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**45 Victoria Street**  
Pukekohe

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PUKEKOHE



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Exclusive terrace housing in a prime location, specifically created and designed for the surroundings.



Introducing

# 45 Victoria Street

Situated in the heart of Pukekohe, 45 Victoria Street is the perfect opportunity for a first home buyer or property investor looking to purchase a freehold contemporary terraced home in a well connected area set for growth and development - at an attractive price point.

45 Victoria Street comprises of seven spacious and contemporary 2-bedroom, 1-1.5 bathroom north-facing terraced homes with private outdoor space and carparks.

Pukekohe is well-connected by public transport, with trains and buses directly into Auckland CBD, and motorways connecting you to Manukau City Centre and Hamilton.

Auckland house prices increased +5.57% per year (on average) in the 20 years between Nov 2004 - Nov 2024 (REINZ), with Pukekohe property value now averaging \$866,000 and the average rental income for a 3 bedroom home in Pukekohe is \$660pw.

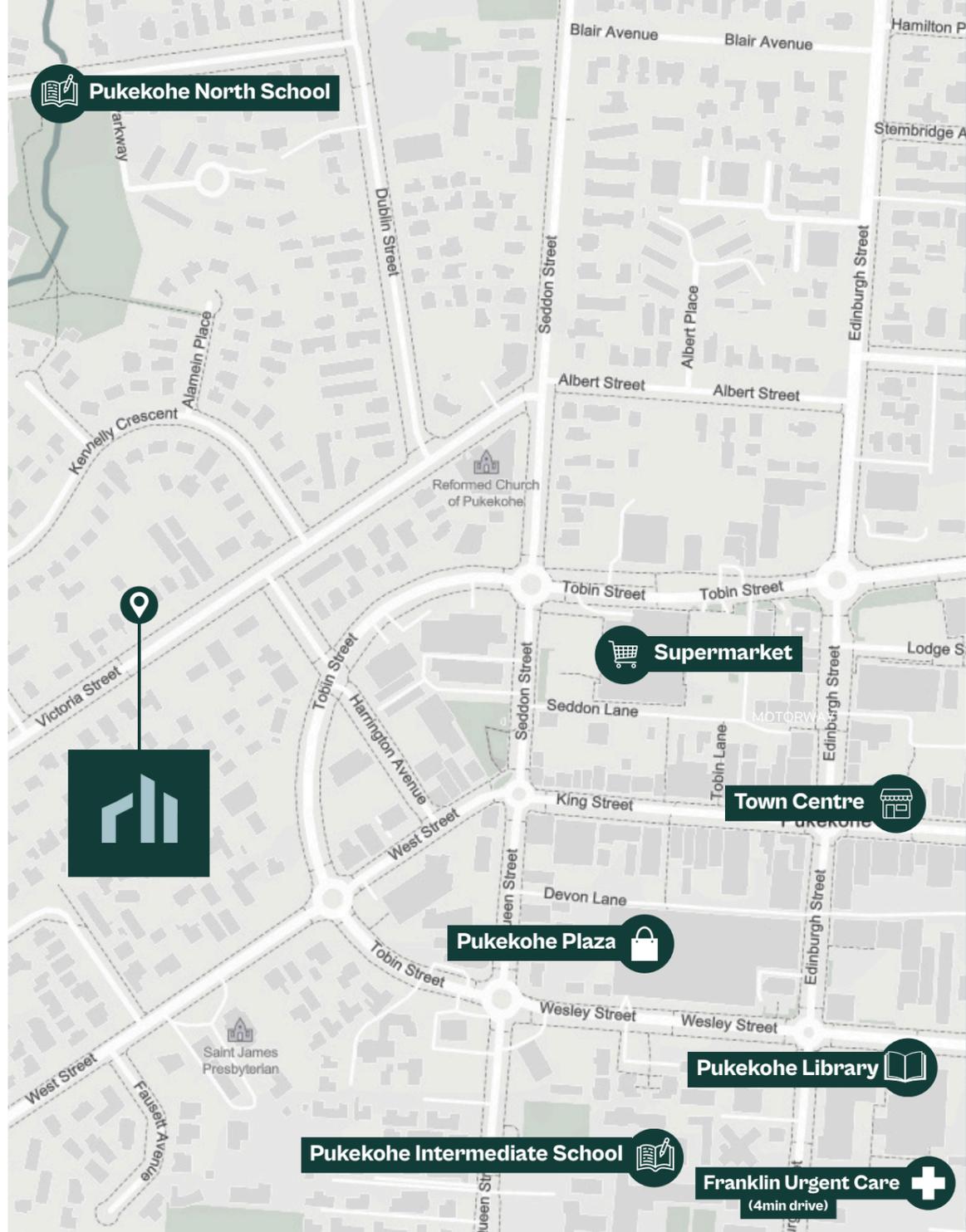
Starting from just \$685,000, a home at 45 Victoria Street will provide you a secure and stable future in an upcoming area. As an investor, you can look to obtain rental yields between 4.2%-4.4% to make for a solid investment strategy, and for the owner occupier - welcome home!

