



# Brown Owl Park

A GILLIES GROUP  
DEVELOPMENT

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WELCOME TO

# Brown Owl Park

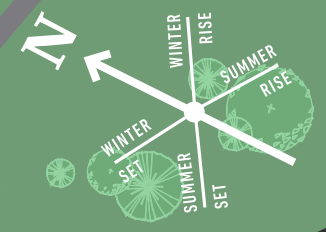
*Gillies Group, in conjunction with Kiwi Homes welcomes you to our release of 17 expertly-designed homes at Brown Owl Park. Nestled up next to Brown Owl Reserve, the former Brown Owl School site offers a range of freestanding, predesigned homes situated on elevated, sunny sites, taking the hassle out of your next build.*

*Construction of these single-level homes starts mid 2021.*



# SITE MAP

- Rata
- Thornbury
- Willow
- Birch
- Kauri
- Nikau
- Tawa
- Black Beech
- Other



MAIN ROAD NORTH

WALKWAY

EXISTING HOMES

EXISTING HOMES

EXISTING HOMES

## INFORMATION

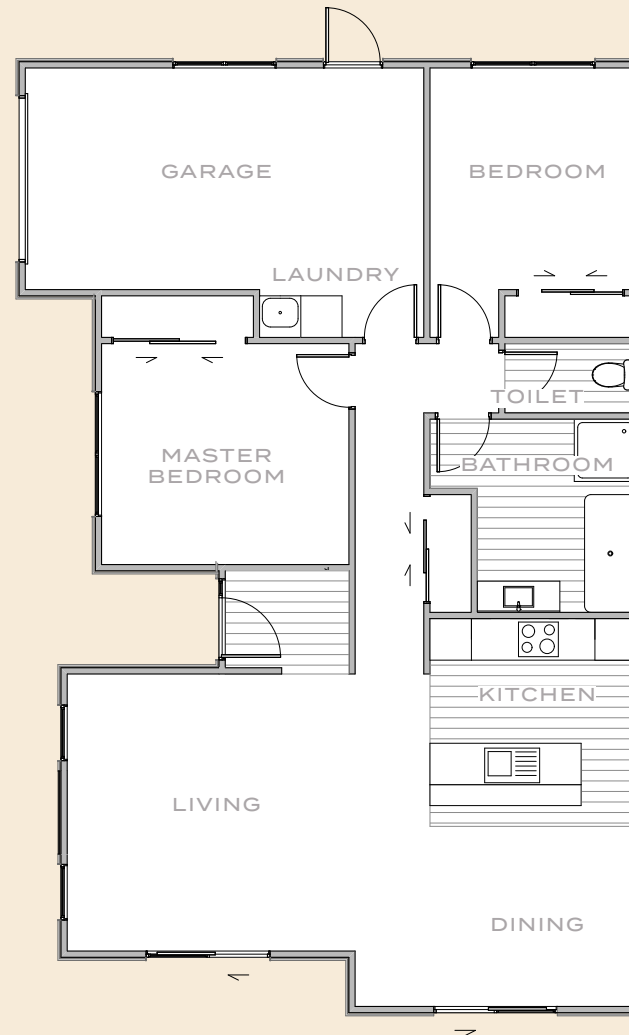
# Rata

- 2 BED
- 1 BATH
- SINGLE GARAGE

## LOTS

38

109m<sup>2</sup> APPROX.







*Enjoy luxury and comfort in this brand new, cleverly designed, low maintenance home. Comprising two bedrooms, bathroom with separate toilet and open plan living areas out to a large patio sited for fantastic sun. This corner site with a single internal access garage will be a delight, so get in quick as there is only one of this design.*

