



MEADOWS RISE

77 McKinney Rd,
Warkworth

www.themeadowsrise.com



MEADOWS RISE



58
townhouses



32
2 level,
3 bedroom



26
3 level,
3 bedroom



DISCOVER A NEW
WAY OF LIVING.



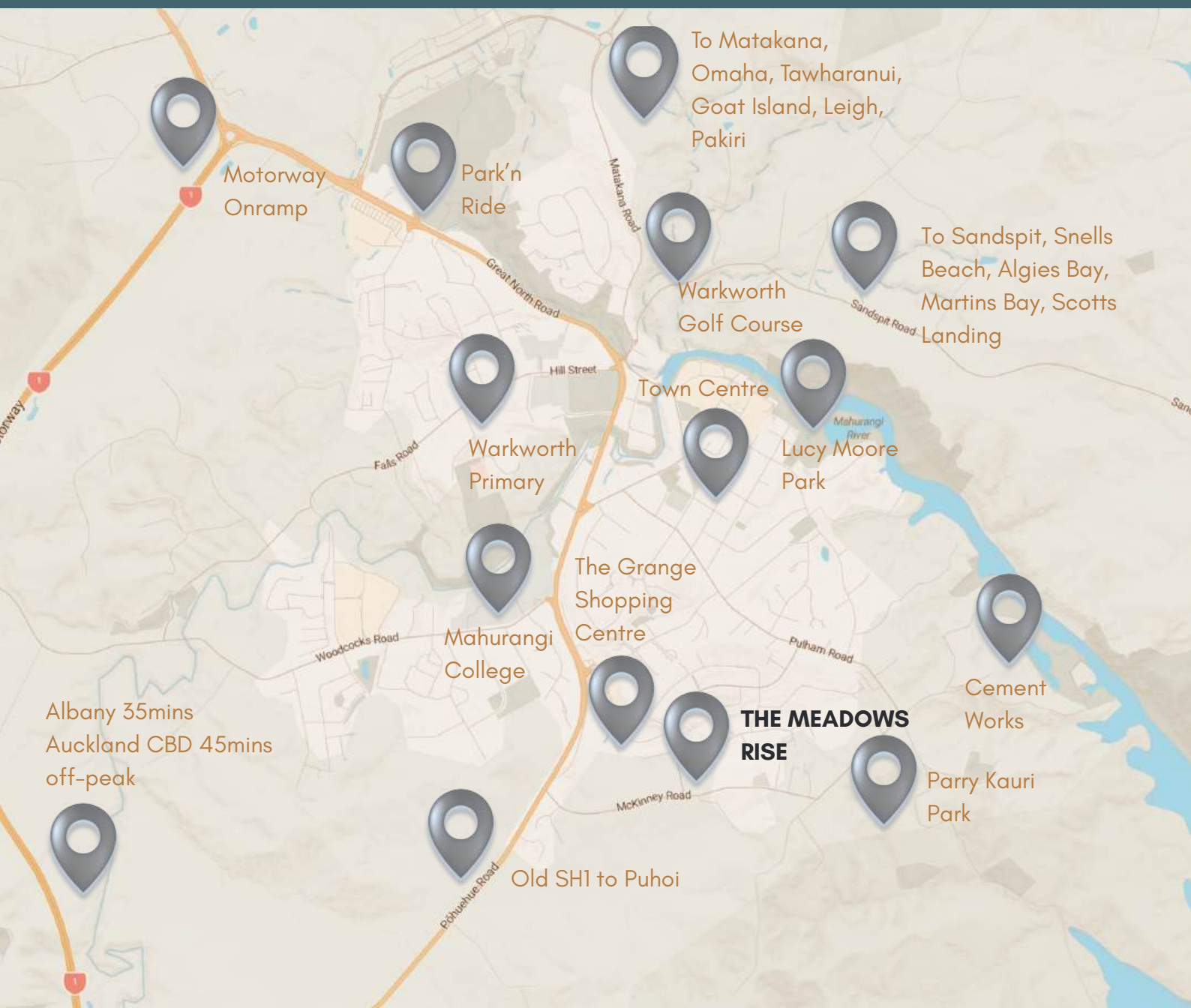
DISCOVER AN INCREDIBLE, LAID
BACK COAST & COUNTRY
LIFESTYLE ON YOUR DOORSTEP.

