

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 2

Stage 1

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

LOT #	TITLE	SIZE M ²
1	Integrated	392.4
2	Integrated	363.5
3	Integrated	363.5
4	Integrated	341.6
5	Integrated	315.3
6	Fee Simple	432
7	Fee Simple	364.6

*House and land packages available with Fee Simple sites.

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
27	Fee Simple	488.6
28	Integrated	299.3
29	Integrated	200.2
30	Integrated	200.2

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
8	Fee Simple	432
9	Integrated	276.2
10	Integrated	299.7
11	Integrated	159.4
12	Integrated	159.4
13	Integrated	148.3
14	Integrated	148.2
15	Integrated	148.2
16	Integrated	182.1
17	Fee Simple	439
18	Fee Simple	392.9
19	Fee Simple	398.3

*House and land packages available with Fee Simple sites.
 **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 3 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
20	Fee Simple	403.7
21	Fee Simple	371.9
22	Fee Simple	376.3
23	Fee Simple	418.9
24	Fee Simple	424.3
25	Fee Simple	429.5
26	Fee Simple	434.9
31	Integrated	213
32	Integrated	213
33	Integrated	213
34	Integrated	213
35	Integrated	213

Stage
2

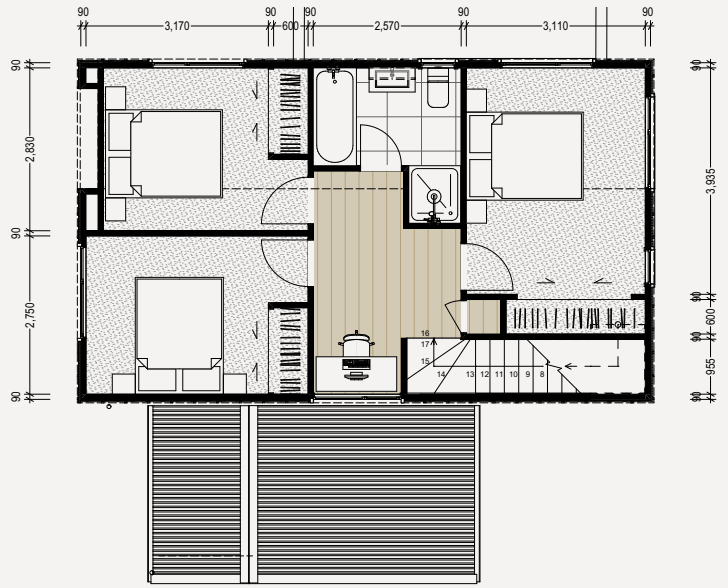
** Integrated Sites can be bought as either House and Land Package or build yourself with approved concept plans.



