



BRENTWOOD

67 Brentwood Street, Upper Hutt



**Welcoming
Communities**
TE WAHAROA KI NGĀ HAPORI



We are a dedicated team of professionals - architects, designers, builders, and project managers. We take pride in creating high-quality homes that not only look beautiful but are tailored to meet the needs of our community.

Our people

We are a collaboration of architects and designers, driven by a genuine commitment to creating meaningful, community-oriented housing. With backgrounds rooted in thoughtful design and improving the built environment in Aotearoa, we approach every project with a sense of responsibility to both the people who inhabit these spaces and the communities they are part of.

Our goal

Inclusivity, accessibility, and environmental stewardship are what guides our team, working collaboratively with local council to design homes that are not only functional and beautiful but also enrich the neighbourhoods they serve.

Every project is an opportunity for us to build more than just houses; we aim to create thriving, supportive communities where people can live, grow, and truly belong.

Our vision

Is to deliver housing designed to foster connection and inclusivity through thoughtful design and development. Our focus is to build homes that enhance well-being and strengthen the fabric of the communities they provide for.

Completed projects



42 Crescent Garden

Palmer Crescent
Upper Hutt

4 New homes



The Mews
on Gibbons

Gibbons Street
Upper Hutt

5 New homes



Fergusson
Cottages

Fergusson Drive
Upper Hutt

2 New homes



Fraser

Fraser Crescent
Upper Hutt

4 New homes

Proudly working with community partners.

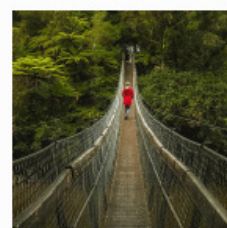
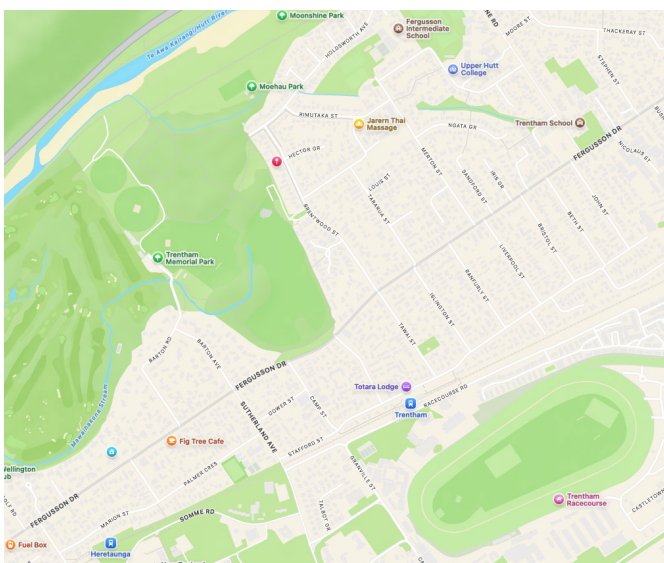




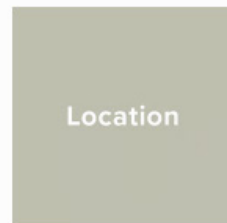
Artists Impression

Tranquility and charm

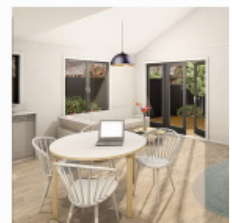
Located in Upper Hutt, our new homes on Brentwood Street will offer convenience and modern living. Close to Trentham Memorial Park, they will have easy access to outdoor activities like walking trails and picnic areas. Near the peaceful Hutt River, enjoy riverside living for relaxed strolls or weekend fun. These homes are designed for comfort and practicality, offering contemporary living in a desirable area with both suburban charm and access to nature and local facilities.



