HOUSE AND LAND PACKAGE



BELL BLOCK

5A JOSHUA PLACE

4 | 1 | 2 | 2

Land size
613m2

Floor Area
160.6m2

$869,796

Fixed Price House & Land Package

GOLDEN HOMES®

It's a better home you own.



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5A JOSHUA PLACE

4 | 1 | 2 | 2

Land size
613m2

Floor Area
160.6m2

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INCLUSIONS

- Master with walk in wardrobe and ensuite
- 10 Year Structural Warranty
- Open plan kitchen/dining/living area
- 4 hour colour consultation with our interior designer
- Driveways,paths and patios - Allowance 20k*
- Fencing - Allowance 7k*
- Siteworks - Allowance 20k*

*Price may vary due to site conditions once geotechnical testing is complete.

DESIGN FEATURES

- Insulated garage walls and ceiling, insulated garage door and garage carpet
- Double Internal Access Garage
- Fisher & Paykel kitchen appliances
- Designer Kitchen
- Quality fittings and chattels

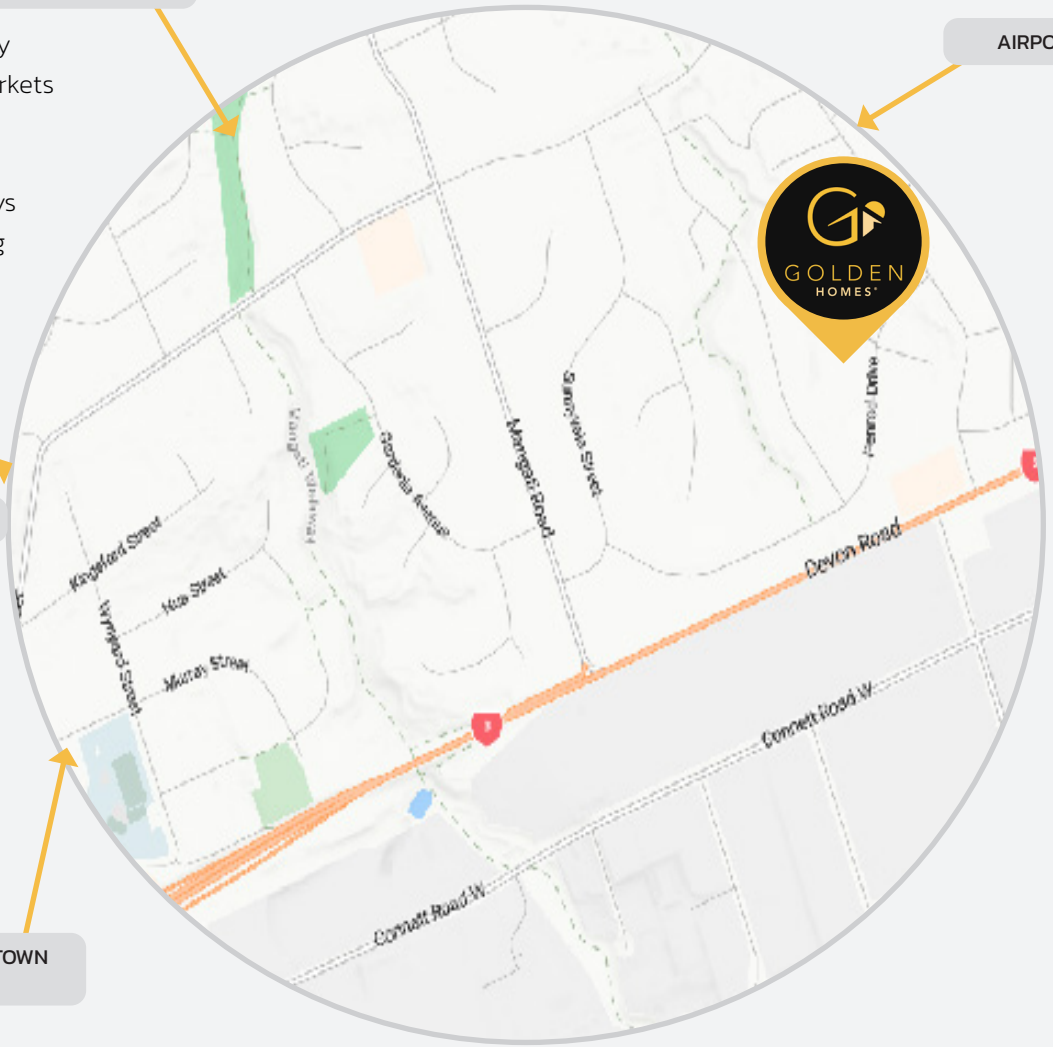
Location & Amenities

Situated in the growing Bell Block community, 5 Joshua Place is close to everything you need for easy everyday living. The Valley Mega Centre is down the road. Parklands Shopping Centre is just minutes away, with Bell Block Village, New Plymouth Airport and the city centre only a short drive. Families will enjoy having excellent education options nearby, including Bell Block School, Bell Block Kindergarten and Puketapu Kindergarten. For weekends and outdoor living, Hickford Park, Bell Block Beach and the New Plymouth Coastal Walkway are all close by.
With great local amenities, quality schools and plenty of outdoor recreation, Bell Block is a fantastic place to call home.

MANGATI RESERVE

- Pharmacy
- Supermarkets
- Cafes
- Gym
- Takeaways
- Shopping

AIRPORT



HICKFORD PARK

BELL BLOCK TOWN CENTRE

NEARBY:

- Bell Block Beach
- Hickford Park
- The Valley Mega Centre
- Bell Block School
- Airport
- New Plymouth Golf Club
- Lake Rotomanu
- New Plymouth Central

Why Choose Us? We Build Better Homes

Gold Standard Building

FIXED PRICE CONTRACT

At Golden Homes Taranaki all of our House & Land contracts are fixed price. Our fixed priced contracts ensure you are protected against increasing material costs. There are no P/C sums, no hidden costs, no 'allowances'.

START WITH A STRONG FOUNDATION

Your home is built on a Rib-Raft concrete foundation. They perform better in earthquakes and have been tested to withstand a magnitude 9 earthquake. For warmth and comfort, they come with an insulation rating up to R2.2.

ZOG® STEEL FRAMING

Have peace of mind with our 100% recyclable, Asthma Foundation tick of approval steel framed home with local New Zealand blue steel. Screwed together making it stronger in an earthquakes and no squeaking for years to come.