FRONT VIEW



FIRST FLOOR PLAN



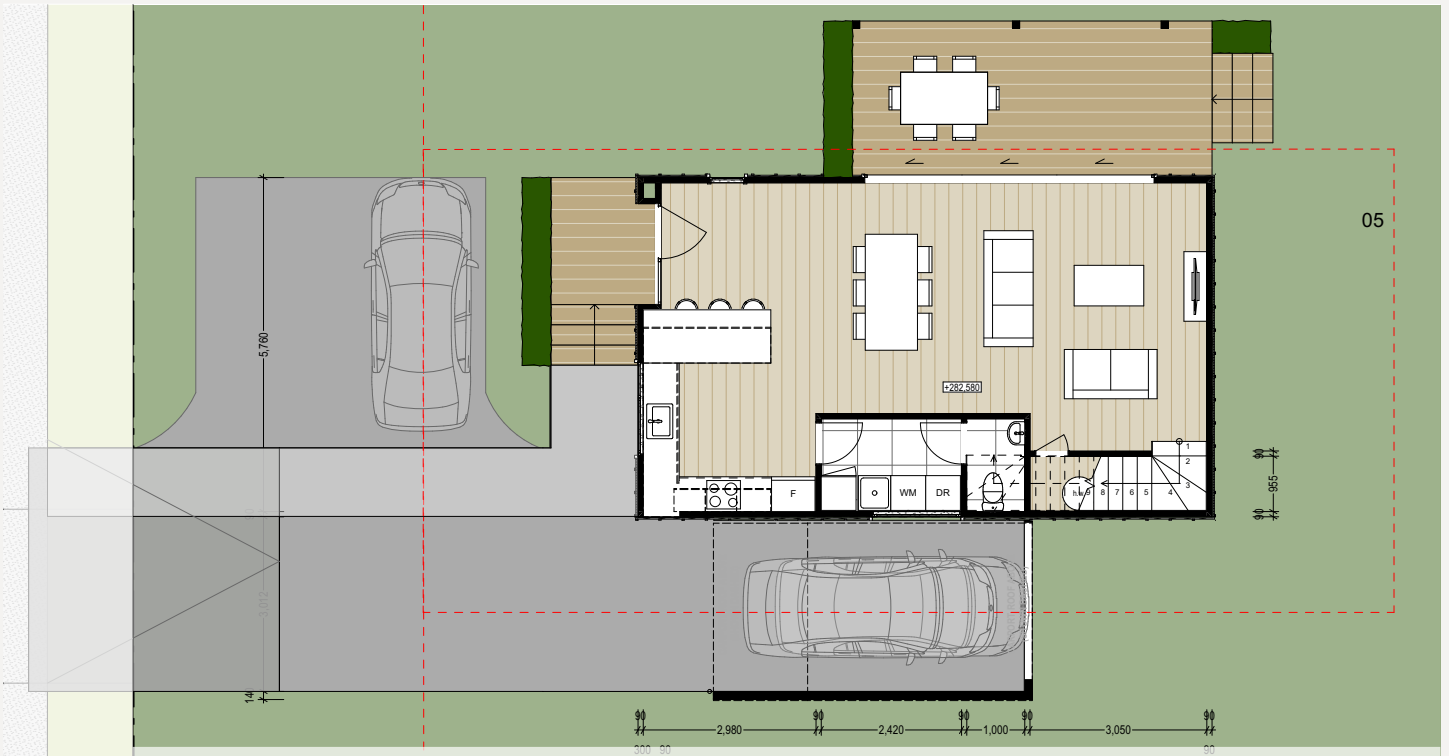
REAR VIEW



A2

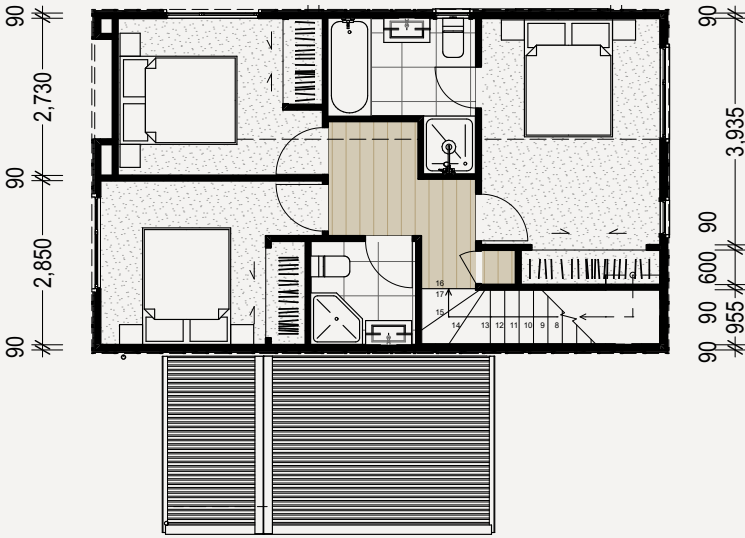
STANDALONE

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN



