

BROOKSFIELD



51 Moa Road, Point Chevalier, Auckland

Four Cottage Revival Homes

Three Bedroom Options



General Information

51 Moa Road is another exceptional display of our revival homes and cottages

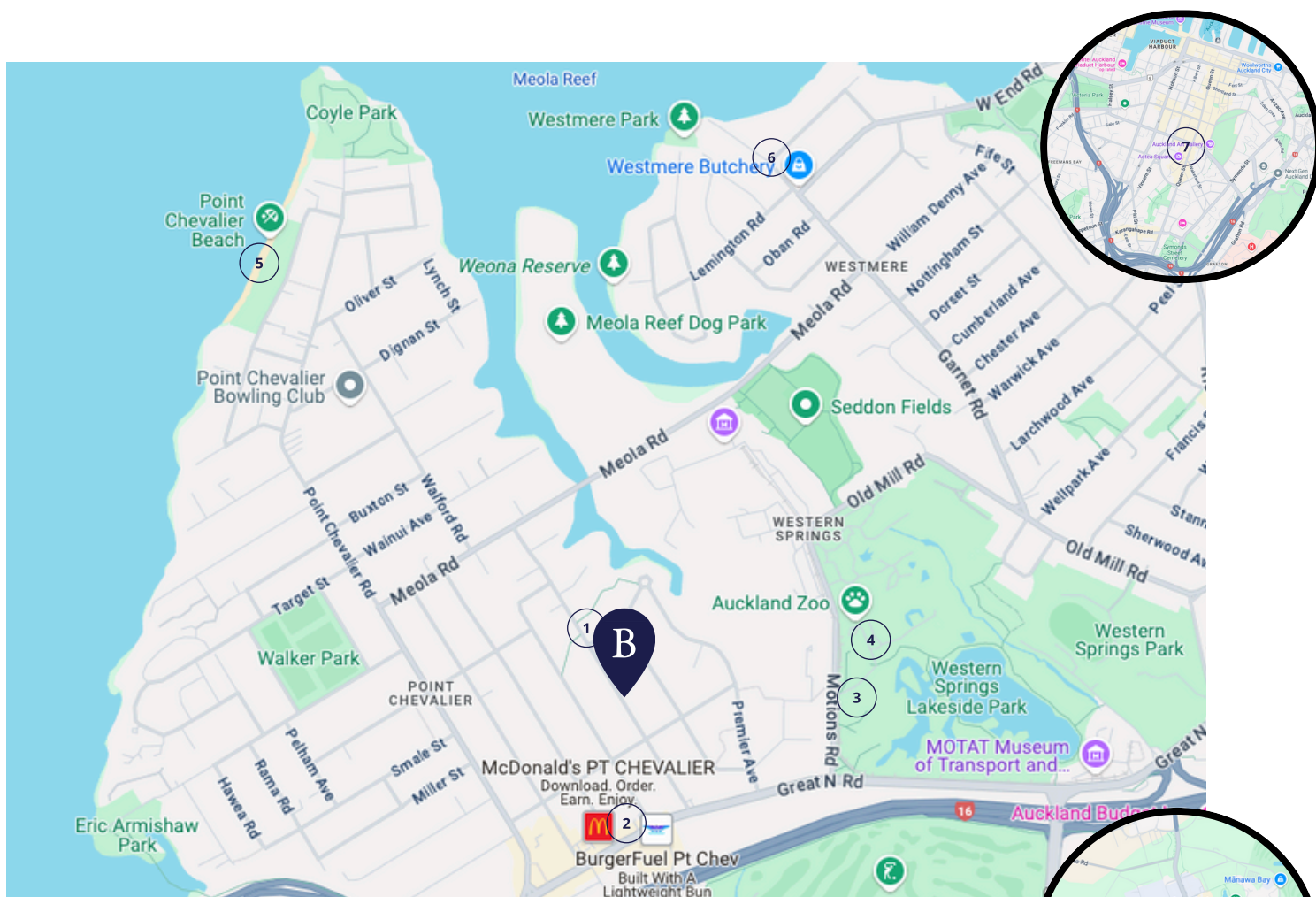
Price list

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE (m ²)	 PRICE
Cottage 1	3.5	2.5	Single Garage	120	ON HOLD
Cottage 2	3.5	2.5	Single Garage	121	SOLD
Cottage 3	2.5	1.5	Single Gaarage	96	\$1,270,000
Cottage 4	3.5	2.5	Single Garage	110	\$1,599,000