Recreation

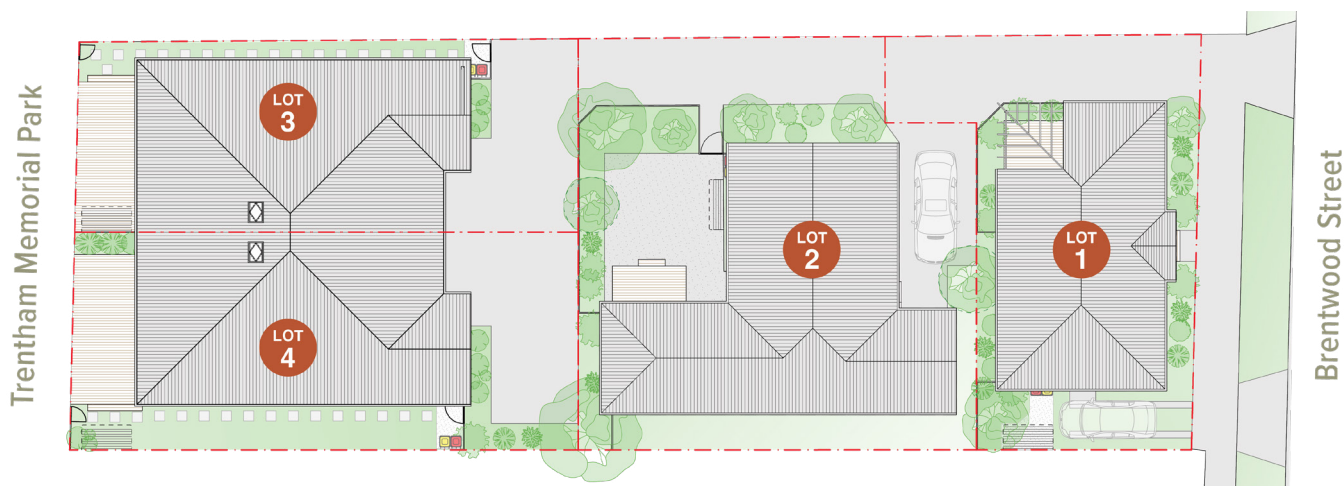


Location



Lifestyle





LOT 1

SECTION: 199m²
FLOOR AREA: 70m²
 (new build)



LOT 2

SECTION: 314m²
FLOOR AREA: 111m²
 (existing home)



LOT 3

SECTION: 193m²
FLOOR AREA: 101m²
 (new build)



LOT 4

SECTION: 193m²
FLOOR AREA: 101m²
 (new build)



Built with precision and care

Architecturally designed

All of our homes are architecturally designed to maximise sunlight, privacy and use of space.

Well insulated

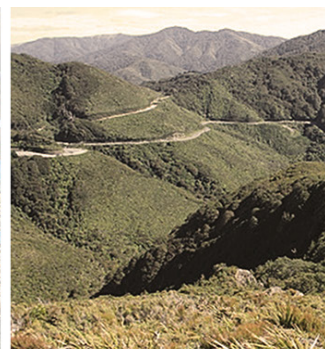
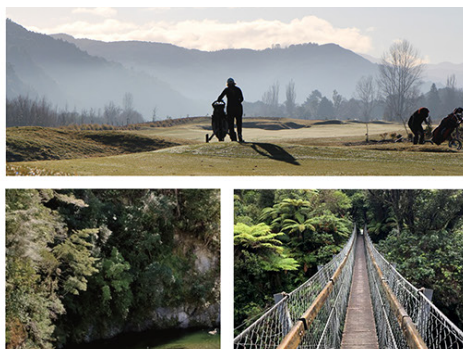
We include above code insulation as well as double glazing to ensure your home stays warm all the time.

Custom designed kitchen

Every home we sell comes with a custom kitchen designed and built by local kitchen experts.