FRONT VIEW

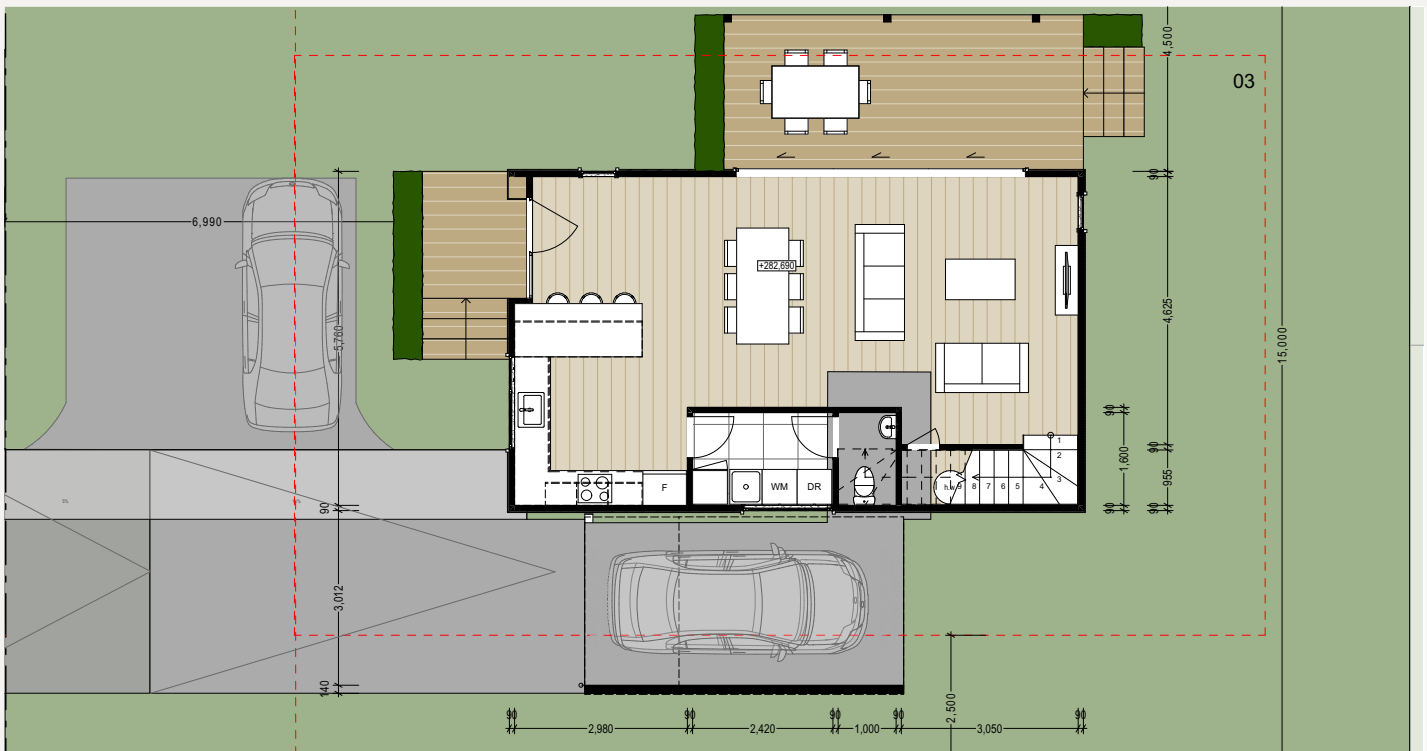


REAR VIEW

STANDALONE

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

A3



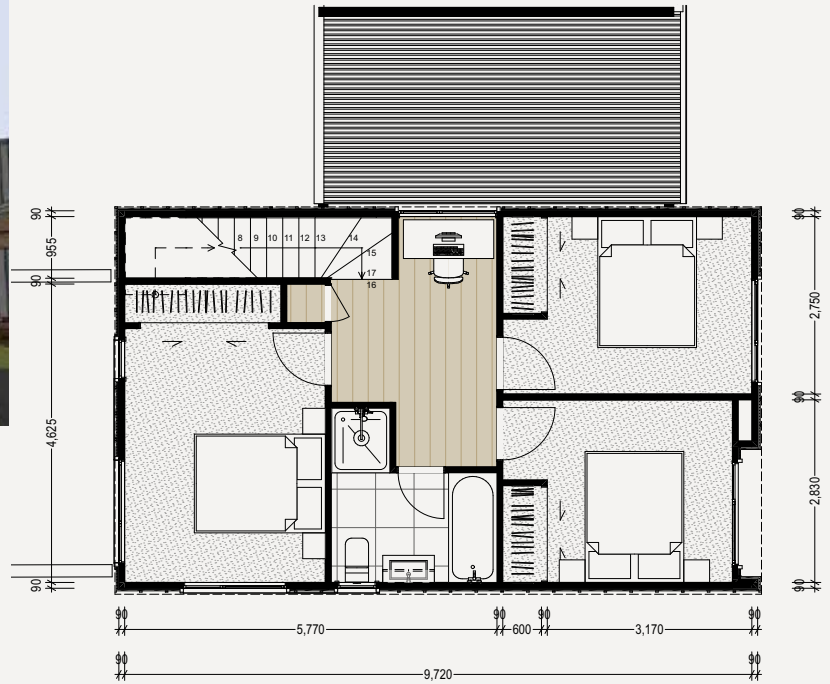
GROUND FLOOR PLAN



FRONT VIEW