Location

51 Moa Street is another example of our Cottage Revival homes that are bringing the character back to Auckland.

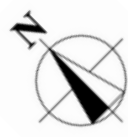
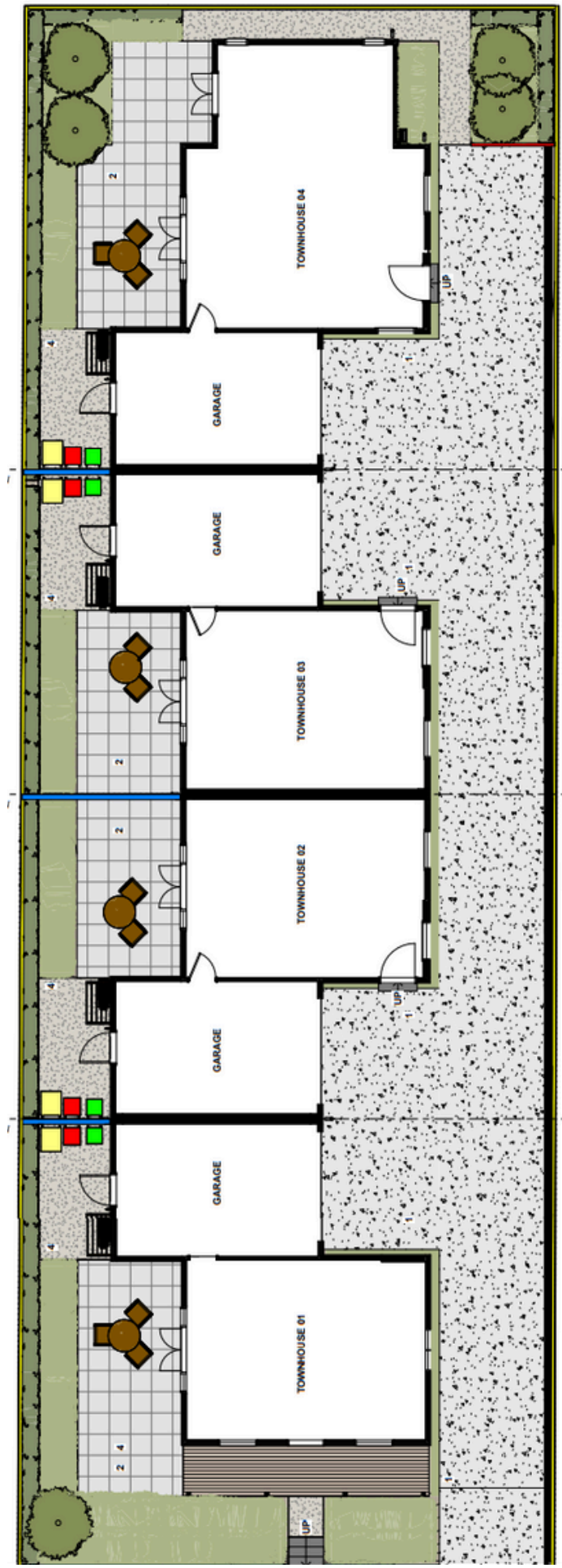
Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- | | |
|---|---------------------------------------|
| 1 Moa Reserve - 1 min walk | 5 Point Chevalier Beach - 4 min drive |
| 2 Daily Bread - 11 min walk | 6 Westmere Butchery - 4 min drive |
| 3 Western Springs Lakeside Park - 11 min walk | 7 Auckland CBD - 15 min drive |
| 4 Auckland Zoo/MOTAT - 14 min walk | 8 Auckland Airport - 25 minute drive |



