# HOUSE AND LAND PACKAGE



## $1,012,800

PRICED FROM | PROGRESS PAYMENTS

Lot 12 7 Whanga Lane,
Helensville Auckland

**567 sqM**

**103.9 sqM**




**3**

**1**

**1**

**1**

GOLDEN HOMES®

Zano Limited | Ph 09 478 0440
Head Office: 4 Triton Drive, Rosedale, Auckland NZ |
goldenhomes.co.nz

# LOCATION




**🏠 Looking for Auckland... without feeling like Auckland?**

Welcome to Urumaraki Heights, Helensville where modern homes, open space and a friendly community come together to create a lifestyle that's hard to find elsewhere.

Imagine finishing work and coming home to fresh air, peaceful streets and room to breathe. Weekends become family adventures exploring beaches, forests and the Kaipara Harbour, while still being within easy reach of Westgate, the North West and Auckland.

Whether you're buying your first home, upsizing for your family, or simply looking for a better way of living, Urumaraki Heights gives you the opportunity to build a home designed around your life.

A home with space for the kids to play, a kitchen where everyone gathers, room to work from home, and a backyard made for summer evenings.

More space. More freedom. More community. Less rush.

Because sometimes the best move isn't further away...

It's closer to the life you've always wanted.

Contact **Carl today on 021 319 646** or **carl.treadwell@goldenhomes.co.nz**

***Urumaraki Heights, build your home, and build the lifestyle.***

# ABOUT GOLDEN HOMES®



## Build Your Future with Confidence

At Golden Homes®, we believe your home should be more than just a place to live – it should be a reflection of your lifestyle, your aspirations, and your future. Proudly New Zealand owned and operated, we've been building quality homes for Kiwi families for over 35 years, combining innovation, durability, and style in every build.

What sets us apart? Every Golden Home is built with our exclusive ZOG® steel framing system – a stronger, safer and more resilient alternative to traditional timber framing. Designed to withstand New Zealand's unique climate and seismic conditions, our homes are built to last, giving you peace of mind for generations to come.

Whether you're a first home buyer, growing family, savvy investor or ready to create your forever home, we offer a wide range of stylish plans and custom design options to suit your needs and budget. Our expert team supports you from concept to completion, making your building journey simple, stress-free, and exciting.

With Golden Homes®, you're not just building a home – you're building your future.

Golden Homes® – Trusted by Thousands of Kiwis... Its a Better Home You Own...

# GOLD STANDARD BUILDING SYSTEM

Beautiful homes designed especially for New Zealand lifestyles and conditions, with top quality fittings, finishes and building materials. Throughout our years of experience, we have been able to perfect our craft down to the tiniest details, resulting in our very own Gold Standard Building System and you get to experience it! Our Gold Standard Building System is where every aspect of building your home comes together in one superior package and ensures that your Golden Home stands out above the rest.



### START WITH A STRONG FOUNDATION

Your home is built upon a RibRaft concrete floor, a method where foundations sit directly on the ground. These types of foundations are often quicker to construct than traditional methods. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For your warmth and comfort, they come with an insulation rating.

### THERMALLY ISOLATED DOUBLE GLAZED WINDOWS

Thermal breaks on all your window joinery with Low E Xcel glass give you a warmer, drier home. They keep the condensation off your glass as well as your aluminium window frames, removing problems with mould or the winter chill.

### NATURAL VENTILATION

Breathe easy - We install natural air integrated ventilators in all of our bathrooms and toilets to prevent damp, stale air and keep it fresh.

### A WARMER BETTER INSULATED HOME

With R7.0 insulation in your ceiling and a total of R2.9 insulation in your walls (thanks to the R2.6 insulation and R0.3 Home-RAB thermal barrier sheet), your home will stay cool in the summer and be toasty warm in the winter - and use as little energy as possible.

### FIRE RESISTANT

Featuring components such as ZOG steel framing, ZOG trusses, ZOG roof and ceiling battens, steel roofs, steel fascia and spouting, plus fire retardant roofing paper, means your home is highly fire resistant or totally fire proof.

### ZOG® STEEL FRAMING THAT STANDS THE TEST OF TIME

With our very own New Zealand made ZOG steel framing, the structure of your home will be as strong as anything. Controlled testing has shown that a steel-framed house with brick cladding can withstand major seismic activity and because steel can't rot or grow mould, it is healthier for your family too.

### LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes® use metal tile or long run roofs. They're lightweight, easy to maintain with long-lasting colour and ideally suited to New Zealand weather conditions, so you can take comfort in knowing the roof will do its job for many years to come.

### A DURABLE PROTECTIVE SHIELD

With HomeRAB thermal barrier sheets, your steel framing is well protected from any temperature fluctuations and you gain R0.3 in total wall insulation.

### ENERGY EFFICIENT

The LED lights you'll find throughout your home use up to 80 percent less energy than regular bulbs and last up to 20 times longer combined with the insulation you have invested in, means you'll love the reduced power bills.

### LONG-LASTING COLOUR, INSIDE AND OUT

Your interior walls are painted with Resene Spacecote, an exceptionally durable, abrasion-resistant and easily cleaned finish. Outside we use Resene Sonyx, which is designed to reflect the heat and last longer, even in New Zealand's harsh UV conditions.

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# THE PROCESS



## MEET AND GREET

Meet our knowledgeable and friendly Sales Team to discuss your best options.

## CHOOSE YOUR PACKAGE

Choose from one of our predetermined packages, alternately we can design your new dream or investment home on your site with our in-house design team.

## SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 15 day due diligence period to allow for finance and solicitor's approval.

## BUILDING PROCESS

Once the Building Consent is issued, one of our Construction Managers will contact you and will ensure that your build runs smoothly.

## COUNCIL SIGN OFF

This is a passed final inspection, together with the necessary paperwork your Code of Compliance Certificate is requested.

## HANDOVER

An exciting day, time to rediscover what was packed in all those boxes!