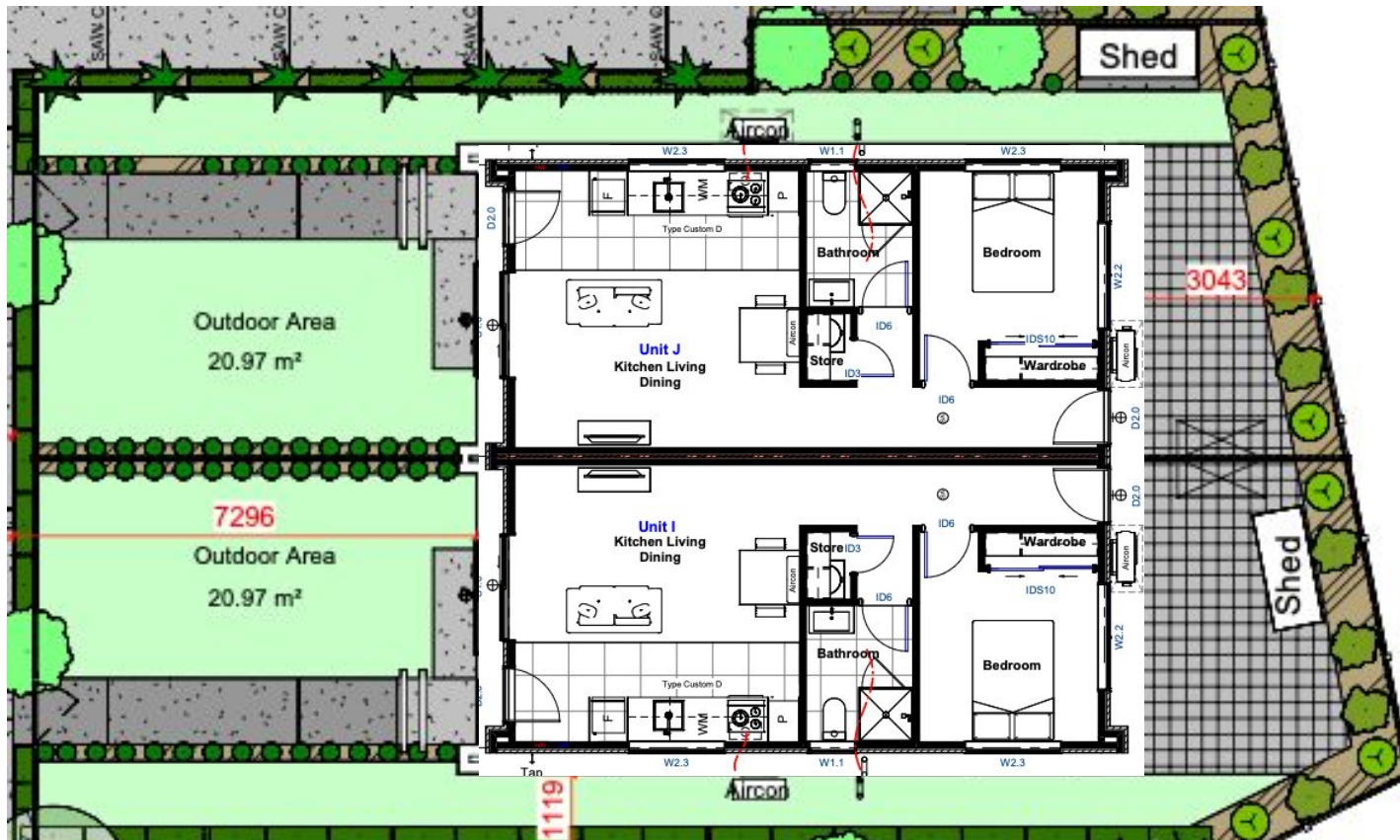
Unit	Bedrooms	Bathrooms	Carpark	Internal Area
Unit F	1	1	1	45m ²
Unit G	1	1	1	45m ²
Unit H	1	1	1	45m ²



Building 4 | 2 Townhouses

Unit I, Unit J

Unit	Bedrooms	Bathrooms	Carpark	Internal Area
Unit I	1	1	1	45m2
Unit J	1	1	1	45m2



