

PROGRESS UPDATE AUTUMN 2024

Walks, water views and a warm community

Lakeside local Ivy's favourite things about her neighbourhood are the extensive walking paths and her friendly neighbours.

The pandemic spurred Ivy and Ton to swap city life for small town bliss at Lakeside in 2020. They are so happy with their new lifestyle they've recently upsized to a bigger home, this time with a view of Lake Waikare.

The couple previously owned a home together in Papatoetoe, Auckland, but Ivy says when COVID-19 came along it changed their life. They had long dreamed of getting out of the city and moving somewhere with a quieter pace and a rural outlook.

"When my employer said, 'ok, you can work from home from now on', we put our house on the market the same week." Ivy works as an accountant and Ton is retired. They were after a home where

Ton could step out of the house for a walk and not be met by traffic.

Their first home at Lakeside was a two-bedroom house which they lived in for three years. They have recently upsized to a three-bedroom home built by Golden Homes. She and Ton paid \$650,000 for their home.

Ivy says they each got something they wanted out of the shift.

"I got a third bedroom for my home office and Ton got a garage, but we also got the view of the rolling hills and Lake Waikare from the house."

To read the full story visit our website lakeside.nz.

WINTON

WHAT'S HAPPENING

House construction is well underway at Lakeside, with more than 200 homes now completed and occupied, and many more under construction.

Land development work has continued at pace across the development, with Stages 3A and 3Bi nearing completion. This will see an additional 131 residential lots ready for new homes to be built.

Civil construction on Stage 3Bii and Stage 3C is progressing well, with the stages to be finished by late 2024 and mid-2025. The remaining work across Stages 4 to 6 will take place over the next four years.

Read more on page 3.

**CHECK OUT LAKESIDE'S
GORGEOUS NEW HOMES
FOR SALE INSIDE!**

**New 3-bedroom homes
from \$629,000**



HOMES FOR SALE

Around 1,650 homes are coming to Lakeside over the next ten years, in a variety of shapes and sizes - so you're sure to find a place to suit your lifestyle and your budget. For the full price list, visit lakeside.nz/for-sale.



3 | 2 | 2

2 Bittern Road

- Three bedroom home with garage.
- Designer kitchen with engineered stone benchtop and quality appliances.
- Private master ensuite and family bathroom.
- Feature windows, heat pump and great indoor-outdoor flow.

\$729,000

Mike Woods
021 675 011
mike.woods@bayleys.co.nz



3 | 2 | 2

3 Noverma Road

- Now under construction!
- Open-plan family living, with a modern kitchen and plenty of storage space.
- Quality fittings and fixtures throughout.
- ZOG steel framing - Earthquake tested.

\$650,000

Nicole Jenkins
021 889 182
nicole.jenkins@goldenhomes.co.nz



3 | 2 | 1

5 Pourewa Street

- Turn key, brand new home - due for completion in July.
- 10 year Masterbuild Guarantee.
- Fully landscaped exterior.

\$729,000

Mark Willson
022 591 0079
mwillson@mikegreerhomes.co.nz



**A-MAY-ZING
NO
DEPOSIT**

UNTIL YOU MOVE IN

PLUS
WIN
ONE OF TWO
MG3 CARS

Visit
Mike Greer Homes
Lakeside show home
at 8 Waipapa Way

Terms and conditions apply.
Valid 01 - 31 May 2024



4 | 2 | 1

6 Waipapa Way

- Gorgeous architecturally designed home.
- Open plan living and kitchen.
- Ready to move in this month!

\$898,000

Flora Wang
021 0819 7351
flora.wang@boomingbuilders.co.nz

Kirsten Anderson
022 087 7354
kirsten.anderson@bayleys.co.nz



3 | 1.5 | 1

19 Korari Street

- Three generous double bedrooms.
- Architecturally designed for modern living with indoor/outdoor flow.
- Open plan designer kitchen with island and appliance package including dishwasher.

\$650,000

Scott Hawkins
021 520 442
scott@hawkinshomes.co.nz



3 | 1.5 | 1

148 Rimu Street

- Architecturally-designed home that's move-in ready.
- Comes with a 10 Year Master Build Guarantee.
- Generous 463m2 section size.

\$780,000

Rebecca Picard
02102975648
myhouse@cambridgehomes.co.nz



3 | 2 | 1

27 Noverma Street

- Spacious open-plan living area.
- Modern kitchen with SMEG appliance package.
- 10 year Halo builders guarantee.
- Estimated completion August 2024.