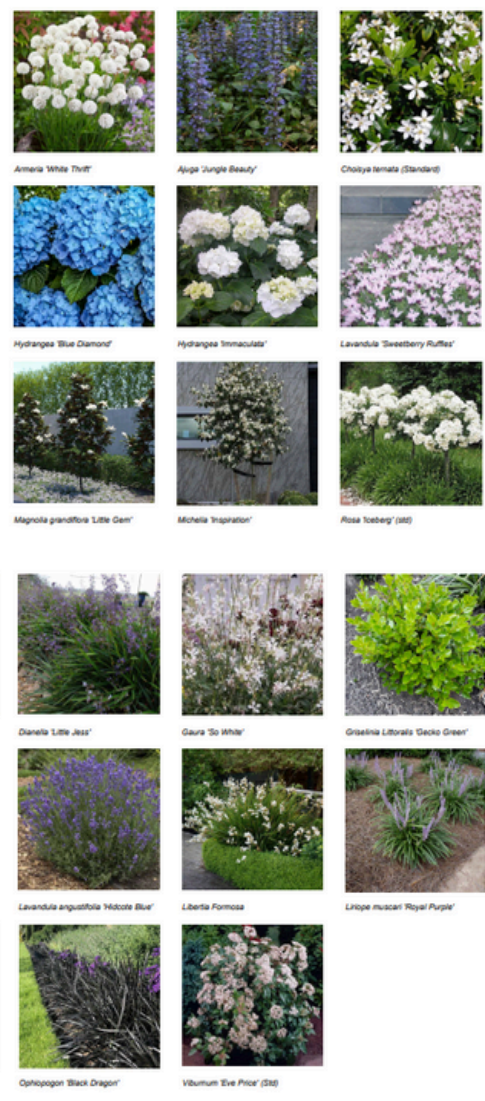
Site Plan



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Landscape Plan



Plant Schedule				
KEY	BOTANIC NAME	POT	SPACING	QTY
AwT	Amneria 'White Thrift'	1L	AS SHOWN	9
AjB	Ajuga 'Jungle Beauty'	2L	500-600mm	27
ChTe	Choisya Ternata	1L	AS SHOWN	2
DILJ	Dianella 'Little Jess'	1L	AS SHOWN	45
GSW	Gaura 'So White'	1L	500mm	8
GrGG	Griselinia Littoralis 'Gecko Green'	2L	AS SHOWN	142
HyBD	Hydrangea 'Blue Diamond'	5L	AS SHOWN	15
HyIm	Hydrangea 'Immaculata'	5L	AS SHOWN	14
LaHD	Lavandula angustifolia 'Hidcot Blue'	2L	AS SHOWN	32
LaRu	Lavandula 'Sweetberry Ruffles'	2L	AS SHOWN	53
LiFo	Libertia Formosa	2L	AS SHOWN	18
LiRP	Liriodendron 'Royal Purple'	2L	AS SHOWN	55
MaLG	Magnolia Grandiflora 'Little Gem'	STD	AS SHOWN	1
MiIn	Michelia 'Inspiration'	STD	AS SHOWN	2
OyBD	Ophiopogon 'Black Dragon'	STD	AS SHOWN	79
RoIc	Rosa 'Iceberg' Standard	H/W to 1.2m	AS SHOWN	4
VEP	Viburnum 'Eve Price' (Standard)	H/W to 1.3	AS SHOWN	7