RAB BOARD WITH THERMAL BACKING

Exclusive to Golden Homes the RAB Board with thermal backing is weather tight and enables us to commence interior work without cladding being installed creating a quicker build time, It has an acoustic rating providing better sound proofing for your home.

NATURAL VENTILATION

Breathe easy – we install natural air integrated ventilators in all our bathrooms and toilets to remove damp, stale air and keep it fresh.

THERMALLY BROKEN WINDOWS AND FRAMES

Aluminium window joinery specifically designed so the extruded frames are directly fixed to the ZOG® steel framing, providing superior strength and exceptional security against adverse weather conditions. With PerformaTech Glass you can warm your home with the sun while keeping the glare and reflection low.

A WARMER, BETTER INSULATED HOME

With R7.2 insulation in your ceiling and a total of R2.5 insulation in your walls (thanks to the R2.2 insulation and R0.3 Home-RAB® thermal barrier sheet), your home will stay cool in the summer, be toasty warm in winter – and use as little energy as possible.

The Process



MEET AND GREET

Meet our knowledgeable and friendly team to explore the best options to find your perfect home.



CHOOSE YOUR HOUSE AND LAND PACKAGE

Choose from one of our thoughtfully designed home packages, or let our in-house design team create a home concept plan tailored specifically to your site at no cost to you.



SIGN SALES & PURCHASE AGREEMENT

Sign your unconditional fixed-price contract with a 14-day due-diligence period to allow for finance and solicitor's approval.



BUILDING PROCESS

Once the building consent is issued, our Construction Supervisors will ensure that your build runs smoothly. You can follow along and recieve regular updates via the Buildertrend app.



COUNCIL SIGN OFF

This is the final inspection required, together with the necessary paperwork Code of Compliance certificate is requested.



HANDOVER

An exciting day, your journey to a new home starts here.



Testimonials

From our very first conversation with Jenny, she really stood out. She wasn't just focused on the build itself but also took the time to think about our long-term goals and our day-to-day lives, offering ideas and details we hadn't even considered. Her communication was great, and she shared so much valuable information that made a real difference in our decisions. That level of care carried right through the whole team, everyone was so friendly and accommodating, always happy to work around us and make sure we felt comfortable with every step.