LOCATION

The Meadows Rise is Warkworth's first comprehensive townhouse development. Discover a quaint village community, countryside tranquility, good coastal access, and the conveniences of urban living.

A walkway adjacent to The Meadows Rise leads to the Grange shopping centre providing a range of services including a gym, day care centre, coffee shops, eateries, a wine store, a hairdresser and more. There are great schools within walking distance and a number of childcare options available close by. Sport, horse riding and surf clubs play a big part in life for our kids.

Just 35mins to Albany, commuting has become very do-able with both private and public bus services running daily.





MEADOWS RISE



Key Features

- Healthy Homes compliant
- Tailored design and specification for durability and return on investment
- 50 year framing durability statement
- Professional interior and exterior colour selections

Structural Features

- Engineered RibRaft concrete foundation
- ZOG steel framing tested to magnitude 9
- Fire retardant roof underlay
- Double glazed thermally broken windows and glass doors with Low E argon gas
- Home-RAB insulated pre-cladding

FLOORPLAN

Stage 1 - 11 2 level, 3 bedroom homes

Blocks P, Q, R, S, T

Floorplan size 100m² - 50m² downstairs / 50m² upstairs

Land size from 145m² - 170m²

Move in ready: November 2026



3



1.5

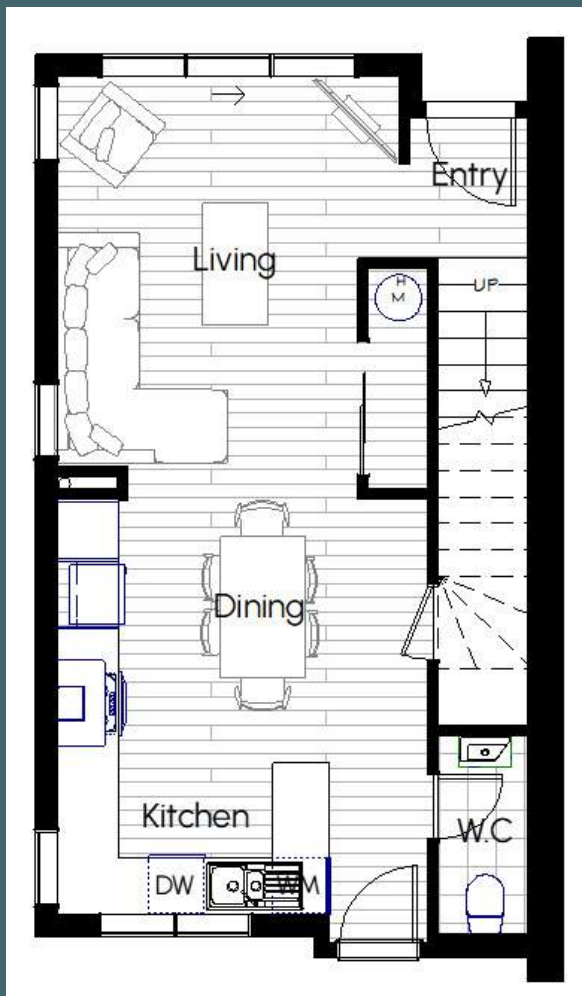


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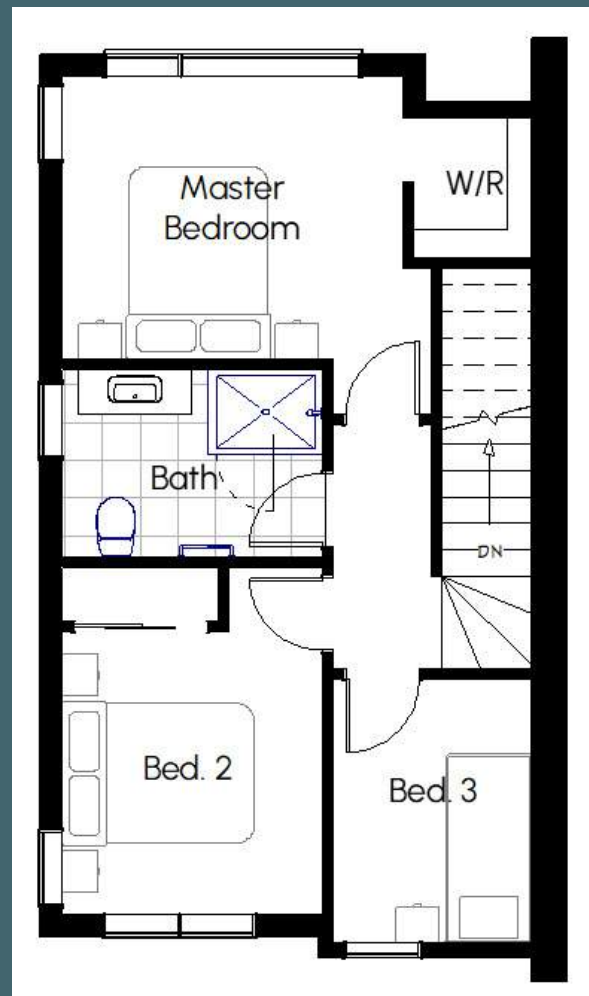


1

off-street



Ground Floor



First Floor

KITCHEN / DINING



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SCHEME PLAN



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Stage 1



LIVING



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OPEN PLAN



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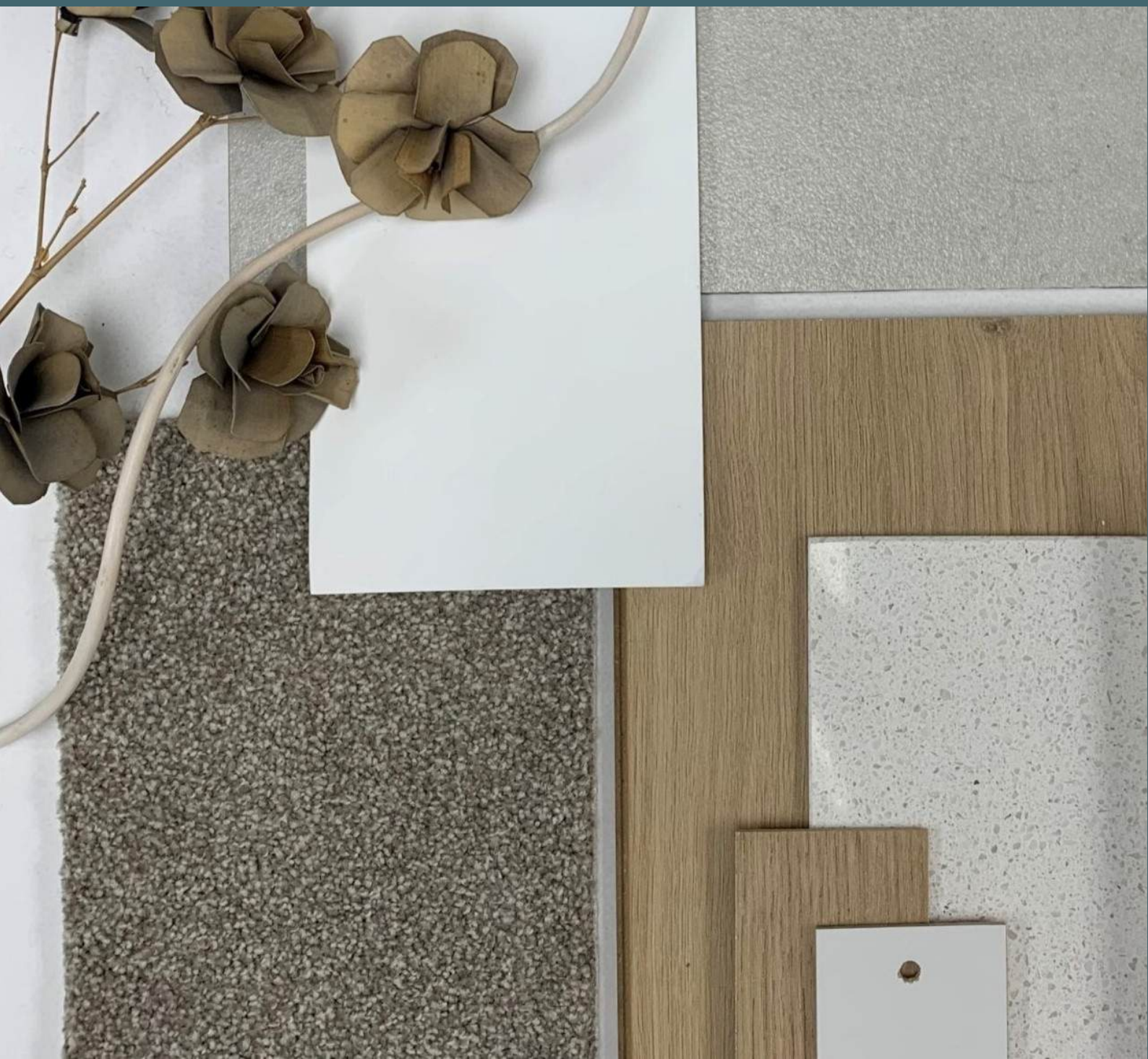