INFORMATION

# Thornbury

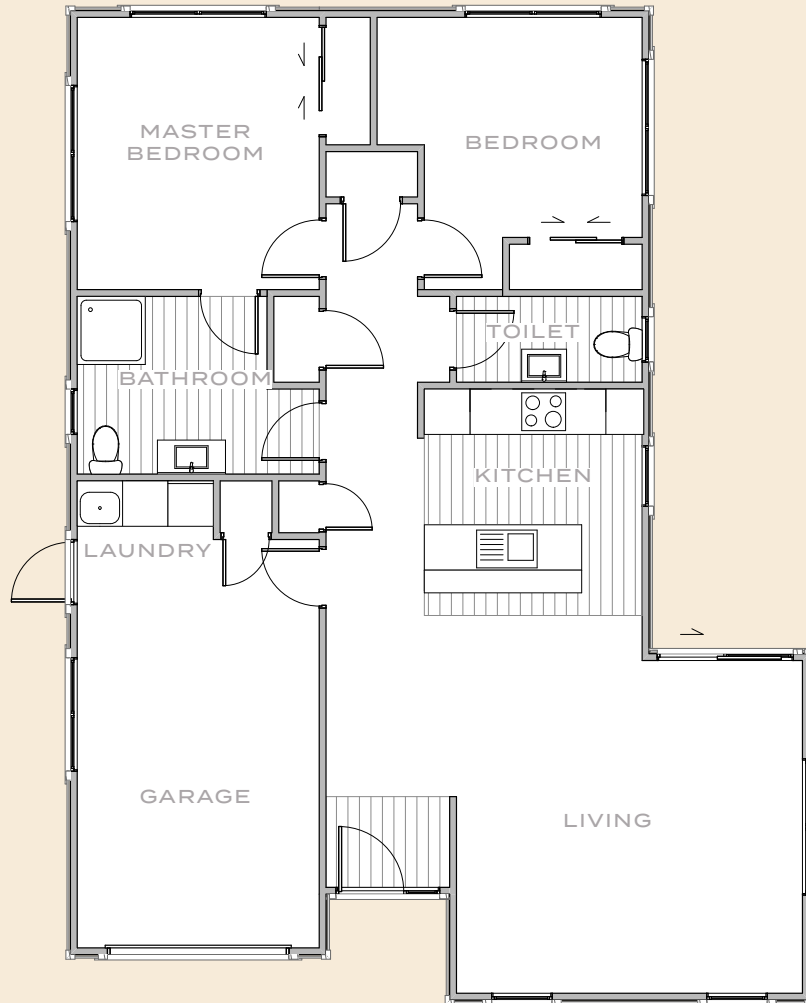
- 2 BED
- 1.5 BATH
- SINGLE GARAGE

LOTS

37 41

105m<sup>2</sup> APPROX.





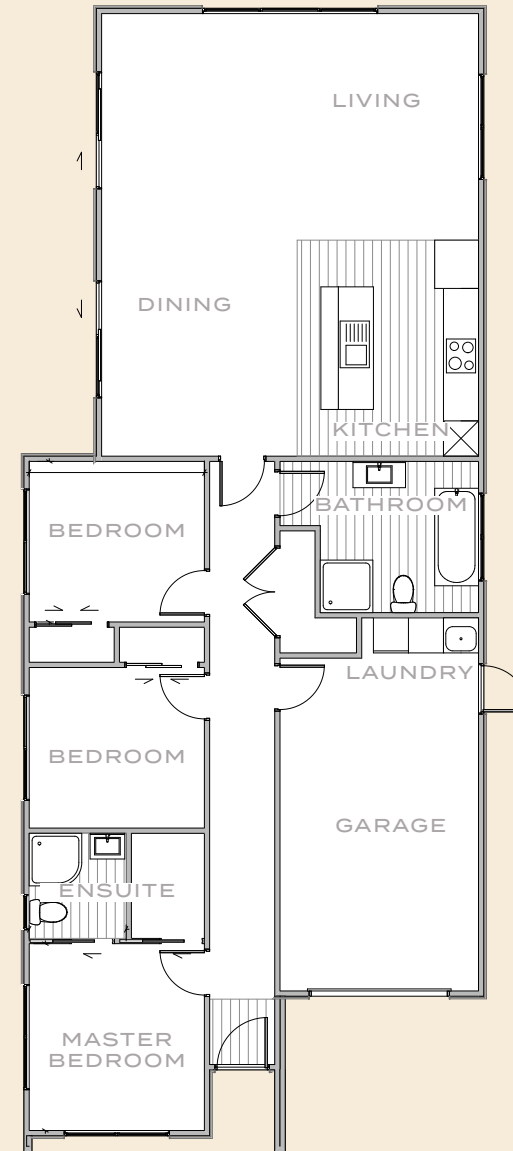
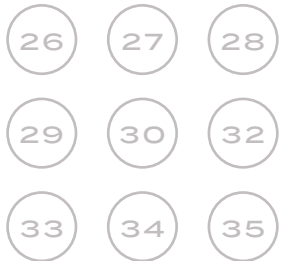
*If you are looking to downsize, look no further than the Thornbury plan. This two bedroom home offers a full bathroom/semi-ensuite to the master bedroom along with a second toilet.*

## INFORMATION

# Willow & Birch

- 3 BED
- 1 BATH
- ENSUITE
- SINGLE GARAGE

## LOTS



133m<sup>2</sup> APPROX.





