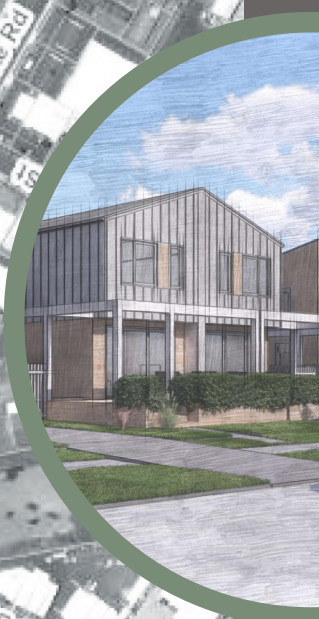


NICHOLLS GROUP



BENNETTS ROAD

RESIDENTIAL SUBDIVISION
ROTORUA, NZ





Bennetts Road



Every home offers a new architectural discovery in a prime location with close proximity to the hospital, town centre and the lake front.

- 2-3 Bedroom / 2 Bathroom
- Master Bedroom / Ensuite / Walk-in Closet
- Open Plan Kitchen & Dining
- Carport / Exterior Carpark





Stage 1

Fee Simple* and Integrated** Land Only Sites Available.

LOT #	TITLE	SIZE M ²	PRICE
1	Integrated	392.4	\$795,000.00 HOUSE + LAND
2	Integrated	363.5	\$785,000.00 HOUSE + LAND
3	Integrated	363.5	\$785,000.00 HOUSE + LAND
4	Integrated	341.6	\$780,000.00 HOUSE + LAND
5	Integrated	315.3	\$775,000.00 HOUSE + LAND
6	Fee Simple	432	\$Enquire LAND ONLY OPTION
7	Fee Simple	364.6	\$Enquire LAND ONLY OPTION

*Fee Simple sites are subject to covenants - work with our key partners for a design and build solution or build your own

STAGE 3 - RELEASE DATE OF LATE 2024



HOUSE TYPE LEGEND	
A1	TYPE A1 x 6 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A2	TYPE A2 x 3 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A3	TYPE A3 x 3 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A4	TYPE A4 x 6 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A5	TYPE A5 x 1 LOT STAND-ALONE 2 STOREY 3 BEDROOMS
B1	TYPE B1 x 1 LOT STAND-ALONE 1 STOREY 3 BEDROOMS
B2	TYPE B2 x 6 LOTS STAND-ALONE 1 STOREY 3 BEDROOMS
B3	TYPE B3 x 4 LOTS STAND-ALONE 1 STOREY 3 BEDROOMS
C1	TYPE C1 x 1 LOT DUPLEX 2 STOREY 3 BEDROOMS
C2	TYPE C2 x 1 LOT DUPLEX 2 STOREY 3 BEDROOMS
D1	TYPE D1 x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS
D1 M	TYPE D1 MIRRORRED x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS
D2	TYPE D2 x 3 LOTS DUPLEX 2 STOREY 2 BEDROOMS
E1	TYPE E1 x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS
E1 M	TYPE E1 MIRRORRED x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS

LOT #	TITLE	SIZE M ²	PRICE
27	Fee Simple	488.6	\$Enquire LAND ONLY OPTION
28	Integrated	299.3	\$725,000.00 HOUSE + LAND
29	Integrated	200.2	\$645,000.00 HOUSE + LAND
30	Integrated	200.2	\$645,000.00 HOUSE + LAND

Stage 1

** Integrated Sites can be bought as either House and Land Package or build yourself with approved concept plans.



Stage

2

Fee Simple*
and Integrated**
Land Only Sites
Available.

LOT #	TITLE	SIZE M ²	PRICE
8	Fee Simple	432	\$425,000.00 LAND ONLY
9	Integrated	276.2	\$300,000.00 LAND ONLY
10	Integrated	299.7	\$300,000.00 LAND ONLY
11	Integrated	159.4	\$225,000.00 LAND ONLY
12	Integrated	159.4	\$225,000.00 LAND ONLY
13	Integrated	148.3	\$225,000.00 LAND ONLY
14	Integrated	148.2	\$225,000.00 LAND ONLY
15	Integrated	148.2	\$225,000.00 LAND ONLY
16	Integrated	182.1	\$225,000.00 LAND ONLY
17	Fee Simple	439	\$425,000.00 LAND ONLY
18	Fee Simple	392.9	\$425,000.00 LAND ONLY
19	Fee Simple	398.3	\$425,000.00 LAND ONLY