COLOURS



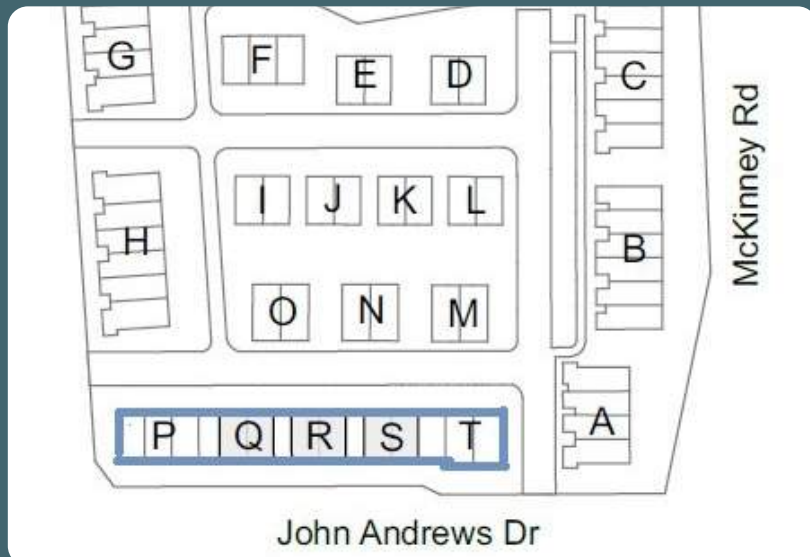
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There are three different kitchen colour and material palettes that all emulate soft and warm , neutral tones through the homes.



PRICING

Location	Block	Floorplan	Land Size	Turnkey Price	H&L Price
Lot 29	T	100M2	160M2	925,000	880,000
Lot 30	T	100M2	160M2	945,000	900,000
Lot 31	S	100M2	150M2	899,000	854,000
Lot 32	S	100M2	145M2	899,000	854,000
Lot 33	R	100M2	145M2	899,000	854,000
Lot 34	R	100M2	145M2	899,000	854,000
Lot 35	Q	100M2	145M2	899,000	854,000
Lot 36	Q	100M2	145M2	899,000	854,000
Lot 37	P	100M2	145M2	899,000	854,000
Lot 38	P	100M2	110M2	790,000	
Lot 39	P	100M2	170M2	945,000	900,000



HOW TO BUY



MEADOWS RISE

1

Sign a Sale & Purchase Agreement

We will walk you through the S&P agreement. If you're happy with the details of the home, you'll sign the agreement and enter your due diligence period.