*Willow and Birch share the same great floor plan. Willow features a gable roof and Birch has a mono-pitch roof.*

*This home is an entertainer's delight – a stunning, stylish kitchen with an adjoining light-filled open plan dining and living space which flows seamlessly out to the large, sunny, outdoor patio. With three good-sized bedrooms – master with ensuite and walk-in-wardrobe – single internal access garage and fully-fenced, the Willow or Birch will make an ideal first home.*

## INFORMATION

# Kauri & Nikau

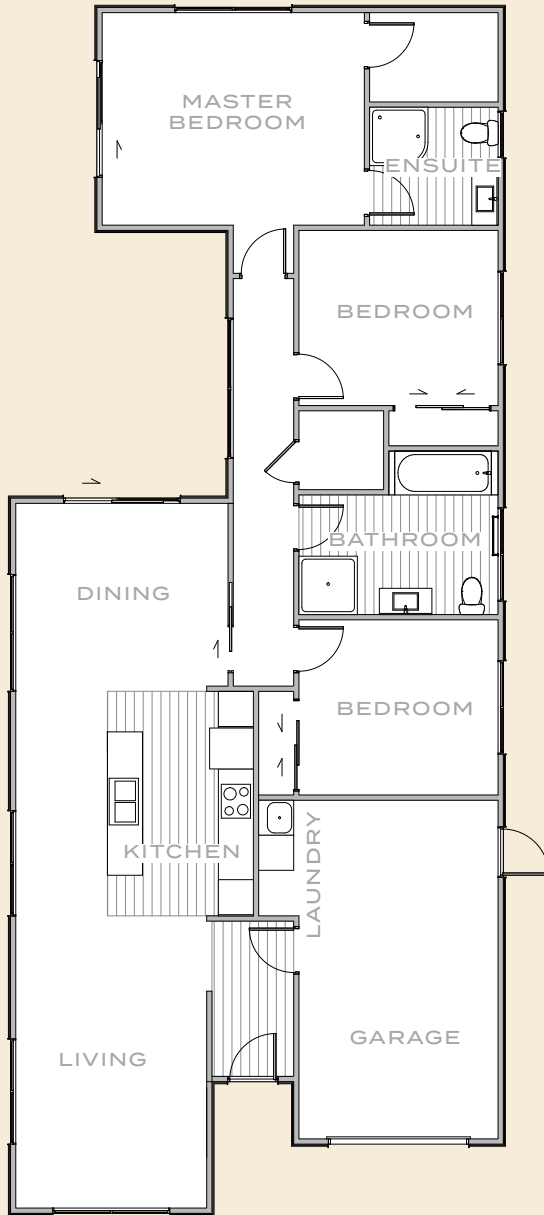
- 3 BED
- 1 BATH
- ENSUITE
- SINGLE GARAGE

## LOTS

36 39 40

145m<sup>2</sup> APPROX.





*Kauri, with a hip roof, and the Nikau, with a gable roof, these three-bedroom homes have been designed to embrace modern, innovative living for couples, retirees and families alike. Seamless indoor/outdoor flow to the fully-landscaped section and a stylish kitchen positioned perfectly as the family hub, makes entertaining and family life a delight.*