North and South Elevations

Ground Floor Stud Height - 2.55m
First Floor Stud Height - Coved up to 2.4m



Cottage 4

Cottage 3

Cottage 2

Cottage 1



North Elevation

Cottage 1

Cottage 2

Cottage 3

Cottage 4



South Elevation

East & West Elevations

Ground Floor Stud Height - 2.55m
First Floor Stud Height - Coved up to 2.4m

Cottage 1



West Elevation - Street View

Cottage 4



East Elevation



Floor Plans – Cottage 1


3.5

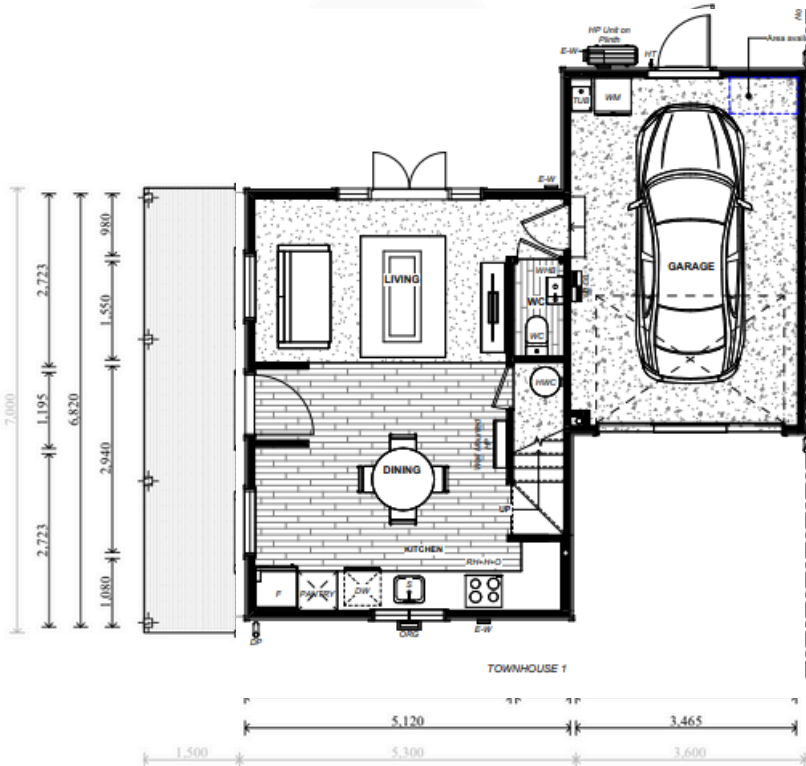

2.5


Garage


120sqm



Ground floor



First floor



Floor Plans – Cottage 2


3.5

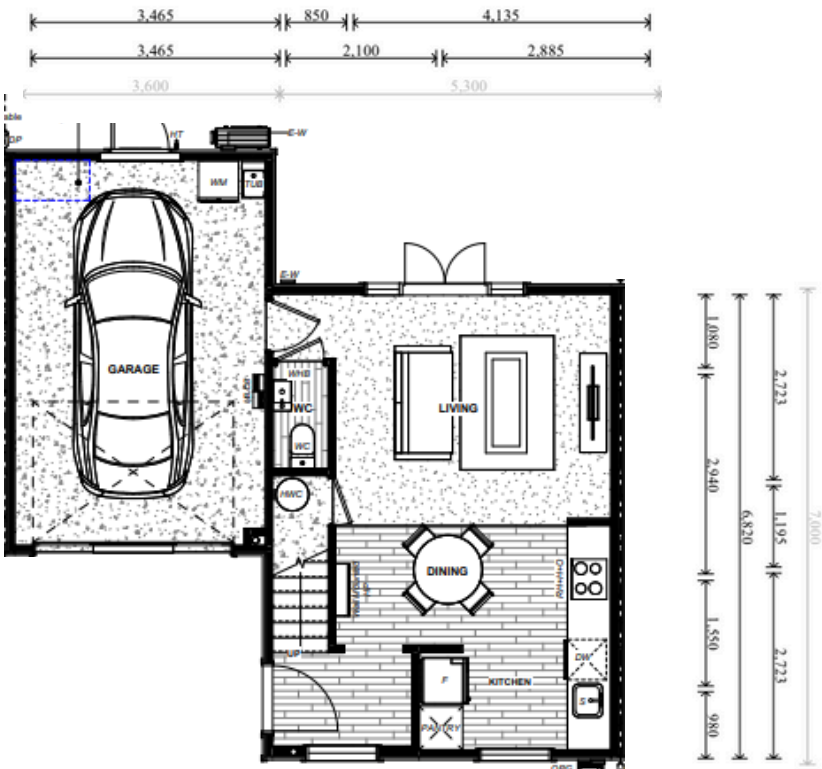

2.5


Garage


121sqm



Ground floor



First floor



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Floor Plans – Cottage 3


2.5


1.5


Garage

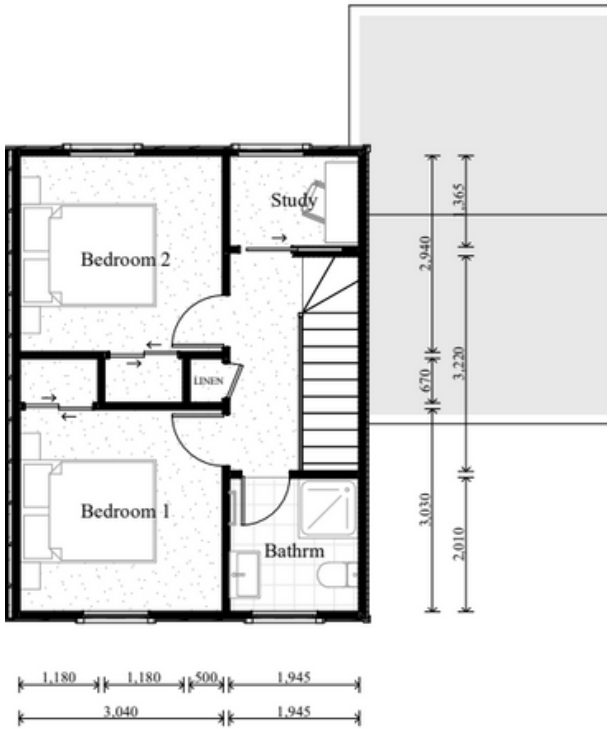

96sqm



Ground floor



First floor