Building 5 | 5 Townhouses

Unit K, Unit L, Unit M,
Unit N, Unit O

Unit	Bedrooms	Bathrooms	Carpark	Internal Area
Unit K	1	1	1	45m2
Unit L	1	1	1	45m2
Unit M	1	1	1	45m2
Unit N	1	1	1	45m2
Unit O	1	1	1	45m2



Rental Appraisals



Rent Appraisal provided: 4th May 2024

Powell & Co Property Management Ltd are pleased to provide a rent appraisal for the Williams Corporation development at 1276 High Street in Taitā.

There are 15 one-bedroom townhouses available.

Features

- Built to high specifications and healthy home standards
- One double bedroom with wardrobe
- Full bathroom with shower; vanity; and bidet toilet
- Open plan kitchen; dining; and living
- Whiteware provided
- Small green space with shed
- Close to public transport and Walter Nash Stadium/Community Hub
- On street parking

Our rental valuation

- Based on the information above and our professional understanding of the market, we appraise the rent value at \$510 - \$530 per week.

Please contact me if you have any questions or would like to discuss engaging our services. I am also available to meet with you for an obligation free chat.

Sincerely,

RMLummis

Rae Lummis
Business Development Manager
T: 027 225 1557
E: rae@powellandco.nz

NB: We are not registered valuers and that this appraisal is based on our experience, trends in the rental market, recent rentals in the area, and information from other databases. We do not accept responsibility for decisions made based on this report and suggest that you always source your own independent valuation.

CO make
PO renting
better.



Property Address 1278A High Street, Lower Hutt

Date of valuation 1 May 2024

Rental valuation **\$550-\$580 pw**, - 1 Bedroom, 1 bathroom

Stress Free Wellington Property Management - Desktop Valuation

We have been asked us to provide a rental appraisal for 1278a High Street, Lower Hutt. This new development will be consisting of 15 brand new 1 bedroom properties.

From the description of the property provided, plus knowing the expected tenant type wishing to live here, we expect a peak summer rental of \$550-\$580 pw for the 1 bedroom townhouses once compliant with the Healthy Homes Standards.

Features of the property include:

- Brand new 1 bedroom townhouse
- High quality chattels
- Low maintenance outdoor area

Location

- Desirable sought after location
- Short walk to shops, schools, amenities, transport

What our clients say.

"I am impressed at how quickly you found this tenant"

- Scott Faden, Mt Victoria

"Your proactive inspections have ensured we have no maintenance surprises"

- Bob Ulrichsen, Newtown

"Niall and the team took control and sorted out the transfer of tenancy without any problems"

- Sean Brosnahan, Northland

Sincerely,

Tania McCrystal
 Tania McCrystal | Business Development Manager

Copo Property Management
 Level 4, 15 Courtenay Place, Te Aro, Wellington
 022 488 4426
 tania@copo.nz
 0800 567 563
 www.copo.nz

***NB This is a professional estimate of rental level for the property based upon our extensive market knowledge of the area; however it should not be acted upon as a rental appraisal from a registered valuer. Should you require such a report we recommend you seek the services of a registered valuer.**