FIRST FLOOR PLAN

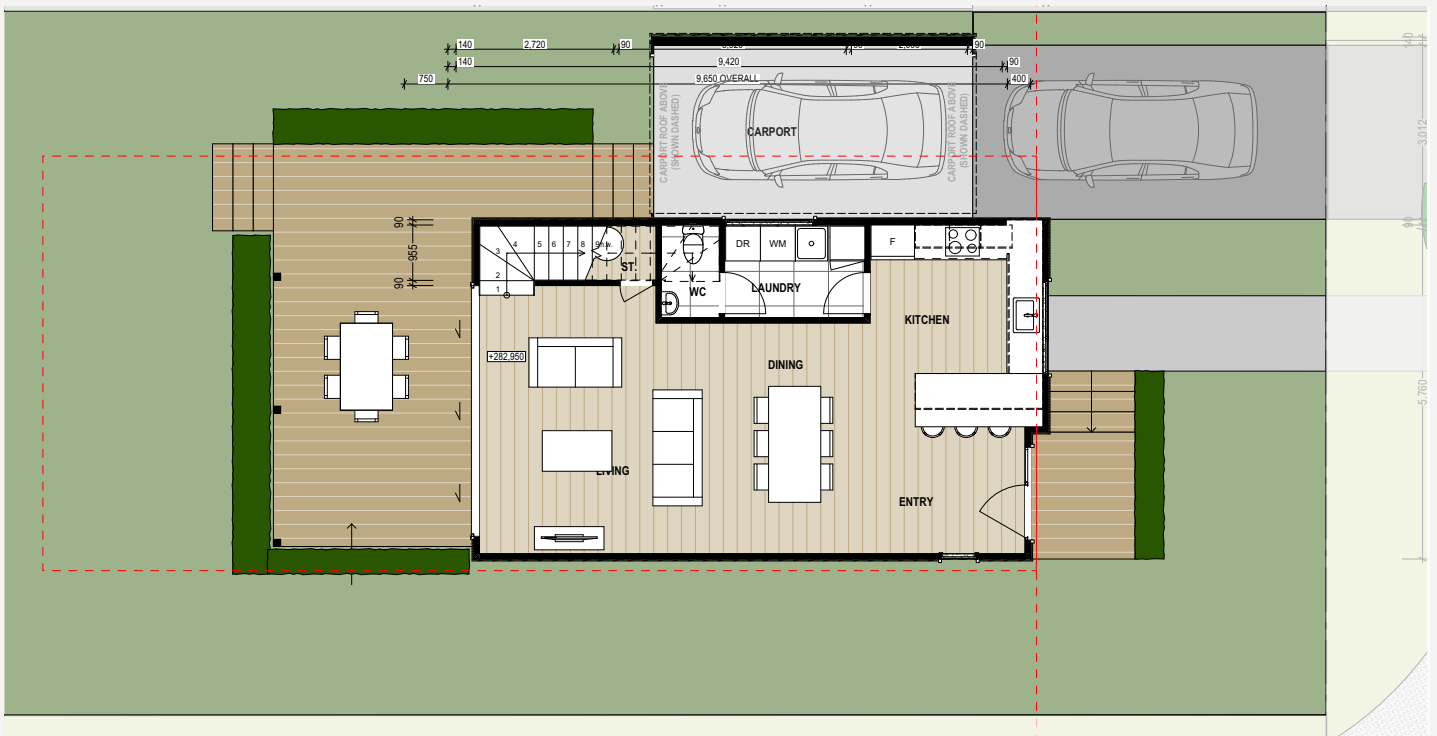


REAR VIEW

A5

STANDALONE

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



GROUND FLOOR PLAN



FRONT VIEW

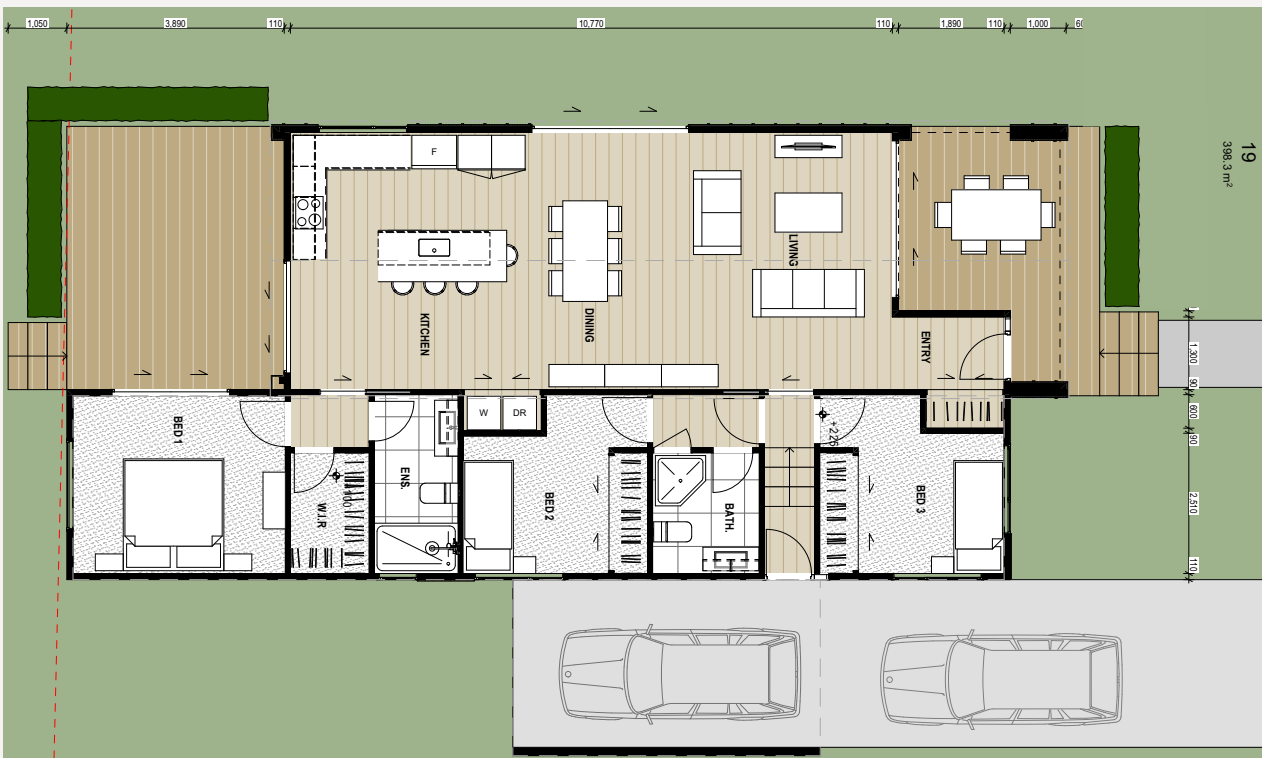