# Location & Amenities

Pukekohe is a vibrant town situated at the southern edge of Auckland. As of June 2024, it has a population of around 28,000 residents, making it the third largest in the Auckland Region.

Auckland Council's 30-year framework for the suburb's growth envisions Pukekohe as a vibrant satellite town. By 2050, Pukekohe, Paerata, and south Drury are expected to accommodate more than 65,000 residents, with around 12,500 new homes and 9,000 new jobs projected. This growth is supported by the development of future urban zones designated for residential, business, and industrial use.

Overall, Pukekohe offers a broad range of employment opportunities across several industries (Agri, horticulture, retail, construction, logistics, Healthcare, Education, Manufacturing) with strong growth expected as the suburb develops. Many residents also commute to nearby Auckland for employment in a wider variety of fields.



**1**  
MIN DRIVE  
to Pukekohe North  
Primary School

**1**  
MIN DRIVE  
to Pukekohe  
Intermediate School

**2**  
MIN DRIVE  
to Supermarket

**4**  
MIN DRIVE  
to closest Medical Centre

**2**  
MIN DRIVE  
to Pukekohe Plaza

**5**  
MIN DRIVE  
to Pukekohe Hospital

**27**  
MIN DRIVE  
to Manukau City

**40**  
MIN DRIVE  
to Auckland International  
Airport

**60**  
MIN TRAIN  
to Auckland CBD



The demand for affordable homes, duplex's and townhouses is growing due to urban sprawl of Auckland, especially among young families and working professionals.

Rental demand in Pukekohe is expected to remain strong, driven by factors such as the town's affordability, proximity to Auckland, population growth, and ongoing development.



Pukekohe is projected to grow by 50,000 people over the next 20 years and development of the city centre is underway.



Artist impression of the Pukekohe Plan Source: <https://www.ekepanuku.co.nz/projects/pukekohe-plan/>

Enjoy modern living with low maintenance outdoor space, and great connectivity to shops, local amenities and transport links.

# Design

Design and Renders

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## High quality design for modern living

Designed for modern living, these thoughtfully crafted homes offer light-filled and open-plan living that seamlessly connects to private outdoor spaces – whether a balcony or courtyard.

With contemporary kitchens featuring premium BOSCH appliances, engineered stone bench-tops and quality fittings, while cleverly integrated laundry spaces suit modern living. These homes include two generous double bedrooms with good sized wardrobes, timelessly designed bathrooms fitted with luxury features, and additional guest toilets. Functionality and comfort is key here, with features keyless front door lock, a Panasonic heat pump, roller blinds, and the assurance of a 10-year builder's guarantee.

Perfectly positioned for easy access to local schools, the town centre, supermarkets, Pukekohe Mall and medical facilities, these homes offer a well-connected lifestyle – just 27 minutes drive to Manukau City Centre, 40 minutes to Auckland International Airport, and a 60-minute train ride to Auckland CBD from a station only four minutes away.

Set in a thriving and well-connected community, this location is poised for exciting growth with new infrastructure and urban planning set to enhance the area for future residents.

Upcoming developments include improved public spaces, expanded retail and dining precincts, and upgraded transport links, making daily commutes more seamless than ever.

With excellent road connections and a nearby train station offering a direct route to Auckland CBD, residents will enjoy both convenience and connectivity. Pukekohe is a place designed for modern living with a promising future.

These homes are ideal for first home buyers keen to establish a life in a great area - close to local schools and activities, or likewise, for property investors looking for a future proof investment with the prospect for capital growth.