They took the time to understand what we wanted, and we always felt heard along the way, which made such a difference.

The build itself went really smoothly and was well managed from start to finish. The team did an amazing job of simplifying what can be quite a complex process, and their insightful guidance made every step feel easy to understand. We were kept in the loop the whole time, timelines were clear, and their responsiveness was remarkable, any questions we had were answered quickly and in a way that made sense. It really made the whole experience feel easy and stress-free.

One of the highlights for us was the colour meeting. We really enjoyed It, the ladies asked all the right questions and helped bring our ideas and style to life in a way we hadn't even imagined.

Overall, the team at Golden Homes Taranaki made building a home feel straightforward and even exciting. They were easy to deal with, paid attention to the little things, and made the whole journey a positive one for us, we couldn't be happier with our new home. As Cal kept reminding me, it must be because it's a female lead construction company 😉. They truly are 'locals that love what they do'.

Mike & Cal


LIVING
DINING
KITCHEN
ENTRY
BED 2
MASTER BED
W/R
ENS.
BATH
BED 3
BED 4
DOUBLE GARAGE
LAUN

Why Choose Taranaki?

Whether it's a surf before work or your next investment adventure, you can do it all in Taranaki.

Taranaki stands out as a breath of fresh air. Its blend of affordability, growth potential, and future-focused initiatives makes it a compelling option for investors who are ready to look beyond the usual suspects. Whether you're a pro investor or just starting out, Taranaki offers a rare combination of opportunity and security.

Taranaki rental yields are some of the highest in the country due to high paying industries, lack of quality rentals and affordable house and land packages. It is a market with long term potential, steady demand and lifestyle appeal making it the perfect addition to your portfolio.

If you're not looking for investment but for a place to settle into family life Taranaki is like no other, you get world class scenery without crowds, strong local culture, and outdoor adventure without needing to escape the city. Taranaki offers a strong balance of lifestyle, affordability, and long-term opportunity.

It has built a reputation as a growing, and well-connected region, while still showcasing its natural beauty through an abundance of national parks and stunning coastal views. Not only is there a lot to do in the weekend there's time to do it with short commutes and a great network of bus, bike and scenic walking routes.

Taranaki is known for its attractive lifestyle in which you can live, laugh, work and play.



GOLDEN HOMES®

It's a better home you own.



Build a better home with Golden Homes.



Showhome
New Plymouth Office & Showroom
15 Northgate
Strandon

About Golden Homes Taranaki

NDM Construction (founded in September 2018) is named after the owners of the company, Nicki and Dean. N for Nicki, D for Dean and M for McGuigan – it's as simple as that!

"We are happy and proud to run a business where our name is on the door. Our customers, staff, team members, and contractors all know we have an open-door policy, where they can find us easily at any time should they need to," says Dean.

Dean and Nicki are both hands-on and work in the business, with Dean holding the front role of Managing Director and Nicki as the Marketing Manager.

Having experience in owning another well-known local company for 18 years prior to purchasing the Golden Homes Christchurch brand, they both understand the importance of investing in an awesome team of people who listen and deliver on customers dreams and expectations.

"Joining the Golden Homes brand was an easy choice for us," says Nicki. "When we were offered this opportunity, we immediately knew that the brand aligned well with who we are as a couple." "It's a better home you own is not only the company tagline, it is more than that – it's actually what we do!".

Dean and Nicki are not ones to sit back and take things easy. They have 3 children that keep them on their toes, with two sons aged 22 and 17, and a daughter about to turn 15. Often before the teenage kids rise, you can find Dean out on his road bike, and Nicki on the water rowing. As a family, they are rug by fans and try to get to the games whenever they can.

A current team of 34 staff – consisting of *Management, Admin, Consent & Compliance, Sales, Construction Supervisors – means NDM Construction Ltd is one of the largest locally owned building companies in the Canterbury area.*

The latest stats released show NDM Construction Ltd t/a Golden Homes as being a leader in the number of building consents issued from Sept 2021 – Sept 2022 for standalone homes over the Waimakariri, Christchurch and Selwyn District Councils.