REAR VIEW

STANDALONE

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

B1



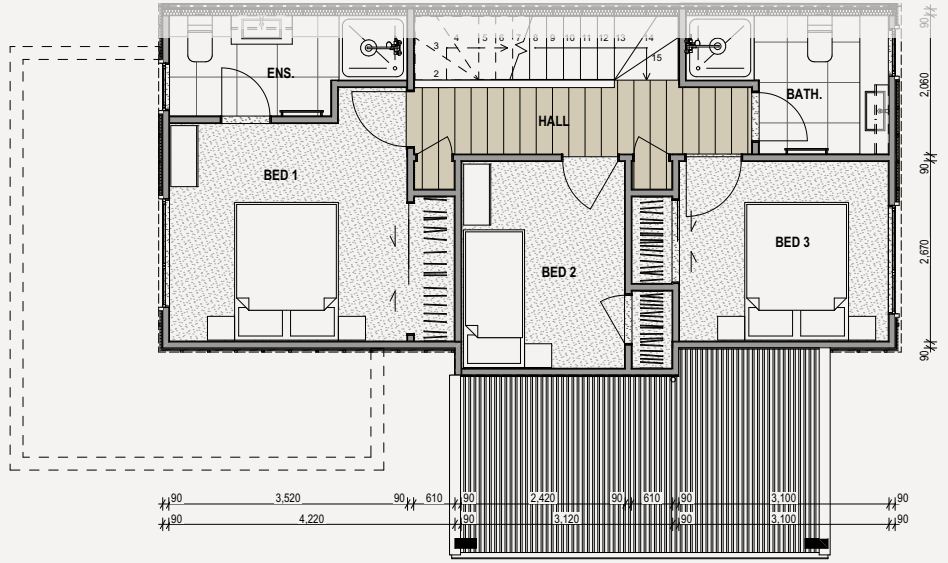
GROUND FLOOR PLAN



FRONT VIEW



FIRST FLOOR PLAN