\$629,000

Ruby Manak
021 782 962
ruby.manak@raywhite.com

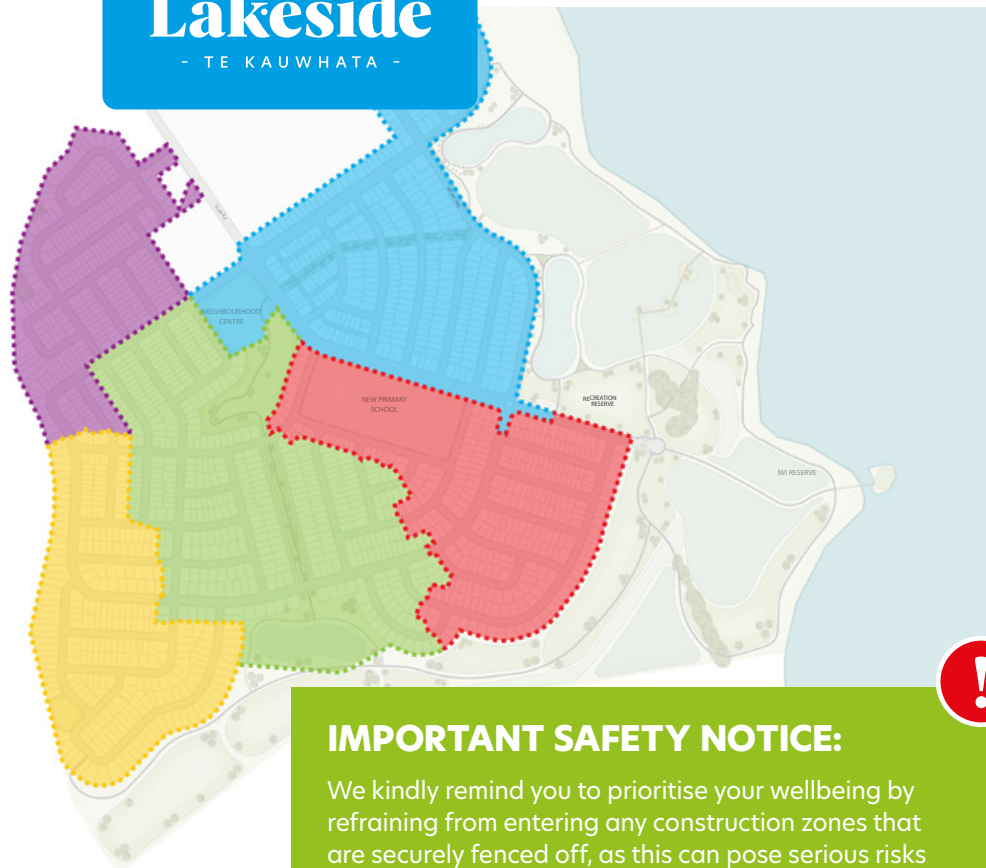


LAKESIDE DEVELOPMENT UPDATE

LAKESIDE STAGING PLAN

-  STAGE 1
Homes under construction (224 Lots)
-  STAGE 2
Homes under construction (295 Lots)
-  STAGE 3
Civil construction underway
-  STAGE 4
Earthworks underway
-  STAGE 5
Future stage

* Boundaries are indicative only, subject to change.



IMPORTANT SAFETY NOTICE:

We kindly remind you to prioritise your wellbeing by refraining from entering any construction zones that are securely fenced off, as this can pose serious risks to unauthorised individuals. Your safety matters to us.

TIMELINE

Autumn 2024

- Café and General store open for business*
- Build partners continue to build homes in Stage 1 and 2
- Finesse show home grand opening

Winter 2024

- Stage 3 earthworks and civil construction will be partially completed

Spring 2024

- Construction of the neighbourhood playground on Whites Way begins

* Subject to fit-out timelines



LAKESIDE VILLAGE CENTRE

The hub of the community is home to a boutique café / restaurant, general supermarket / grocery store, childcare centre and a two-storey office and retail building with eight individual tenancies. Several tenants are open for business, and fit-outs are underway for the café and general store.

The businesses centre around a newly completed local playground. For more information about the Lakeside Village Centre and details and leasing enquiries, visit winton.nz/our-neighbourhoods/lakeside-village-centre/

OUR LAKESIDE VILLAGE CENTRE OPERATORS INCLUDE:

- Fast Fitness Gym
- Raiona Barbers
- Bayleys Real Estate
- Lakeside Information Centre
- Best Start Educare
- The Waikato Grocer (fit-out ongoing)
- Lakeside Café & Restaurant (fit-out ongoing)



Introducing Hawkins Homes

We have some great news - Hawkins Homes has joined us as a builder partner in Lakeside.

Harnessing years of experience, Hawkins Homes is an independent, family-owned company known for delivering homes built using the best building practices and highest quality materials, at a very competitive price point.

Plus, if you buy a Hawkins Home in Lakeside in May 2024, they'll include a whiteware package including a Haier Washer and Dryer valued at \$2,500!



Hawkins Homes are Members of NZ Certified Builders and the team are Licensed Building Practitioners (LBP) - so you won't see them cutting corners. With their 10-year build guarantee, you can rest assured that you'll be getting a top-quality home.



Make a difference in your community with Hato Hone St John

Do you have a passion for the health and wellbeing of your local community?

The Area Committee support the work of Hato Hone St John locally, and we are looking for highly motivated volunteers in Te Kauwhata.

For more information, please email: tekauwhataac@stjohn.org.nz



WANT TO KNOW MORE OR GET IN TOUCH?



Keep up-to-date with community news at Lakeside by signing up for the newsletter on our website lakeside.nz

- » Phone: (09) 261 5054
- » Email: info@lakeside.nz
- » Facebook: facebook.com/lakesidenewzealand

LAKESIDE INFORMATION CENTRE

Located in the Lakeside Village Centre on the corner of Scott Road and Rimu Street, open from Wednesday to Sunday, 10am to 4pm. Pop in for a chat and find out more about Lakeside, the types of homes available, and how to buy them.