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Floor Plans – Cottage 4


3.5

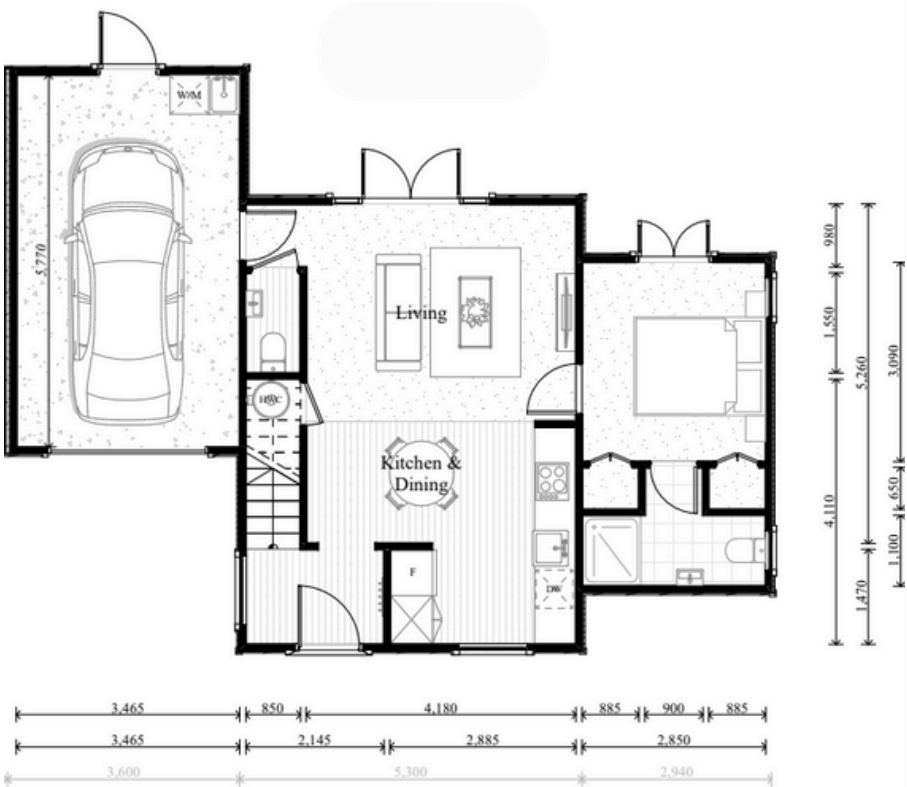

2.5


Garage

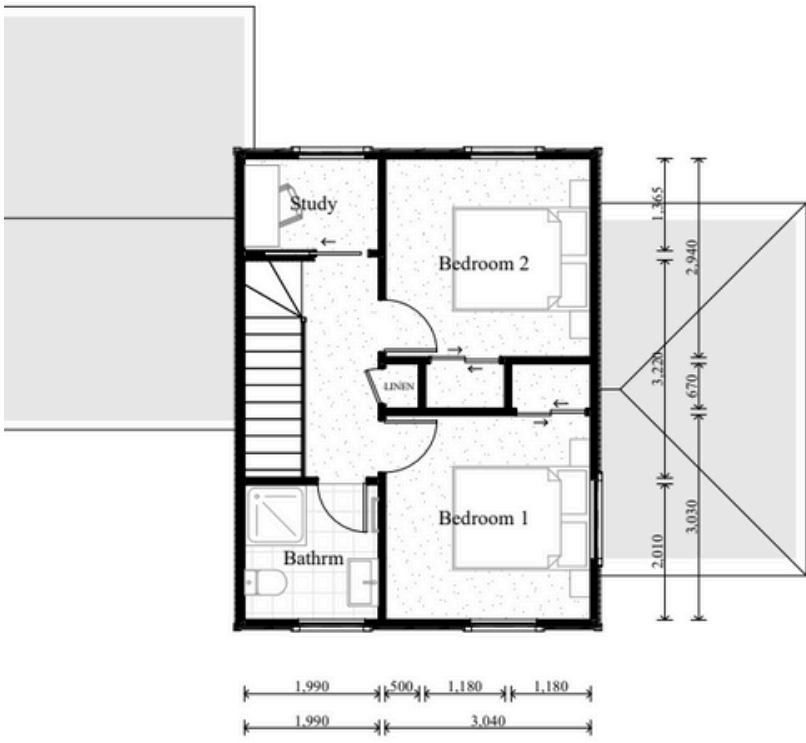

110sqm



Ground floor



First floor



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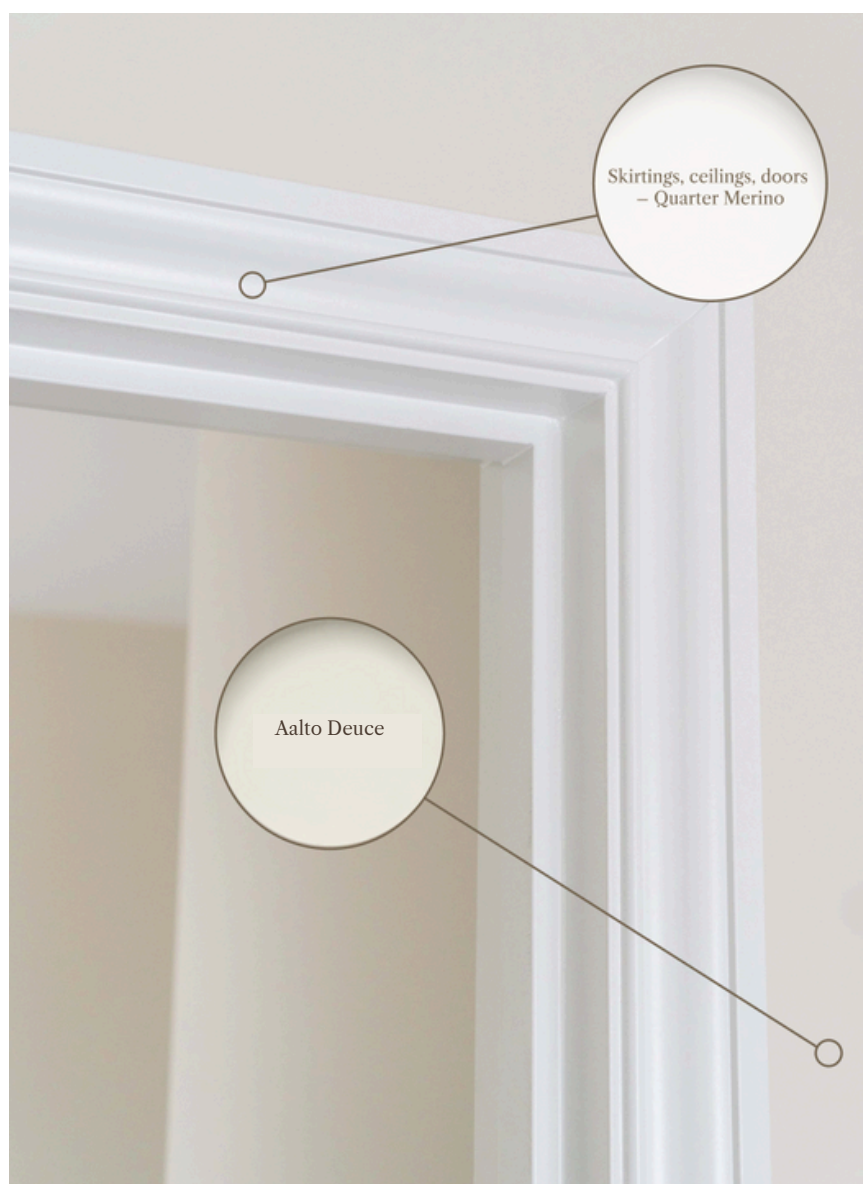
It's all in the details –
Standard Interior Spec
and Upgrade Options



Colouring & Detailing

Note: All homes are sold as a turnkey package. Everything will be completed prior to handover including window furnishings and landscaping.

The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-quality and sustainable materials, so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.



The homes come with a neutral colour palette for you to make your own



Standard Spec



Pictured above