*Fee Simple sites are subject to covenants - work with our key partners for a design and build solution or build your own

STAGE 3 - RELEASE DATE OF LATE 2024



WHITTAKER ROAD

HOUSE TYPE LEGEND	
A1	TYPE A1 x 6 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A2	TYPE A2 x 3 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A3	TYPE A3 x 3 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A4	TYPE A4 x 6 LOTS STAND-ALONE 2 STOREY 3 BEDROOMS
A5	TYPE A5 x 1 LOT STAND-ALONE 2 STOREY 3 BEDROOMS
B1	TYPE B1 x 1 LOT STAND-ALONE 1 STOREY 3 BEDROOMS
B2	TYPE B2 x 6 LOTS STAND-ALONE 1 STOREY 3 BEDROOMS
B3	TYPE B3 x 4 LOTS STAND-ALONE 1 STOREY 3 BEDROOMS
C1	TYPE C1 x 1 LOT DUPLEX 2 STOREY 3 BEDROOMS
C2	TYPE C2 x 1 LOT DUPLEX 2 STOREY 3 BEDROOMS
D1	TYPE D1 x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS
D1 M	TYPE D1 MIRRORRED x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS
D2	TYPE D2 x 3 LOTS DUPLEX 2 STOREY 2 BEDROOMS
E1	TYPE E1 x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS
E1 M	TYPE E1 MIRRORRED x 7 LOTS DUPLEX 2 STOREY 2 BEDROOMS

LOT #	TITLE	SIZE M ²	PRICE
20	Fee Simple	403.7	\$425,000.00 LAND ONLY
21	Fee Simple	371.9	\$425,000.00 LAND ONLY
22	Fee Simple	376.3	\$425,000.00 LAND ONLY
23	Fee Simple	418.9	\$425,000.00 LAND ONLY
24	Fee Simple	424.3	\$425,000.00 LAND ONLY
25	Fee Simple	429.5	\$425,000.00 LAND ONLY
26	Fee Simple	434.9	\$425,000.00 LAND ONLY
31	Integrated	213	\$250,000.00 LAND ONLY
32	Integrated	213	\$250,000.00 LAND ONLY
33	Integrated	213	\$250,000.00 LAND ONLY
34	Integrated	213	\$250,000.00 LAND ONLY
35	Integrated	213	\$250,000.00 LAND ONLY

Stage
2

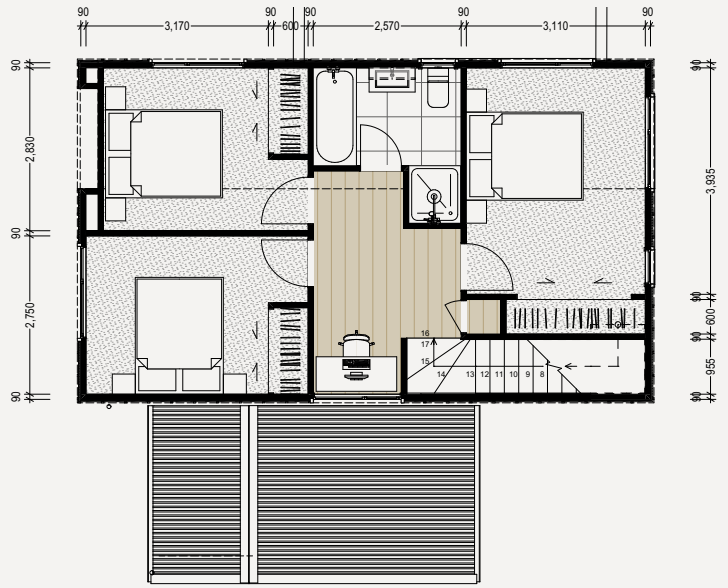
** Integrated Sites can be bought as either House and Land Package or build yourself with approved concept plans.