**A combination of timeless design and functionality - these light-filled, open-plan spaces with high-end finishes and seamless indoor/outdoor flow offer the perfect balance of comfort and modern day living.**



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**All units have their own private outdoor space and either a carport/carpark.**

**Architecturally designed for north-facing sun with ample natural light and warmth.**





Artist Impression.

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**Built in a durable yet contemporary way, these homes will maintain value and stay timeless for years to come.**

# Site

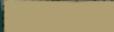
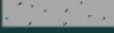
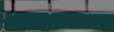
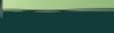
Seven spacious 2 bedroom, 1-1.5 bathroom terraced homes.

# Plan

All units at 45 Victoria Street have been carefully crafted and engineered with open-plan living, spacious bedrooms with ample storage, a private courtyard, and a car park.

The land size of these homes range from 62m<sup>2</sup> to 90m<sup>2</sup> depending on the unit you purchase.

# Landscaping & Carpark Allocation

-  Garden Bed (Bark Mulch)
-  Standard Concrete
-  Exposed Aggregate
-  Concrete - Dark tint
-  Permeable Pavers - Car Park
-  Permeable Pavers - Patio
-  Artificial Turf



# Planting



Grislinia Broadway Mint



Lomandra Lime Tuff and little Lime



Hebe Pretty in pink



Libertia Peregrinans



Dianelle Nigra



Trachelospermum Jasminoides



Pseudopanax



Pittosporum Oliver Twist



Prunus Amanagawa



Disclaimer: Please note this outline specification was completed prior to construction commencing. The developer will use its best endeavours to ensure each unit is built in accordance to the plans and specifications outlined in this marketing collateral, however the developer reserves the rights to change or vary the information at any time. All illustrations are artist's impressions only and may be subject to change. The Outline Specification is for guideline only.

All units at 45 Victoria Street, Pukekohe, will be built to New Zealand healthy home standards, complete with a Master Builder 10 years guarantee.

# Specs

## Building Structure

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Building designs will comply with the relevant requirements of the New Zealand Building Code, Codes of Practice, and Territorial Authority regulations.

### Floors

- Ribraft concrete slab foundations
- First floor structure consisting of timber joists
- Two storey timber framed structures
- Structural steel members as required by the cantilever designs

### Roof

- Timber trusses roof structure
- Corrugated Colorsteel longrun metal roofing
- Colorsteel fascia and gutters with PVC downpipe
- Hardieflex soffit lining

### Walls

- Ground floor cladding is light grey bricks with light coloured grouting
- First floor cladding is dark Linea Weatherboard

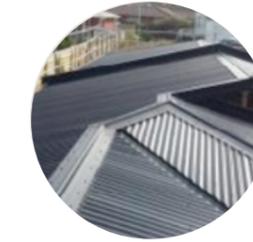
### External Windows & Doors

- External doors and windows will be powder coated aluminium joinery in Colorsteel Gun Grey
- Double glazed glass to all external windows
- Electronic front door lock

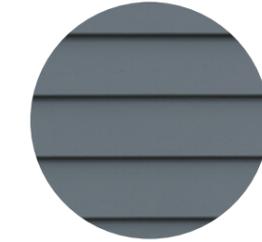


## External Finishes

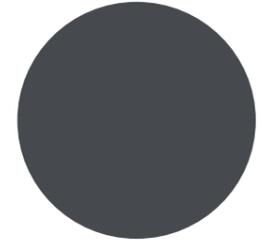
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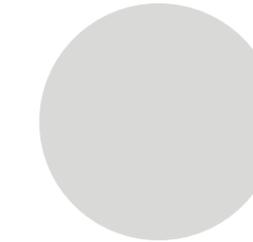
Roof



Weatherboard



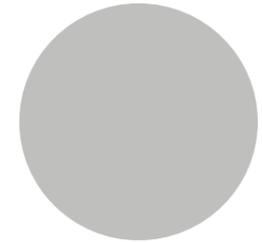
Dulux Colorsteel Windsor Gret



Dulux Manornurn Double



Brick



Front Door - Colorsteel Gun Grey

## Internal Finishes

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### Ceiling, Walls & Linings

- Walls and ceilings lined with plasterboard and insulated
- Tiled bathroom floors, painted plasterboard bathroom walls and ceilings

### Floor finishes

- Entrance and living area is laminated with timber flooring
- Bedrooms are durable 28oz carpet with a 10mm underlay
- Tiled bathroom flooring