- 1. Carpet: Godfrey Hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/Bathroom Tapware: Liberty sink mixer
- 3. Kitchen/Entrance Floor Tiles: Forest Cedar
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor Tile: Artisan Gris Matt
- 6. Splash Back: White subway tile
- 7. Skirtings, Architraves, Ceilings: Quarter Merino

- 8. Walls: Alto Deuce
- 9. Door Handle: Polished
- 10. Shower Tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Bosch Series 4 HBA534BS3A
- Cooktop: Bosch Induction Series 4 60cm PUE611BB5H
- Dishwasher: F&P Tall Single Dishdrawer Series 7 DD60SCTX9
- Range Hood: Bosch Canopy Range Hood DWB65BC50A
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standards
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller blinds
- Bedroom Blinds: Venetian blinds

Insulation

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation



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Standard Spec

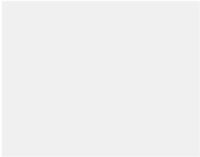
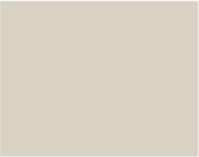
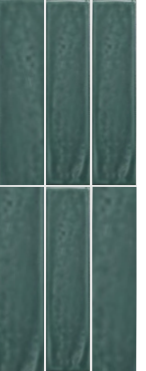


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Kitchen Upgrade Options

Kitchen Cabinetry	 <i>Standard</i>  Shaker Style  White <i>Standard</i>  Taupe  Sage Green  Light blue  Dusty Blue  Dark Blue
Kitchen Handles/Knobs	<i>Standard range</i>  Black <i>Standard</i>  Antique Pewter  Antique Bronze  Chrome <i>Upgrade range</i>  Unlacquered Polished Brass  Satin Nickel
Kitchen Splashback Tiles	 White Gloss Subway Tile <i>Standard</i>  Crest White Matt  Crest Bone Gloss  Crest Sea Foam Gloss  Crest Field Green Gloss  Crest Bone Gloss  Redcliffs Terracotta Gloss  Square White Matt  Square Bone Gloss  Square Sea Foam Matt  Square Field Green Matt