FRONT VIEW



FIRST FLOOR PLAN



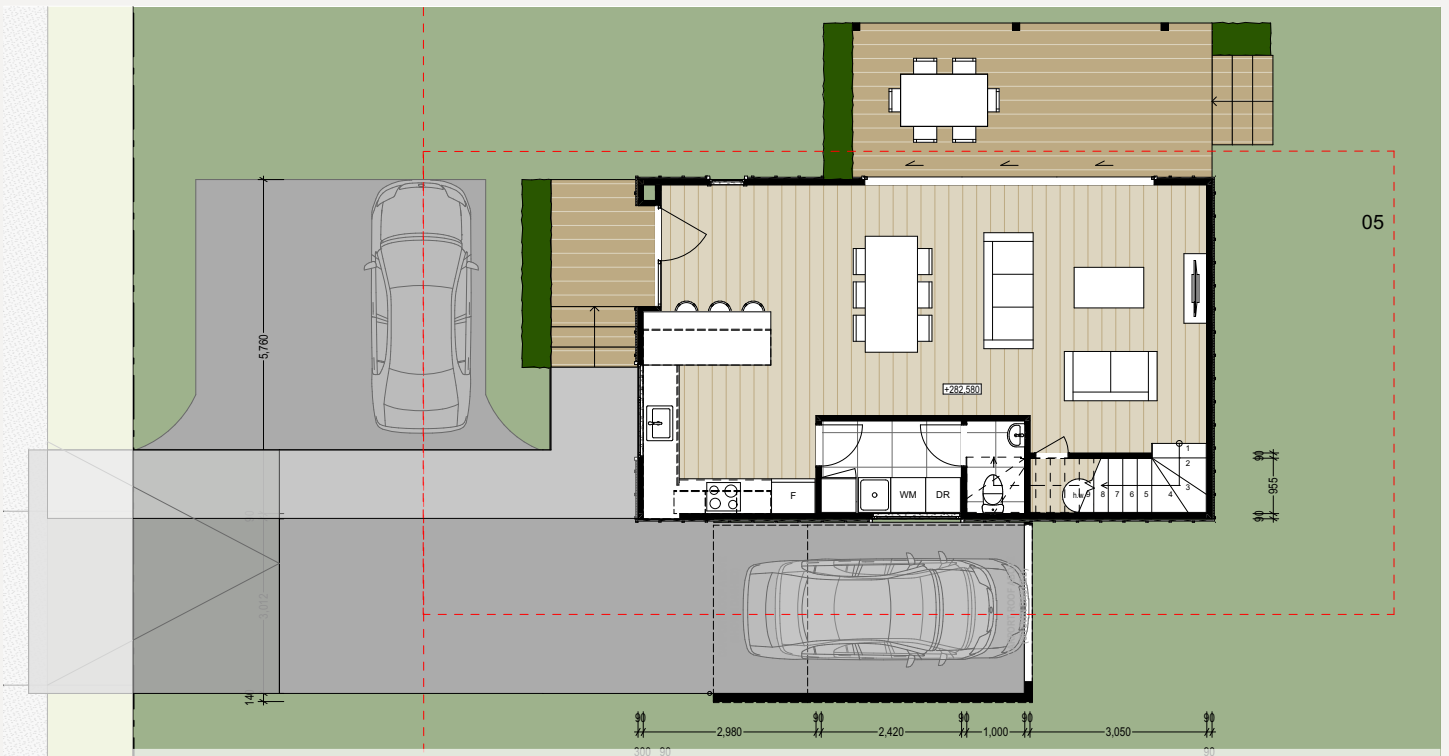
REAR VIEW



A2

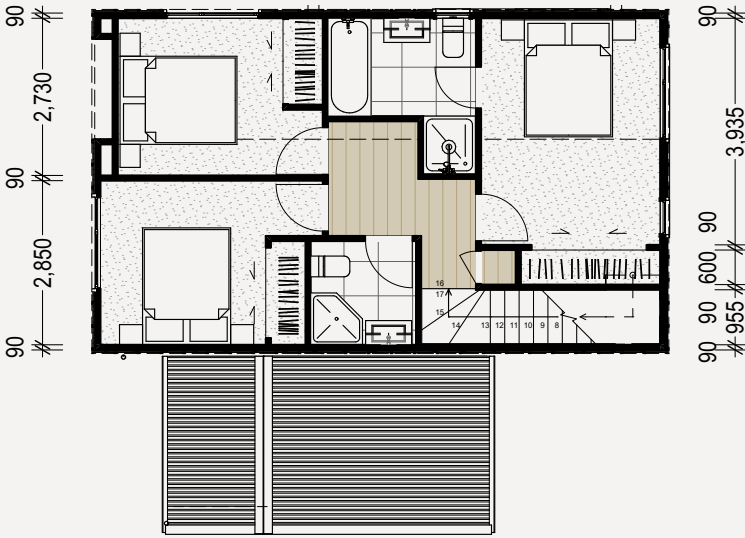
STANDALONE

- 2 Storey
- 3 Bedroom
- Carport / Ext. Carpark
- x 3 Available