### Lighting, Electric and Heating

- Premium kitchen and bathroom lighting
- LED downlights
- Smoke alarm with 10 year warranty
- Alarm system
- Mains pressure Vitreous Enamel Hot Water Cyclinder 180L
- Panasonic Heat Pump
- Front door electronic key lock

### Stairs

- Prefabricated timber stairs with stainless steel handrail

### Kitchen

- 30mm Engineered Stone Bench-top
- Soft close hinges & runners
- BOSCH Appliances - Inbuilt Rangehood, 60cm Ceramic Stove Top, Oven, Dishwasher.
- Waste Disposal in sink
- Top quality Hansgrowe Tap

### Bathroom

- Tiled wall showers with aesthetic frameless glass doors
- Top quality Hansgrowe Shower Slide, mixer and tap
- Heated towel rail
- Double drawer vanities with ceramic basin

## Internal Finishes

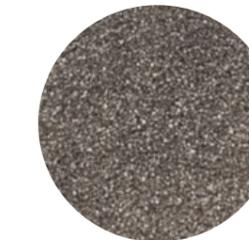
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Wall Paint



Timber Flooring



Carpet



Kitchen Benchtop



Kitchen Cabinets



Kitchen Cabinets



Bathroom Cabinets



Bathroom Tiles



Bathroom Tiles



Affordable homes for first home buyers and property investors alike, with an estimated rental yield between 4.2% - 4.4%.

# Price

Lot Number	Land size	Floor area sqm	Ground Level	Level One	Bed	Bath	Deck	Car Park	Car Port	Selling Price	Rental Per Week	Yield
<b>ONE</b>	90	81.9	39.73	42.17	2	1.5	12.4		1	<b>\$725,000</b>	\$590	4.23%
<b>TWO</b>	77	81.9	39.73	42.17	2	1.5	12.4		1	<b>\$720,000</b>	\$590	4.26%
<b>THREE</b>	63	72.72	34.25	38.47	2	1		1		<b>\$699,000</b>	\$580	4.31%
<b>FOUR</b>	62	74.06	35.18	38.88	2	1		1		<b>\$689,000</b>	\$580	4.31%
<b>FIVE</b>	62	74.06	35.18	38.88	2	1		1		<b>\$685,000</b>	\$580	4.44%
<b>SIX</b>	62	74	35.18	38.82	2	1		1		<b>\$685,000</b>	\$580	4.44%
<b>SEVEN</b>	85	73.28	34.81	38.47	2	1		1		<b>\$699,000</b>	\$580	4.31%