INFORMATION

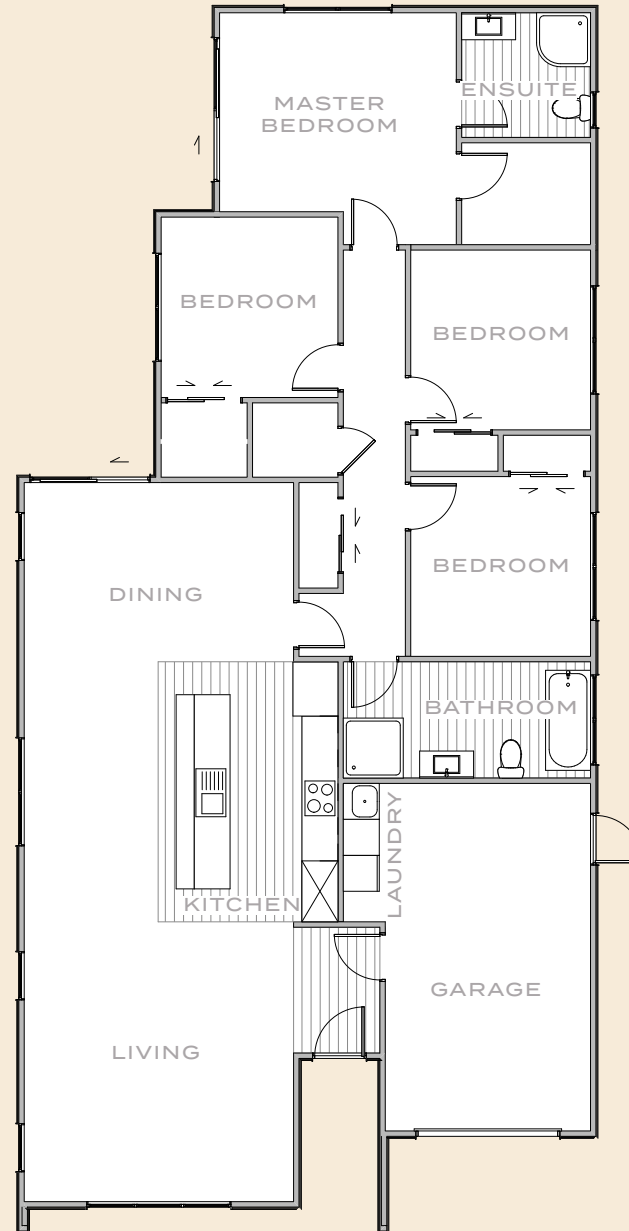
# Tawa

- 4 BED
- 1 BATH
- ENSUITE
- SINGLE GARAGE

LOTS

25

164m<sup>2</sup> APPROX.





*There is only one of this design so you will need to be in quick. From the kitchen at the heart of the home, through the living and dining to a patio and fenced yard, this four bedroom homes embodies entertainment and family living.*

INFORMATION

# Black Beech

- 4 BED
- 1 BATH
- ENSUITE
- DOUBLE GARAGE



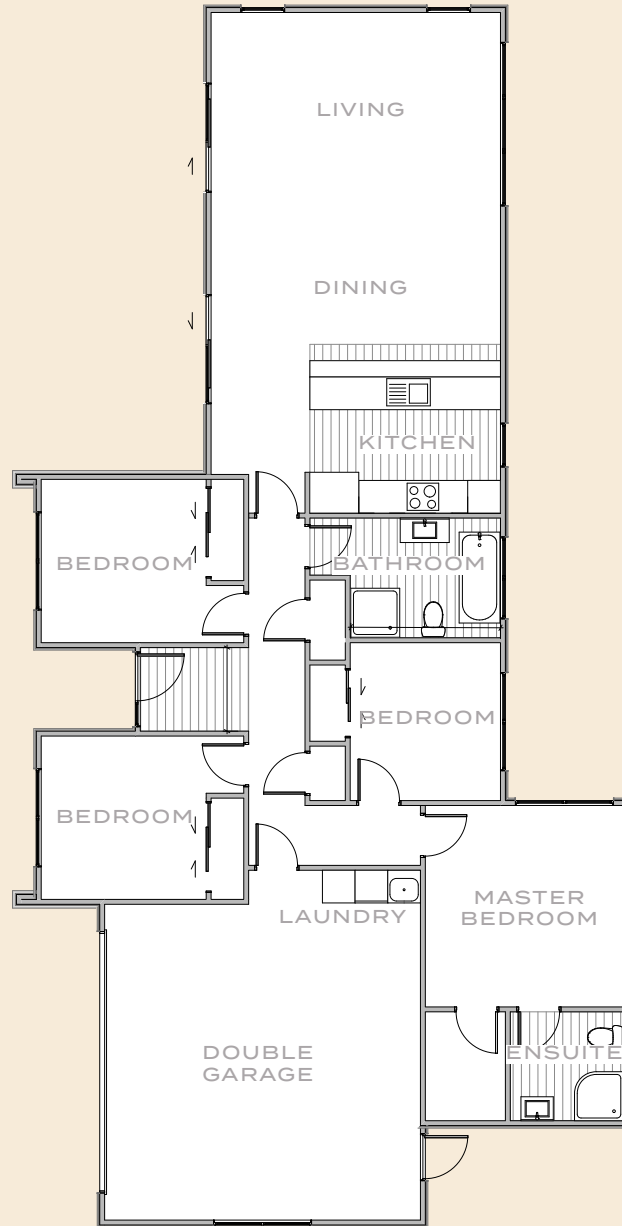
LOTS

31

167m<sup>2</sup> APPROX.