GROUND FLOOR PLAN

FIRST FLOOR PLAN



FRONT VIEW

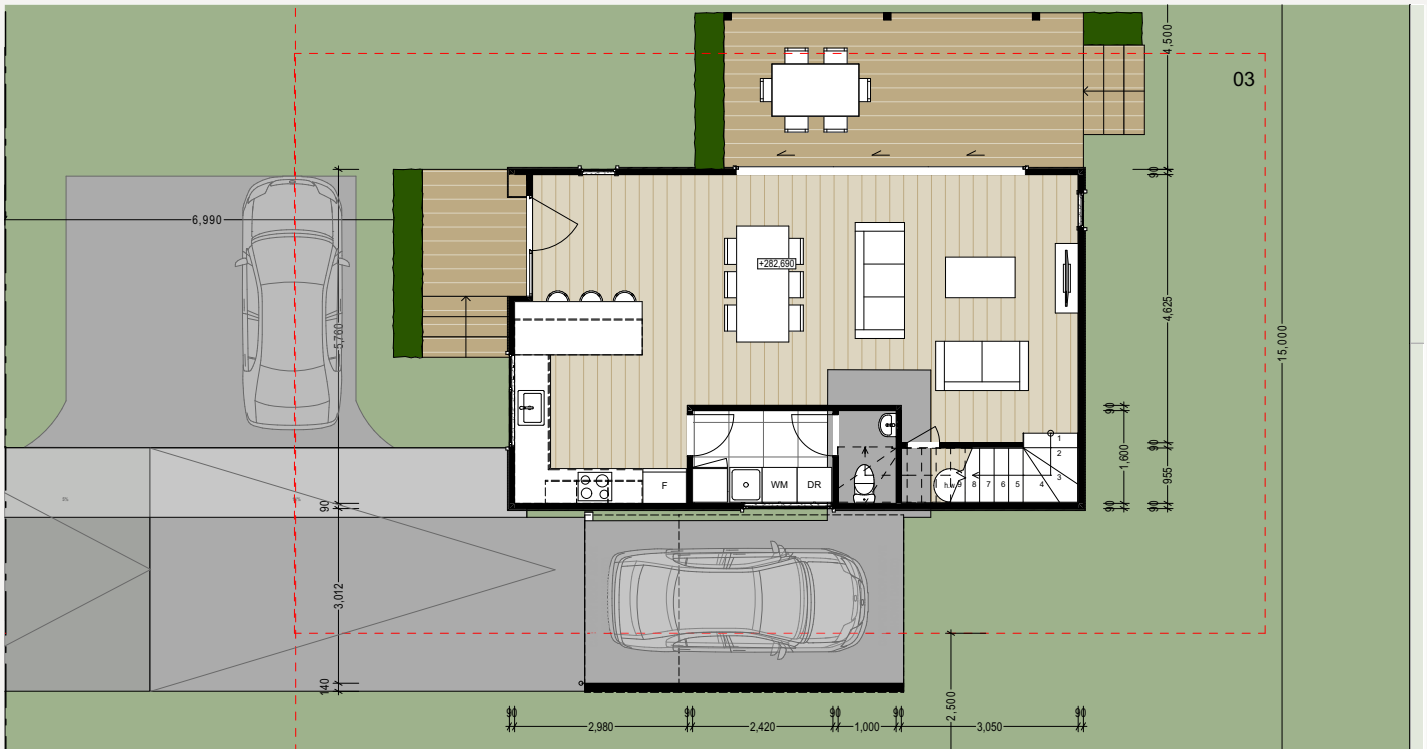


REAR VIEW

STANDALONE

2 Storey
3 Bedroom
Carport / Ext. Carpark
x 3 Available

A3