2

Due Diligence

Engage with your solicitor, broker and other technical experts to ensure you're comfortable with your decision. You can walk away with no obligation if it's not the right fit for you.

3

Unconditional

Once your due diligence is satisfied you will pay a deposit to be held in the solicitor's trust account. You are now unconditional and won't pay anything else until settlement.

4

Settlement

Complete a pre-settlement inspection of the finished home. Pay the balance of the purchase price. Enjoy your brand new home!

BUILDING SPECS



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Construction

Foundation	M Class Rib-Raft concrete foundation
Framing	ZOG G550 90 x 45 x 0.75mm Engineered Galvanised Steel Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Exterior Wall Insulation	R2.2 Pink Batts
Ceiling Insulation	R7.2 Pink Batts

Exterior

Roof	.40g Trapezoidal coloursteel
Fascia	185mm Colorsteel metal Fascia
Gutters	Classic 125 Colorsteel
Downpipes	80mm round powder coated aluminium
Exterior Cladding	70mm clay kiln fired bricks – Premium collection James Hardie Linea Oblique 200 Vertical James Hardie Linea Oblique 300 Horizontal
Window & Door Joinery	Low-E Xcel Glass double glazed thermally isolated aluminium joinery

Kitchen

Benchtops	20mm engineered stone
Glass Splashback	Resene colours

Interior

Internal Doors	Flush HC MDF paint quality doors – 1980mm
Internal Door Hardware	Schlage Latitude satin chrome
Lighting	LED recessed downlights
Smoke Detectors	Hardwired smoke detectors
Water Heating	Rheem 180L HWC – MP 488 x 1720H 3Kw A Grade

Bathroom

Shower	Clearlite Millennium white liner, satin door frame 2000mm high
Vanity	Michel Cesar Qubo wall hung white
Toilet	VCBC Sphere SPH-351 Rimless soft close seat and lid white
Mirror	Vinyl backed 1m high and full length of vanity
Heated Towel Ladder	Goldair stainless steel heated towel ladder

CHATEL'S



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- Fisher & Paykel single 85L function oven
- Fisher & Paykel front control ceramic hob
- Fisher & Paykel designer powerpack 6-cm rangehood
- Fisher & Paykel contemporary dishwasher
- Fisher & Paykel washer/dryer
- Fujitsu ASTG18K
- UCA 6.0Kw electric heat pump
- Schlage digital touch pad
- Letterbox

WARRANTY

Golden Homes are our builder of choice. They have perfected their craft down to the tiniest details, resulting in their very own Gold Standard Building System.

The Gold Standard Building System is where every aspect of building your home comes together in one superior package and ensures that your home stands out above the rest.

Golden Homes have a 1-year defects warranty and a 10-year structural warranty.

Here's what makes the Gold Standard Building System a better home.

Start with a strong foundation – RibRaft concrete floor that performs better with an insulation rating up to R2.2.

Lighter, more durable roofing – Metal tile or longrun roofing that is lightweight and easy to maintain.

Natural ventilation – installation of natural air integrated ventilators.

Weathertight windows and frames – specifically designed so the extruded frames are directly fixed to the ZOG steel framing to provide superior strength and security against weather conditions.

A warmer, better insulated home – R7.0 ceiling insulation and R2.5 wall insulation.

A durable, protective shield – Home-RAB thermal barrier sheets so your steel framing is well protected from any temperature fluctuations.

Fire resistant – ZOG steel roof purlins, steel fascia and spouting ZOG steel framing, plus fire retardant roofing paper and interior wall board.

ZOG steel framing that stands the test of time – NZ made ZOG framing can withstand major seismic activity, can't rot or mould.