Low maintenance gardens

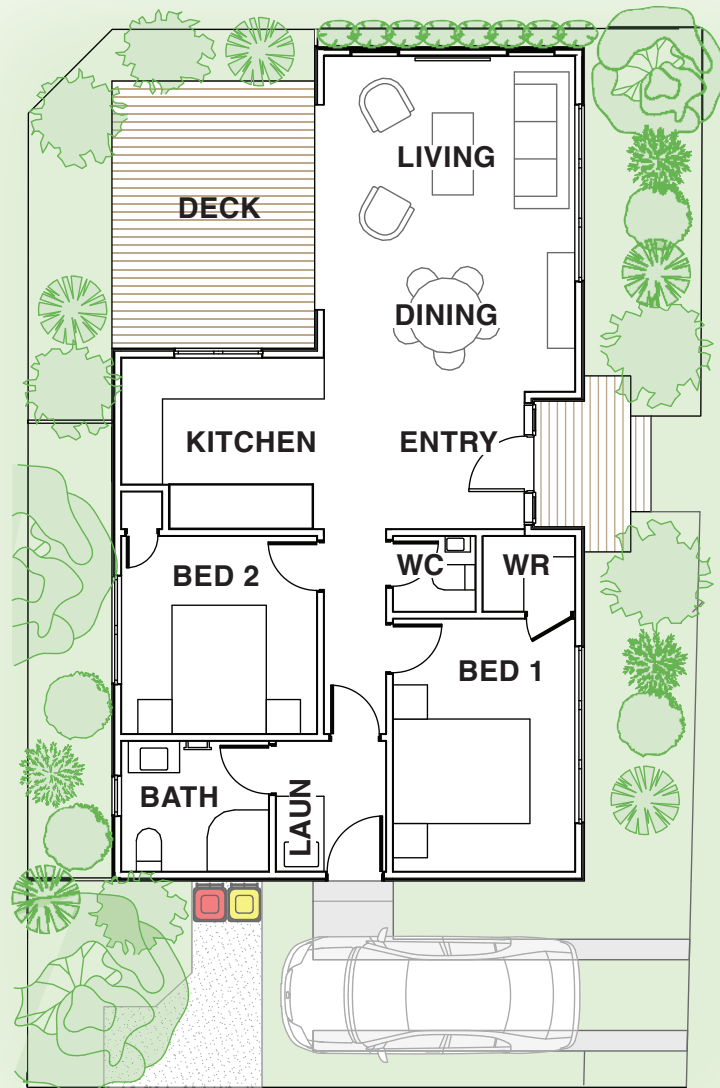
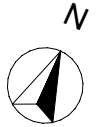
You'll love the outdoor living spaces for entertaining or just relaxing in the sun. Designed for minimal maintenance and maximum pleasure.



LOT 1

67 Brentwood Street, Upper Hutt

LOT
1



BRENTWOOD

LOT 1

NEW BUILD

SECTION: 199m²

FLOOR AREA: 70m²



2



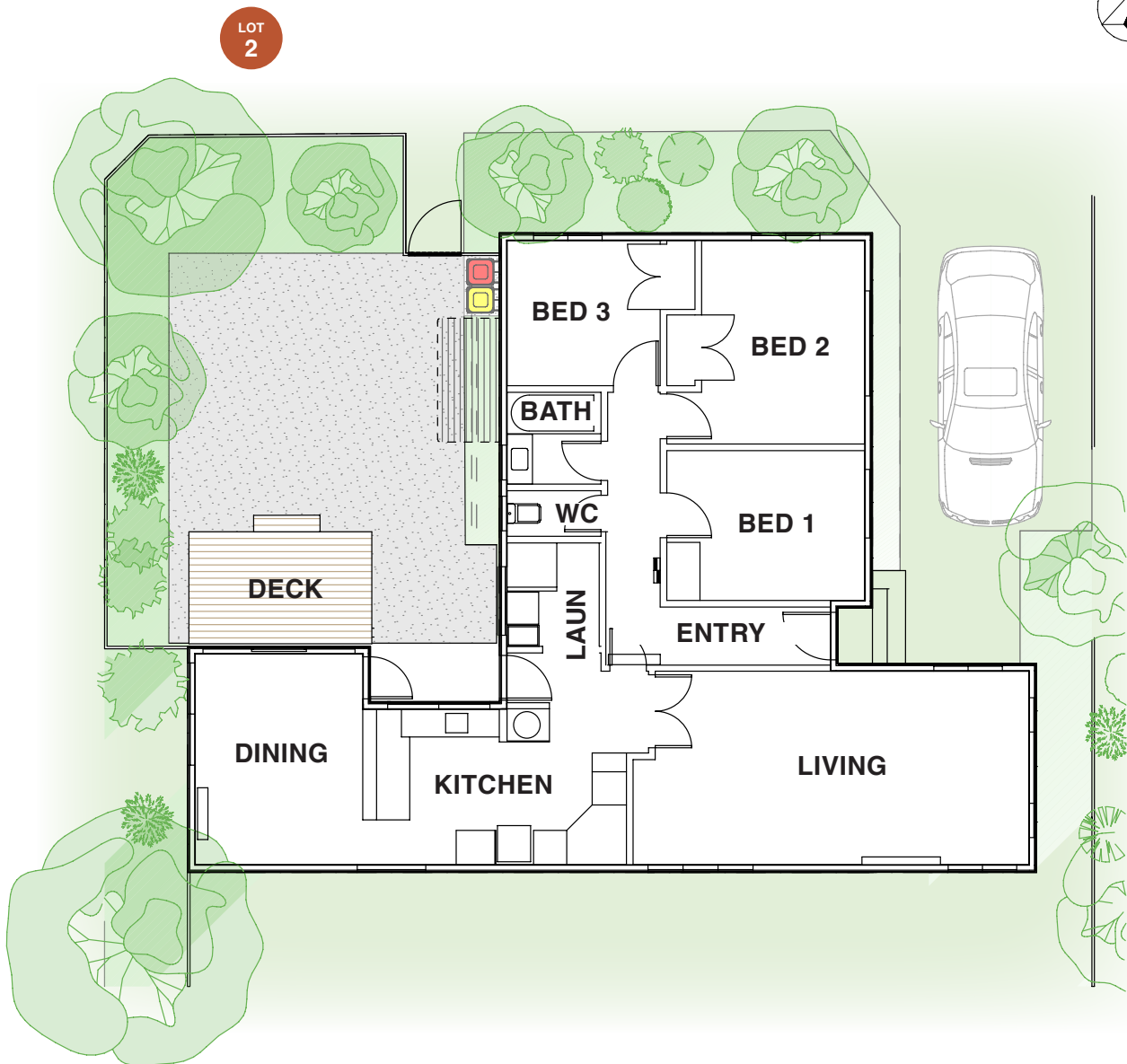
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LOT 2