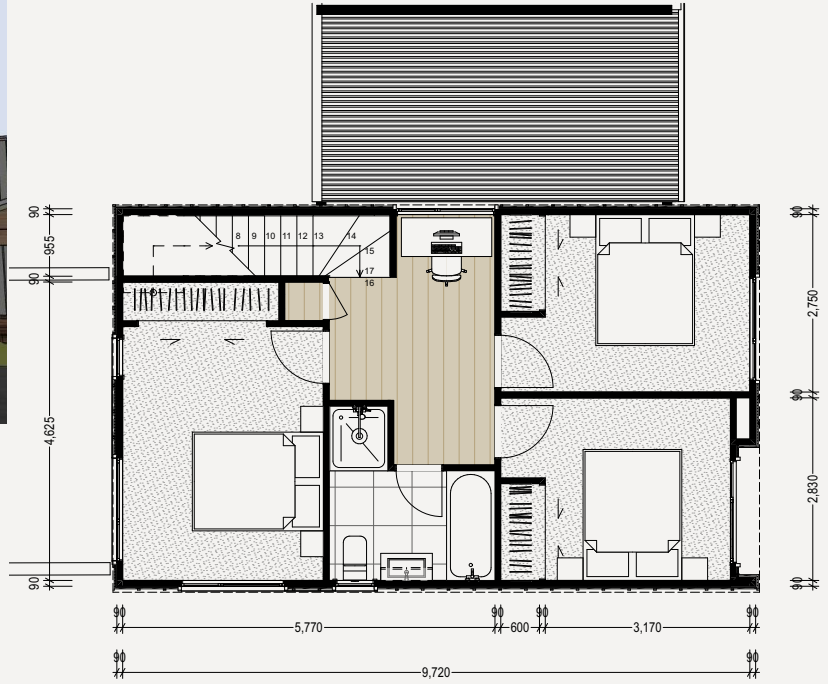
GROUND FLOOR PLAN



FRONT VIEW



FIRST FLOOR PLAN

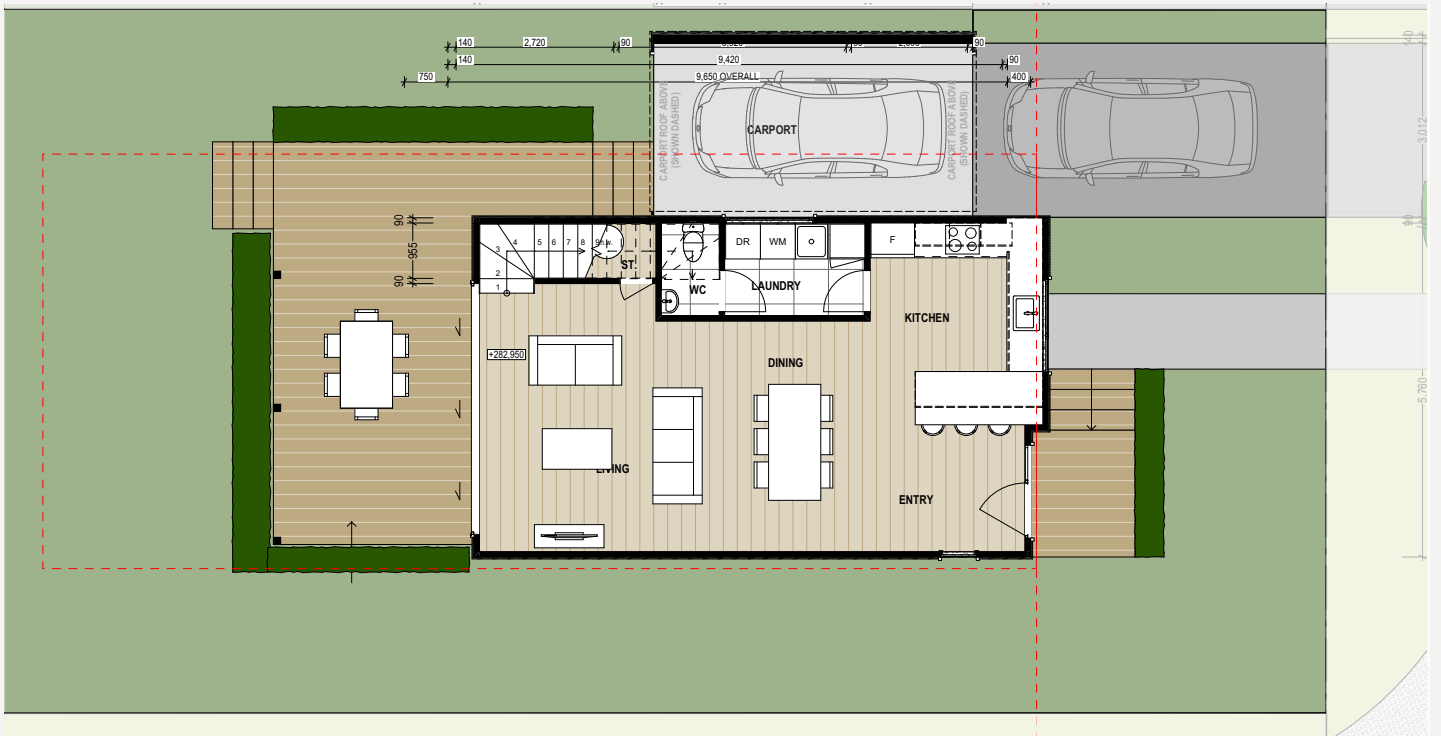


REAR VIEW

A5

STANDALONE

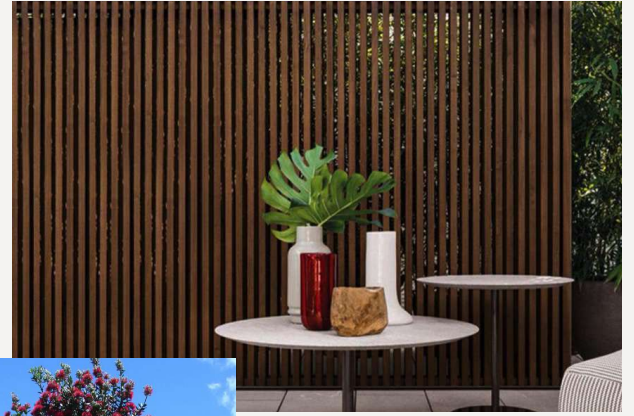
2 Storey