Colours and Cladding

INTERNAL COLOURS



TILES

Carrara Matt



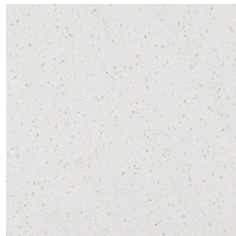
CARPET

Iowa Dark Tapa



KITCHEN

Cabinetry
Hamptons Elm



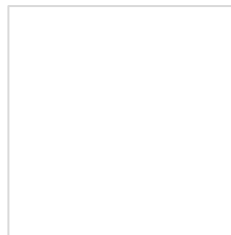
KITCHEN BENCH

AGB Stone
Primestone Cardrona



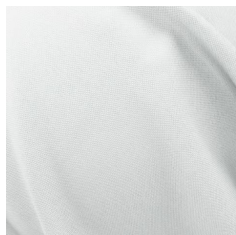
SPLASHBACK

Clear Glass



CEILING, TRIM, DOORS, WALLS

Resene Half Black
White



BLINDS

Chalk Block Out

CLADDING & COLOURS



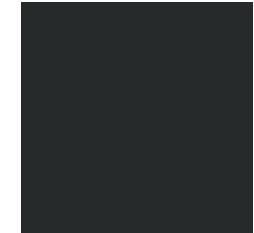
HEBEL POWER PANEL

Dulux Mt Aspiring Half



HEBEL POWER PANEL

Dulux Te Kūiti



WINDOWS, FRONT DOOR

Matt Flaxpod



ROOF, FASCIA, GUTTER, DOWNPIPES

Flaxpod



SOFFITS

Resene Half Black
White

Fixtures and Chattels

APPLIANCES



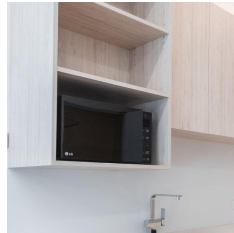
HOB

Fisher and Paykel
60cm ceramic cooktop



DISHDRAWER

Fisher and Paykel stainless
steel dish drawer

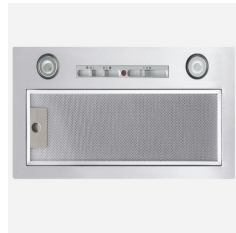


MICROWAVE



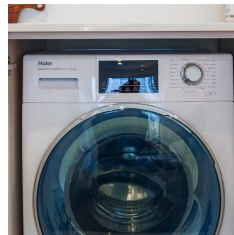
OVEN

Fisher and Paykel
60cm built-in oven



RANGEHOOD

Fisher and Paykel
built in Power Pack



WASHER DRYER COMBINATION



REFRIGERATOR/ FREEZER

Haier Refrigerator/Freezer



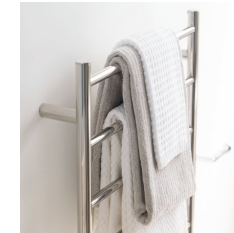
HEAT PUMP

BATHROOM



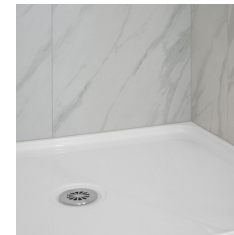
MIRROR

Mirror cabinet over
vanity



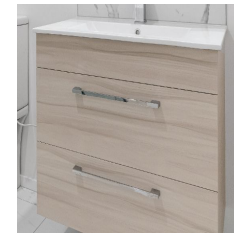
TOWEL RAIL

Chrome heated towel rail



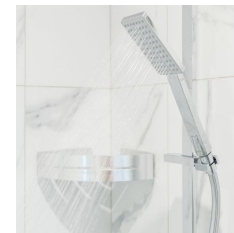
SHOWER

Acrylic Shower tray,
tiled walls



VANITY

Plumblin 750mm



TAPWARE

Metro series basin,
shower, kitchen mixer



TOILET

Back to wall soft
close with
integrated bidet

5 Step Purchase Process

- 1** Contact your Williams Corporation Client Consultant or via the Website or Facebook to confirm availability of the specific property.
- 2** Once the property has been selected, you will then be guided through the signing process of an approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement for Sale and Purchase of Real Estate ('Agreement').
- 3** Upon the Agreement being signed by all parties and then dated, you have 5 working days to conduct due diligence and obtain finance. During the 5 working days, you need to correspond and obtain advice from your lawyer, accountant, finance broker etc. Should any queries arise, Williams Corporation are here to assist you. Simply provide the information — you'll be surprised by all the ways we can help. If you are not satisfied, you may cancel the Agreement, for whatever reason, with no questions asked.
- 4** If you are satisfied, the Agreement will be confirmed, then the required deposit becomes due and payable.
- 5** Once the property is completed and settled, Williams Corporation will be proud to provide you with your new property.





Visit our Website or follow us on
Facebook to learn more about
this development.

 williamscorporation.com

 facebook.com/WilliamsCorporation

WILLIAMS
CORPORATION 

BUILDING THE MOST LIVEABLE COUNTRY