67 Brentwood Street, Upper Hutt



EXISTING HOME

Enquire for established floor plan and fixtures, specifications applicable to new builds only (LOTS 1, 3 & 4).



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LOT 2

NEW BUILD

SECTION: 314m²

FLOOR AREA: 111m²



3



1.5

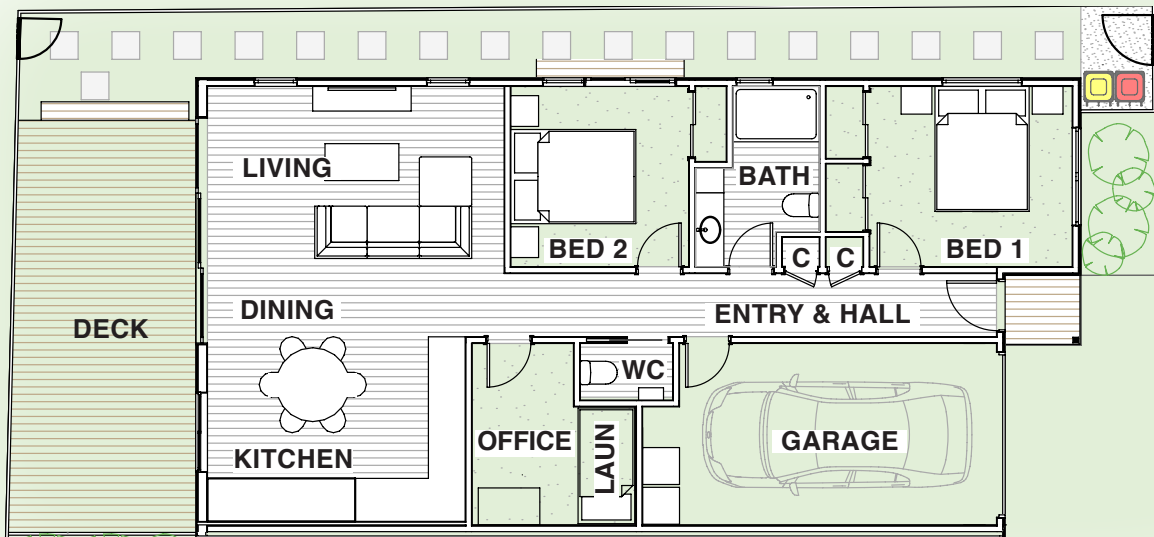
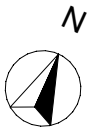