 3 Bedroom
 Carport / Ext. Carpark
 x 1 Available



GROUND FLOOR PLAN



FRONT VIEW



REAR VIEW

STANDALONE

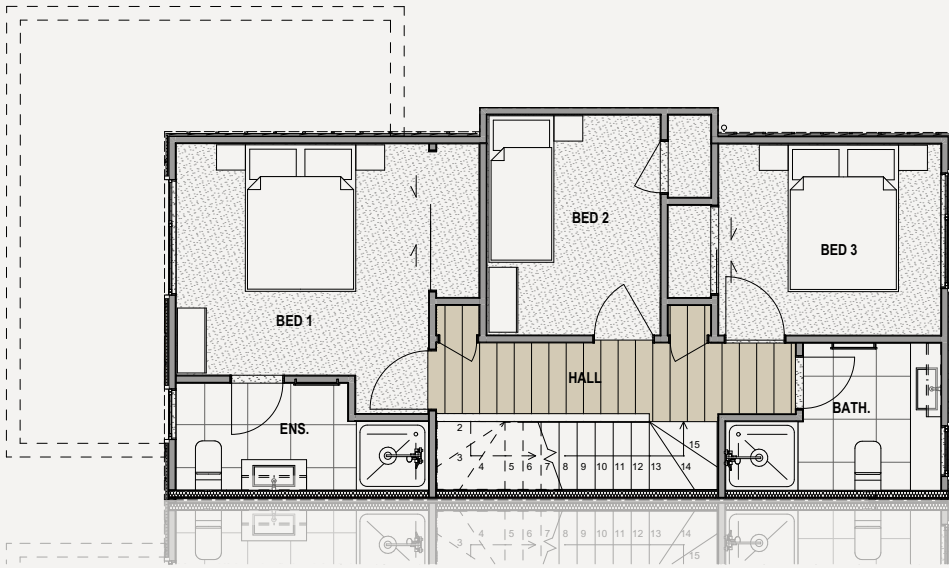
1 Storey
3 Bedroom
Carport / Ext. Carpark
x 1 Available