\*Appraisal taken by Properli correct as of 1 April 2025



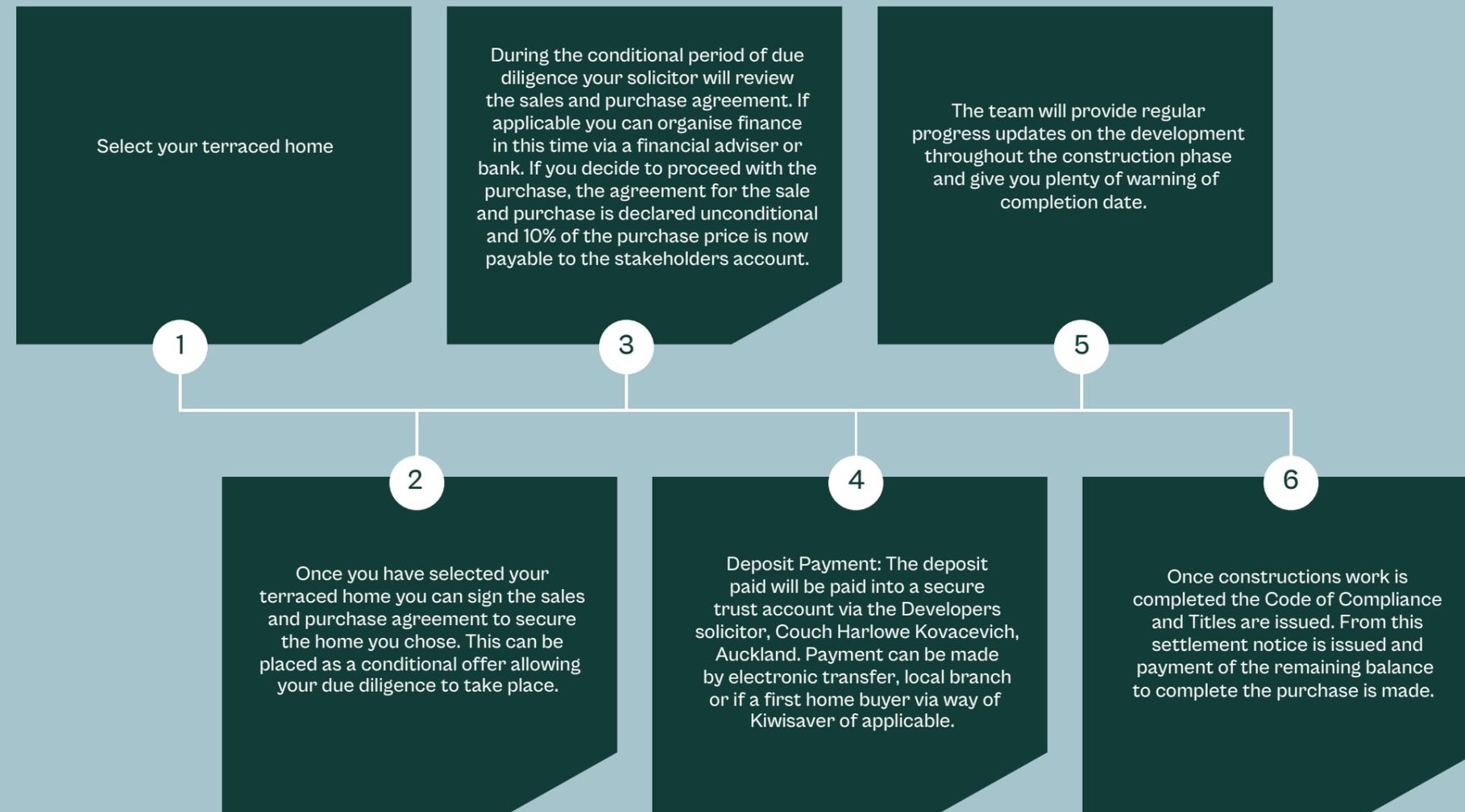
# Average Unit Rental Appraisals

All units at 45 Victoria Street  
have a rental appraisal range of

\$580-  
\$590p/w

\*Appraisal taken by Properli correct as of 1 April 2025

# The Purchasing Process



# Frequently Asked Questions

## What am I purchasing?

You are purchasing one of seven, freehold town houses with one car park.

## What is estimated completion date?

It is estimated to take 12 months.

## Where does my deposit go?

Your deposit sits in the development solicitors trust account.

## Is there a master build guarantee?

Yes, there will be a 10 year master build guarantee.

## Can overseas investors purchase this property?

Yes, Australian and Singaporean citizens do not need to contain consent though the overseas investment act.

## Do you need help getting a home loan?

Properli is a fully integrated business, that also provides financial advice, mortgage broking, insurance and property investment services. Our team of Financial Advisers can work with you to do the hard yards securing lending to get you into a property, sooner.



About

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# Properli Development

The team at Properli are proud to build quality and timeless residential properties, that are well suited to property investors, in growth suburbs that deliver lifestyle benefits, appealing amenities and community aspects to the occupiers.

We know how important it is for buyers to purchase a home that is well-built, functional and safe - whether it be a home to live in, or a durable rental property that delivers capital growth over time.

Properli also provides financial advice through our trusted Financial Advisory team. We do the hard yards securing home loans through major NZ banks and alternative lenders for any type of buyer - owner occupied or investors, and can recommend Insurance cover for yourself and your valuable assets.

The Properli Head Office is located at 2 Princes Street, Auckland CBD.

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## Contact Details

development@properli.co.nz

(09) 361 0050

**Disclosure and conflicts:** If identified there is a need for mortgage advice we may refer you to a Properli Financial Adviser. We don't receive any commissions or referral fees where a client has been introduced to engage this service. However, Kayne Wahlstrom has shareholding interest in the Properli Financial Advisory business. Kayne may therefore receive a shareholder dividend which is based, indirectly, on the profitability of the financial advisory company. Our Financial Advisers manage the potential conflicts arising from this interest by disclosing upfront to the client and recording this in a conflicts of interests register. Our Financial Advisers follow a strong advice / process to ensure that they understand our client's needs and goals and that their recommendations, or any referrals, meet their requirements.

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