Kitchen Upgrade Options

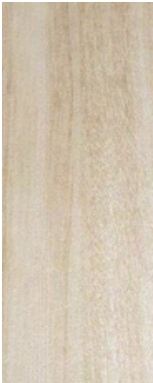
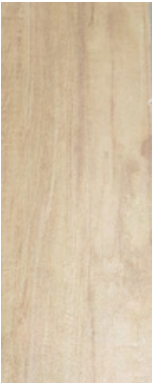
Kitchen Fixtures	
Standard range	 Waterway Roman Gooseneck Standard
	 Modern Chrome
	 Modern Brushed Brass
	 Modern Black
	 Modern Brushed Nickel
Upgrade range	
	 Pull Out Spray Chrome
	 Pull Out Spray Brushed Brass
	 Pull Out Spray Black
	 Pull Out Spray Brushed Nickel

Door Handle Upgrade Options

 Polished Chrome Standard	 Polished Chrome Standard	 Unlacquered Brass	 Black
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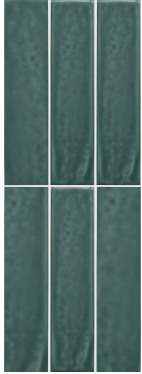
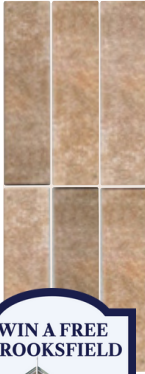


Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	 Forest Cedar <i>Standard</i>  Forest Teak  Forest Nutmeg
Oak Flooring	
<i>Upgrade range</i>	 Smoke  Hickory
NZ Wool Carpet	
	 Stonewashed <i>Standard</i>  Stonehenge <i>Standard</i>  Concrete



Bathroom Upgrade Options

Bathroom Floor Tiles	
	 Artisan Gris Matt <i>Standard</i>  Artisan Sage Matt  Palm Beach Navy  Pacific White Lappato 600x600  Gunmetal 660x600  Olympia Shell 600x600  Redcliff's Terracotta Herringbone <i>Upgrade Option</i>
Shower Wall Tiles	
<i>Standard Range</i>	 Pacific White Lappato 600x600 <i>Standard</i>  Gunmetal 660x600  Olympia Shell 600x600
<i>Upgrade Range</i>	 Crest Sea Foam Gloss  Crest Field Green Gloss  Crest Jungle Green  Crest Bone Gloss  Dusky Pink Subway 

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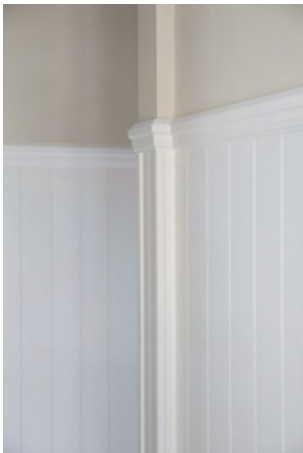
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Bathroom Upgrade Options

Vanity fixture				
 Waterway Liberty Basin Mixer <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
Vanity Handles				
	 Chrome <i>Standard</i>	 Antique Bronze	 Black	 Black Iron
Shower fixture				
 Liberty Slide Shower Mixer <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
<i>Upgrade Range</i>	 Column Shower	 Column Shower	 Column Shower	 Column Shower
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Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	



Light Blue & Brass



Sage Green & Brass



Dark Blue & Brass





Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfeld Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfeld, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property
Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz

If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

Why do we exist?

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian buildings and homes, as well as traditional cottages.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

What makes Brooksfeld homes different?

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfeld home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.



Brooksfield

Expression Of Interest

This EOI form is non binding. It allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone Number:

Email:

Address of Property:

Indicated Price:

End Date of Hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

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