B1



GROUND FLOOR PLAN

FIRST FLOOR PLAN



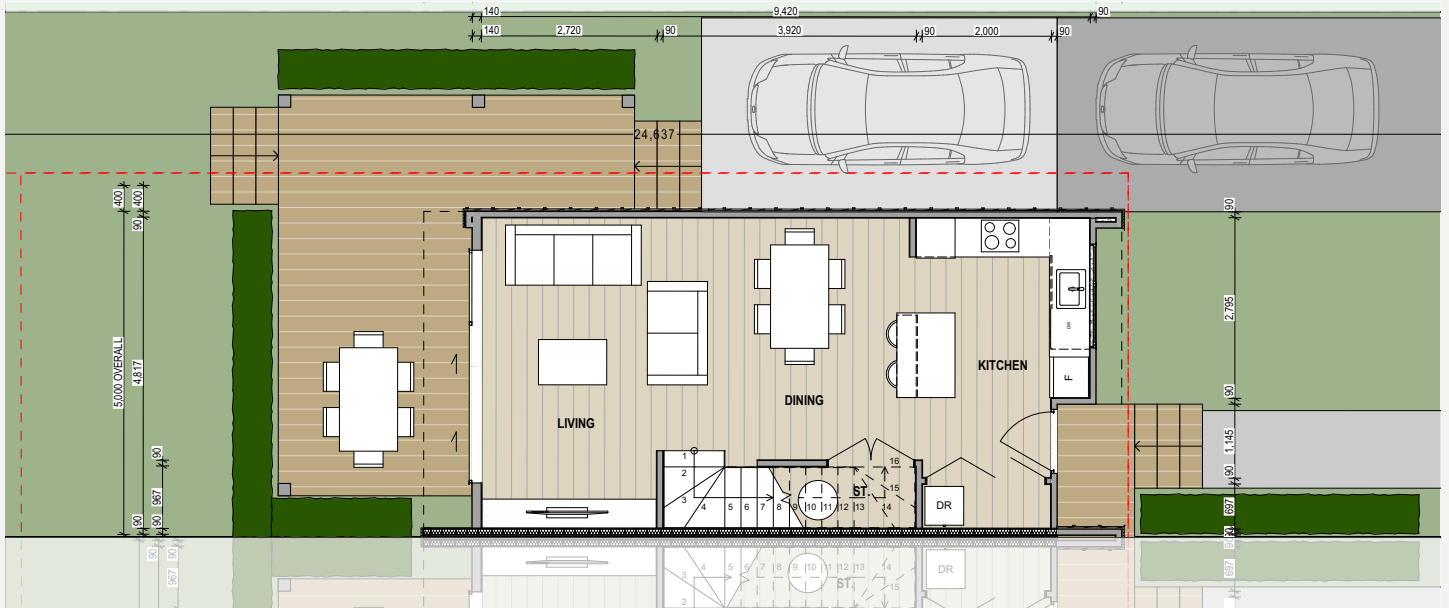
FRONT VIEW



DUPLEX

2 Storey
3 Bedroom
Ext. Carpark
x 1 Available

C2



GROUND FLOOR PLAN

Nicholls Group takes a holistic approach to every project, from acquisition, to seamless construction.



Nicholls Group is a family owned and operated property company based in Auckland, New Zealand. Established in 2010 Shane and Cristina astutely combined their expertise in commercial and property law with the Nicholls family legacy in real estate and construction.

The company's strength lies in identifying under-utilised development land and astutely acquiring resource consents tailored to facilitate high-density development, catering to the discerning needs of wholesale and retail clientele. Nicholls Group takes a holistic approach to every project, from acquisition, navigating through civil works, and culminating in the seamless construction of the final product.

Predominantly operating in the private sector, we specialise in two distinct areas of residential projects – unique private sector developments and public sector projects, including new, healthy community housing. We take pride in delivering innovative designs that enhance functionality, aesthetics, and value, meticulously managing every facet of property development with precision and finesse.

STAGE 1 PRE-SALE ON NOW



Bennetts Road

FULL SPECIFICATIONS
AVAILABLE ON REQUEST

ALL ENQUIRIES TO:

info@ngprojects.co.nz

021 546 611

NICHOLLS GROUP



NICHOLLS GROUP

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