*Situated in a peaceful setting with views out to Brown Owl Reserve, this four bedroom home is one of a kind. Its generous living, two bathrooms – master with ensuite, double internal access garage – positioned for all-day sun, make this home perfect for families of all ages.*

LOT NUMBER

# Exterior Views

*Set amongst Brown Owl Reserve, these elevated sites are situated to maximise the sun. The sites are spacious enough for the little ones or pets to run around, yet small enough to be low maintenance. Combined with the use of modern materials and the inclusion of landscaping, these contemporary designed homes provide a sense of tranquility and relaxation.*

LOT 25 FRONT | TAWA



LOT 25 BACK



LOT 26 FRONT | WILLOW



LOT 26 BACK



LOT 27 FRONT | WILLOW



LOT 27 BACK





LOT 28 FRONT | BIRCH



LOT 28 BACK



LOT 29 FRONT | WILLOW



LOT 29 BACK





LOT 30 FRONT | WILLOW



LOT 30 BACK



LOT 31 FRONT | BLACK BEECH



LOT 31 BACK





LOT 32 FRONT | BIRCH



LOT 32 BACK



LOT 33 FRONT | WILLOW



LOT 33 BACK





LOT 34 FRONT | WILLOW



LOT 34 BACK



LOT 35 FRONT | BIRCH



LOT 35 BACK





LOT 36 FRONT | KAURI



LOT 36 BACK



LOT 37 FRONT | THORNBURY



LOT 37 BACK





LOT 38 FRONT | RATA



LOT 38 BACK



LOT 39 FRONT | NIKAU



LOT 39 BACK





LOT 40 FRONT | KAURI



LOT 40 BACK



LOT 41 FRONT | THORNBURY



LOT 41 BACK







## FREQUENTLY ASKED

# Questions

*Building a new home can seem like a daunting prospect. We make it simple. So let us answer some common questions. If you want to talk in more detail, we'd love to have a chat.*

### HOW LONG WILL IT TAKE TO BUILD MY NEW HOME?

We estimate that these packaged builds will take approximately six to eight months to complete.

### AM I ALLOWED TO VISIT THE SITE?

Certainly – we want you to visit! You'll also need to visit to make decisions and see progress.

You are more than welcome to view your home at any time accompanied by a Kiwi Homes representative.

### WHAT CAN I UPGRADE?

Our standard options meet the needs of many people but our team are happy to work with you to add any upgrades to your build once unconditional.

### CAN I ADD MY PERSONAL TOUCH?

As well as choosing products from our local suppliers, you have the final say on all the finishing touches like kitchen cabinetry, flooring, carpet and wall colours to make the home your own.

### WHO DEALS WITH THE COUNCIL?

We take care of everything to do with the council including building consent, building inspections and applying for code of compliance.

### DO YOU OFFER FINANCE?

We do not, however we are happy to point you in the right direction for construction lending.

### WHAT THINGS ARE EXCLUDED FROM THE CONTRACT?

Typically you will source your own window coverings and any additional planting over and above what is included in the landscape plan provided in the contract package.

This helps reduce your build cost and you can do these things from the comfort of your new home.

### I KNOW A TRADIE, CAN THEY HELP?

We don't recommend this because it can affect our timeline and our warranties. We prefer to use as many of our trusted suppliers as possible.



# Solicitor Information

*Prior to signing an Agreement for Sale and Purchase we recommend that you seek independent professional advice to go over the material and ensure that it suits your needs.*

*The Agreement is not the same as a traditional Sale and Purchase Agreement that Solicitors typically deal with. This is because you are purchasing a Property 'off the plans' where additional protection for purchasers and vendors is provided in the Agreement, along with other legal requirements not included in a traditional real estate agreement.*

*You need to discuss things openly with your advisors and know that the discussion is completely confidential so that you get the best possible advice. Your contract Solicitors are independent and will be retained by you to advise you personally.*

*As a reference, the following Solicitors have experience with the agreements and type of property you are purchasing.*

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IN CONJUNCTION WITH



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