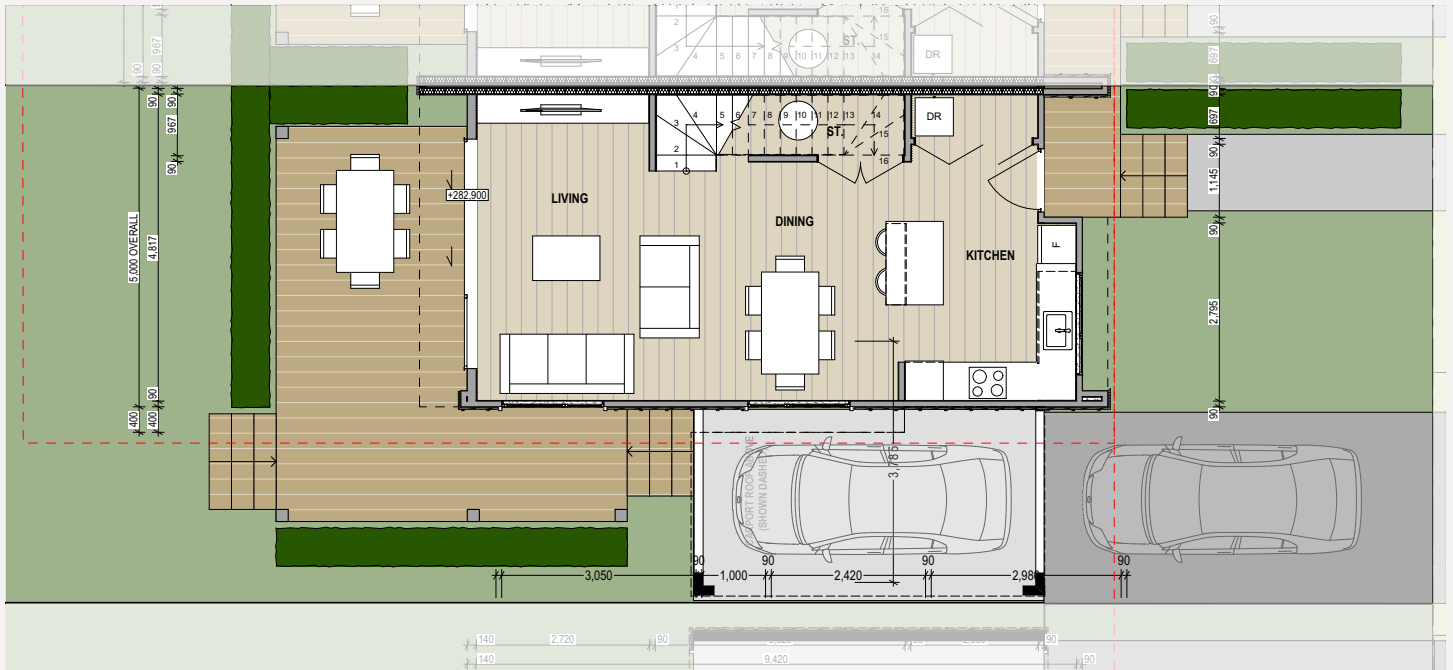
REAR VIEW



C1

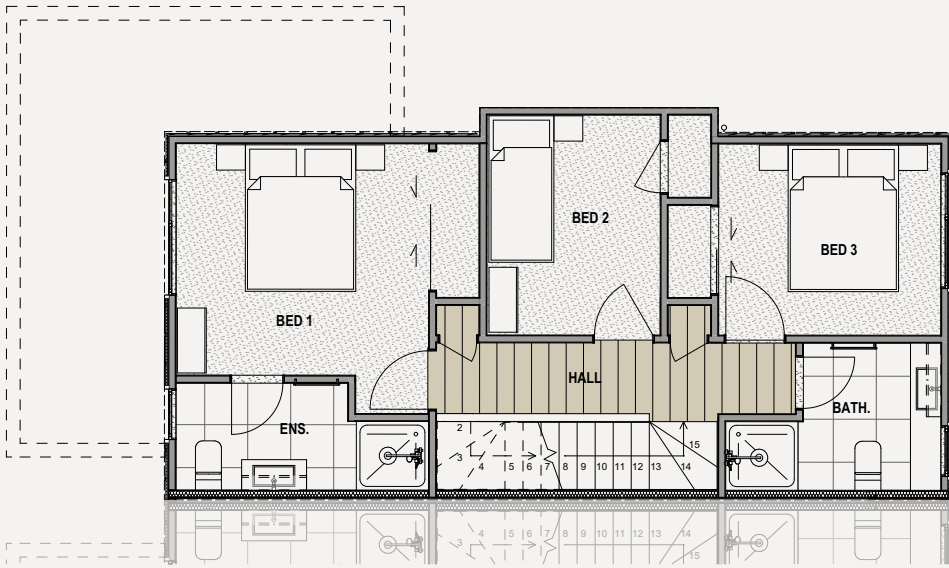
DUPLEX

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



GROUND FLOOR PLAN

FIRST FLOOR PLAN