Thermally isolated double-glazed windows – together with Low E Xcel glass give a warmer, drier home.

Energy efficient – LED lights use up to 80% less energy. Plus, the insulation will keep home both cool and warm.

Long-lasting colour inside and out – Resene Spacecote is exceptionally durable, abrasion-resistant and easily cleaned finish.

RESIDENT SOCIETY



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The purpose of a Resident Association is to manage and maintain shared common areas.

Your property will have a freehold Title which means you own the land and the home built on it. There are common areas and facilities within the development and the Residents Society helps manage and maintain these shared facilities. The Resident Association fee ensures the common areas of the development are safe and well-maintained. The common areas include the laneways, landscaping, general maintenance and infrastructure costs.

ANNUAL FEE:
\$550

8 OCTOBER 2025

Rental APPRAISAL



Harcourts Tandem Rentals



The Meadows Rise

(Cnr McKinney Rd and John Andrew Drive)
Warkworth

3 BEDROOMS

1.5 BATHROOMS

1 LOUNGE

OFF STREET PARKING



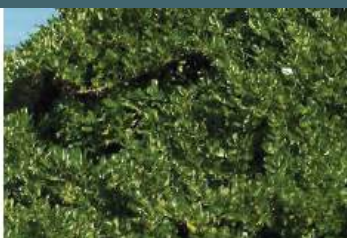
I estimate the current rental for this **3 bedroom, 1.5 bathroom** property to be approximately between:

\$670 - \$720 PER WEEK

Sophie
KOSE

Property Manager
Tandem Property Management
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E: rentals.warkworth@harcourts.co.nz
W: tandemproperty.co.nz