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LOT 3

67 Brentwood Street, Upper Hutt

LOT
3



LOT 3

NEW BUILD

SECTION: 193m²

FLOOR AREA: 101m²



1



1

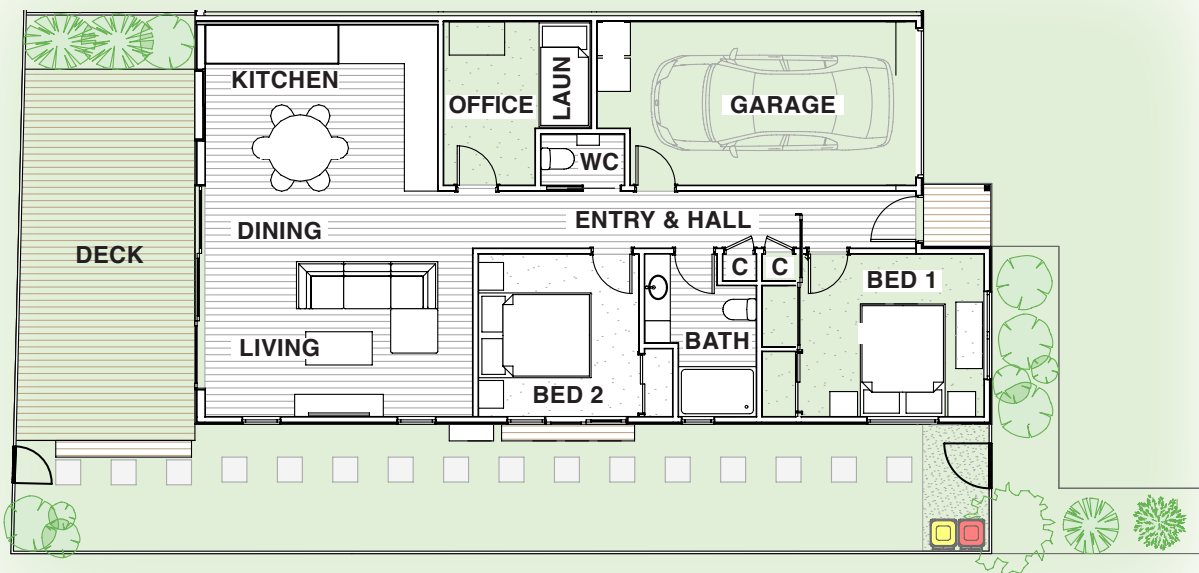


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LOT 4

67 Brentwood Street, Upper Hutt

LOT
4



LOT 4

NEW BUILD

SECTION: 221m²

FLOOR AREA: 101m²



1



1



1

New build specifications (excluding LOT 2 as existing)

Exterior

Roof	Longrun Coloursteel Endura roofing system
Flashings	Coloursteel to match roofing
Cladding	H3 weatherboard cladding for paint finish. Timber trims around windows and doors with paint finish
Floor Structure	Concrete slab with under-slab insulation
Soffit	Painted fibre cement sheet
Rainware	Coloursteel gutters and downpipes
Windows & Doors	Double glazed powder coated aluminium
Entry Door	Aluminium frame and door with glass side panel
Insulation	R2.6 batts to walls, R3.2 batts to
Ceilings	Gib lining with painted level 4 finish
Walls	Gib lining with painted level 4 finish
Flooring	Woodgrain vinyl plank. Carpet in bedrooms, cut pile solution dyed nylon on 10mm underlay
Skirting	60 x 10 square profile paint quality pine for a paint finish
Architrave	40 x 10 square profile pine for paint finish
Doors	Paint quality hollow core
Attic	Pulldown attic stair access to roof space for storage
Electrical	2 x double power points to each bedroom 4 x double power point to living and dining area 1 x double power point to garage 1 x double power point to bathroom 1 x double power point to laundry area 3 x double power point to kitchen 2 x data outlets to living/ dining area
Light Switches	PDL 600 series
Power Outlets	PDL 600 series
Hot Water	135 litre mains pressure hot water cylinder in roof space with drain tray and earthquake straps

KITCHEN

Benchtop	Engineered stone benchtop
Sink	Stainless steel single sink
Cabinetry	White gloss finish cabinets
Hardware	Chrome finish handles
Splashback	Glass splashback
Tapware	Foreno – chrome finish
Oven / Hob	Bosch 7 function underbench oven and Bosch ceramic cooktop

Rangehood	Fisher and Paykel slide out rangehood built into cabinetry
Dishwasher	Omega Stainless Steel 45cm dishwasher
Laundry	
Shelving	Hardwood shelving
Tub	Compact laundry tub
Cabinetry	White gloss finish cabinet units
Washer	Plumbed in cold water supply and waste for front loader only (washer not supplied)
Dryer	Space for condenser dryer only (dryer not supplied)