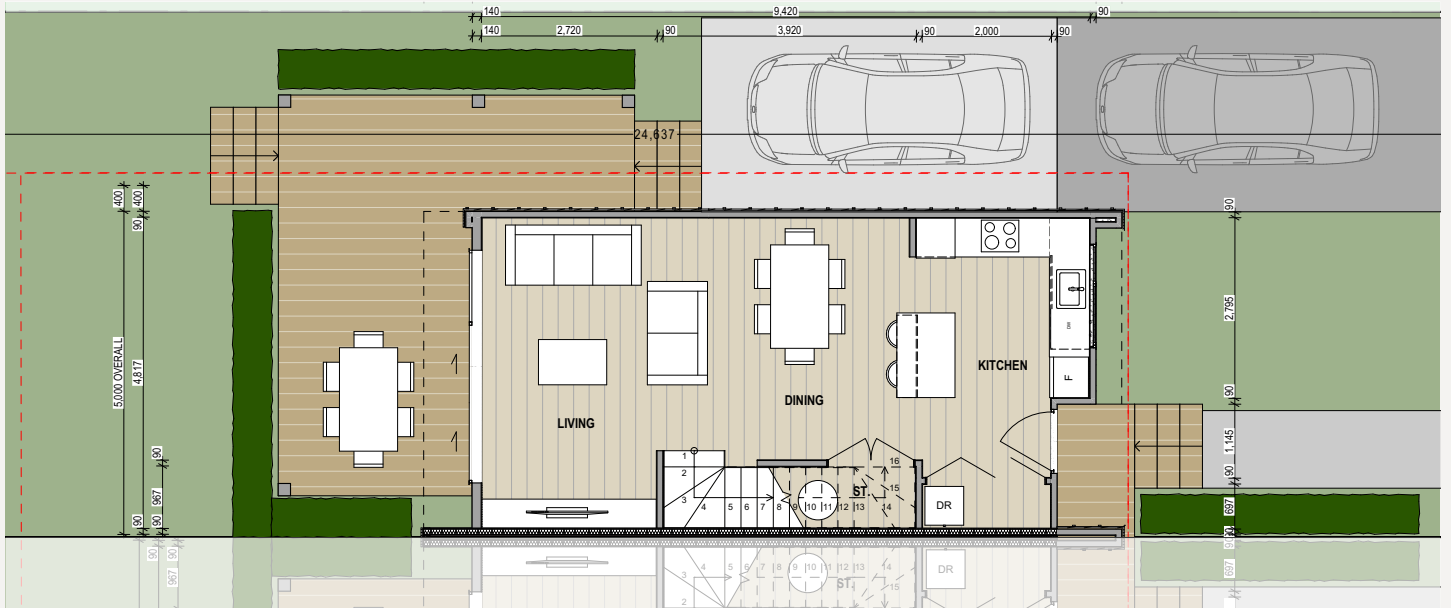
FRONT VIEW



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.



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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