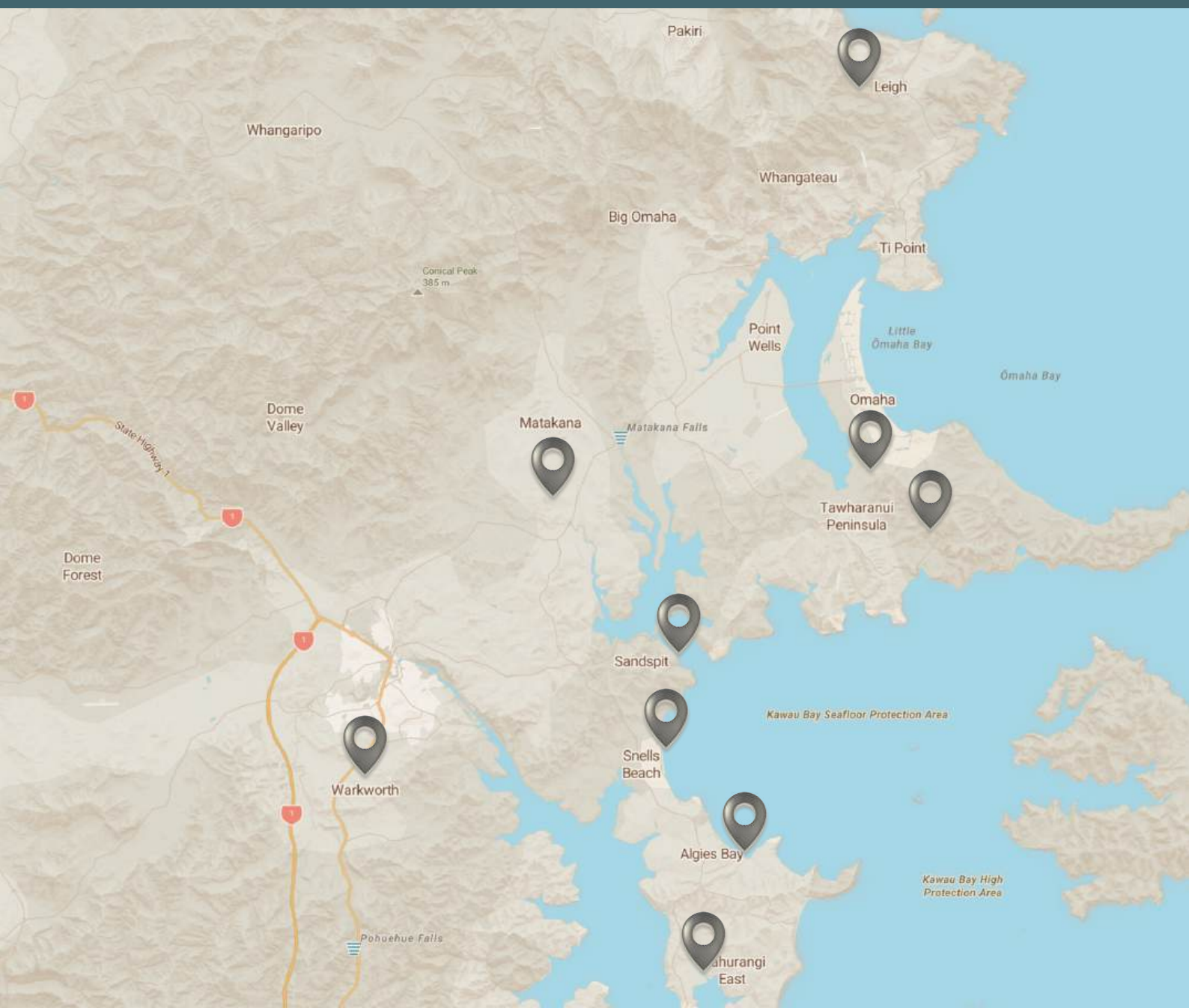
LANDSCAPING



LIFESTYLE

Warkworth is more than just a town – it's the gateway to an incredible lifestyle. Within easy reach, you can enjoy any number of stunning white, sandy beaches, be part of the lively entertainment experience at Matakana village, or get lost in nature at regional parks, walk and cycleways. Home to award winning vineyards, an active community of artists and a plethora of artisan food producers all melding together to create a rich and fulfilling lifestyle. In addition to two great local golf courses we are fortunate to be 40mins from the world class courses of Te Arai.

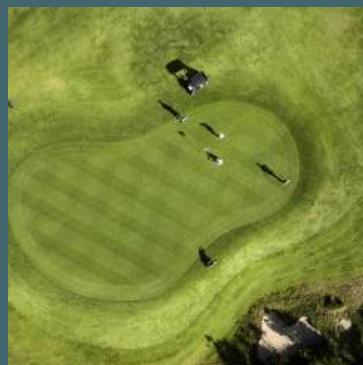
The Meadows Rise is the perfect place to call home.



ON YOUR DOORSTEP



MEADOWS RISE



Love golf?
Warkworth and
Omaha are
excellent courses
or try the world
class courses at
Te Arai.



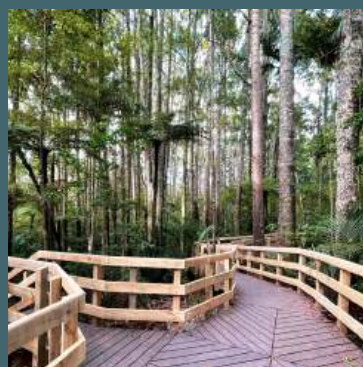
The Mahurangi
River borders the
town centre and
is a peaceful
meeting place
with a boardwalk
that follows the
river.



Cement Works is
a local and
visitor favourite.
A fresh water
swimming hole
just 5mins from
home.



Omaha is one of
many white,
sandy beaches
for safe
swimming and
water activities.



Find a range of
walk and
cycleways
across
Warkworth and
the local area.



Enjoy a
picturesque lunch
at the Sandspit
Yacht Club or
catch a ferry to
Kawau Island for
the day.



At the famous
Matakana
Farmers Market
you'll find
fabulous food
and beverage
by local artisan
producers.

CONTACT



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Disclaimer

The information provided has been prepared for the purpose of providing information to assist interested parties in making their own evaluation of the property. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this information pack and the property.

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