Bathroom

Vanity	Wall hung vanity with mirror over
Shower	Shower – acrylic base and wall liner, safety glass partition and door
Toilet	toilet suite – porcelain bowl and cistern
Ventilation	Heated light/extractor fan ducted to exterior
Finish	Feature painted wall panelling
Towel Rail	Heated ladder towel rail

Lighting

Interior	LED downlights. Pendant fittings over dining area and to each bedroom
Exterior	Spotlights and wall mounted washer lights
Heating	High wall heatpump in living room, minimum 5.2kW output

Landscaping

Fencing	Timber paling with top cap - stained
Courtyard	Timber decking
Driveway	Concrete – brushed finish
Planting	Between courtyard fence and driveway (see landscape plan)
Letterbox	1 per unit – to council approved location
Hose Tap	Front courtyard
Clothesline	Compact 9m fold down frame, 6 lines

Garage (ex LOT 2)

Garage Door	Coloursteel section lift door with auto opener
Exterior Walls	Cladding to match house. Fire rated cladding system to wall on boundary
Interior Walls	Gib linings for level 3 finish
Ceiling	Gib linings for level 3 finish

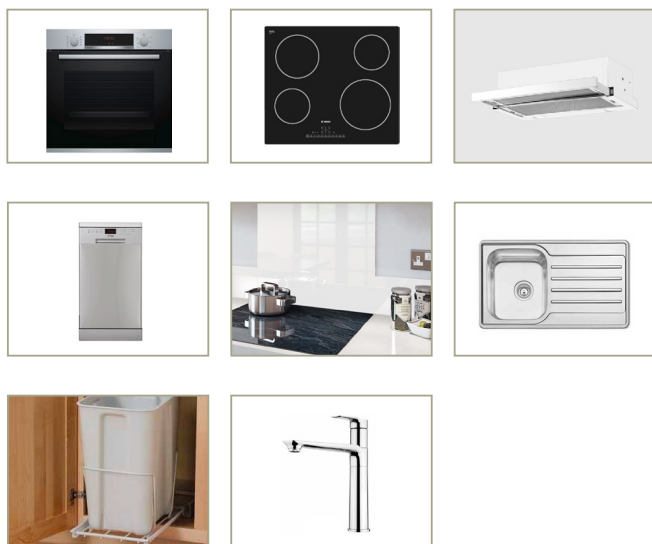
All selections are subject to availability. Where there is a supply issue substitute products of the same or greater value will be provided.

Installed products

Standard Selection

KITCHEN

Oven	Bosch Series 4 Built-in oven (HBA534BS0A)
Hob	Bosch Serie 6 Electric cooktop, Black (PKE611K17A)
Rangehood	Fisher & Paykel Telescopic Wall Rangehood (HS60LXW4)
Dishwasher	Omega (ODW300XN)
Splashback	Glass, white
Sink	Single bowl sink
Rubbish Bin	Below sink pull out bin
Mixer	Single stem, chrome



OTHER

Laundry	Stand alone laundry tub with cupboard
Clothesline	Fence/Wall mounted, foldable in gun metal grey
Letterbox	Steel with combination lock



LIGHTING

Dining	Geometric timber hanging pendant light
Bedroom	Ceiling mounted, in white
Exterior 1	Spotlights (TBC from Electrician)
Exterior 2	Wall mounted, washer type in black

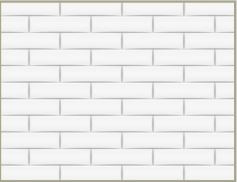


BATHROOM

Toilet	Progetto Compact suite
Shower	Square, acrylic/glass
Shower Mixer	Wall hung, chrome to match shower stem
Shower Stem	Sliding, chrome to match mixer
Vanity Mixer	Single stem, chrome
Towel Rail	Heated, 7 bar
Mirror	LED backlight, 600 x 800



Upgrades

Upgrade Selection	
KITCHEN	OTHER
Fridge	Security
Samsung 310L Bottom Mount Fridge (SRL335NLS)	Hardwired alarm system
Hob	EV Charger
Fisher & Paykel 4 Zone Induction (C1604CTB1)	Installed in Garage, 32amp charging station
Splashback	
Tiled, matte white subway style	
	
	
	





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