

FORTY WEST

ST HELIERS

SITE & LANDSCAPE PLAN

40 WEST TAMAKI ROAD ST HELIERS, AUCKLAND

SITE AREA	1,348 m ²
ZONE	Mixed Housing Urban
DWELLINGS	Seven
ACCESS	Shared accessway off West Tamaki Road
LANDSCAPE	Per approved landscape concept plan

LOT	LEVELS	BEDS	BATHROOMS	PRICE	FLOOR AREA
1	Two	4	2 + W/C	\$1,395,000	131.46 m ²
2	Two	4	2 + W/C	\$1,495,000	145.06 m ²
3	Two	2	2 + W/C	SOLD	120.39 m ²
4	Three	3	2 + W/C	\$1,490,000	150.70 m ²
5	Three	4	3 + W/C	\$1,575,000	166.85 m ²
6	Three	4	3 + W/C	\$1,575,000	166.59 m ²
7	Three	3	2 + W/C	\$1,490,000	149.41 m ²

Lots 1–3 · two levels, garaging and entry off the accessway, private paved courtyard to the front
Lots 4–7 · three levels, lower ground opening north to a private rear yard the width of the home
Lot 3 is now sold. Six homes remain available.

SITE PLAN KEY

Dwelling floor line	Basalt sett band
Private courtyard — pavers	Screened bin store
Outdoor living 5.0 x 4.0m	Garden bed / groundcover
Lawn / rear yard	Clipped hedge 1.5–2.0m
Shared accessway — concrete	New specimen tree
1m footpath	Existing tree retained

Outlines, courtyards and paving traced from approved site plan A101. Dashed lines show lot division.

DISCLAIMER

Prepared for marketing purposes from the approved resource consent for BUN60354094. Indicative only and not to scale — do not scale from this plan. Boundaries, outlines, floor areas, levels, paving and landscaping are approximate and remain subject to survey, final design, building consent and construction, and may change without notice. Landscaping is illustrative. Prospective purchasers must make their own enquiries and rely on the contract for sale and purchase, the title and the approved plans, together with their own professional advice, rather than on this document. Bayleys Real Estate Limited, Licensed under the REA Act 2008.

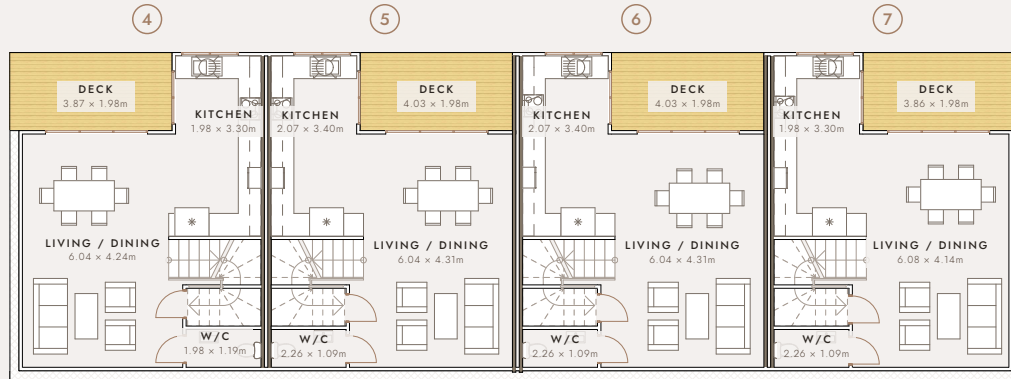
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LOTS 4 – 7 · THREE LEVELS

LOWER GROUND

Living, dining, kitchen and deck



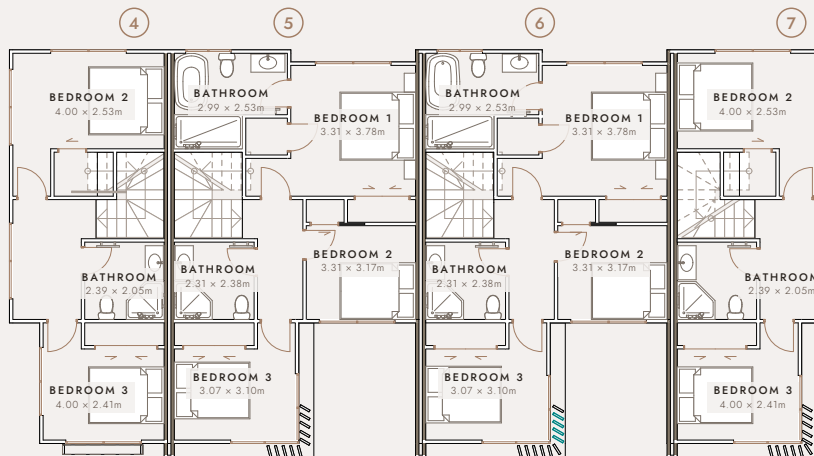
GROUND FLOOR

Garage, bedroom and second living



FIRST FLOOR

Bedrooms and bathrooms



LOT SCHEDULE

Lots 4 – 7

LOT	LEVELS	BEDS	BATHROOMS	FLOOR AREA
4	THREE	3	2 + W/C	150.70 m ²
5	THREE	4	3 + W/C	166.85 m ²
6	THREE	4	3 + W/C	166.59 m ²
7	THREE	3	2 + W/C	149.41 m ²

All plans on this page at 1:200 when printed at A4.

Lots 5 and 6 are identical; Lot 4 is handed.

Deck areas are additional to the floor areas shown.

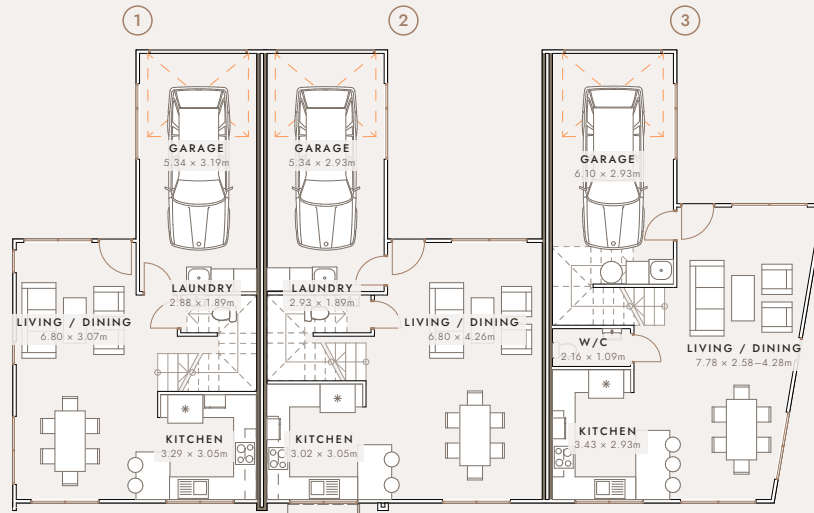
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LOTS 1 – 3 · TWO LEVELS

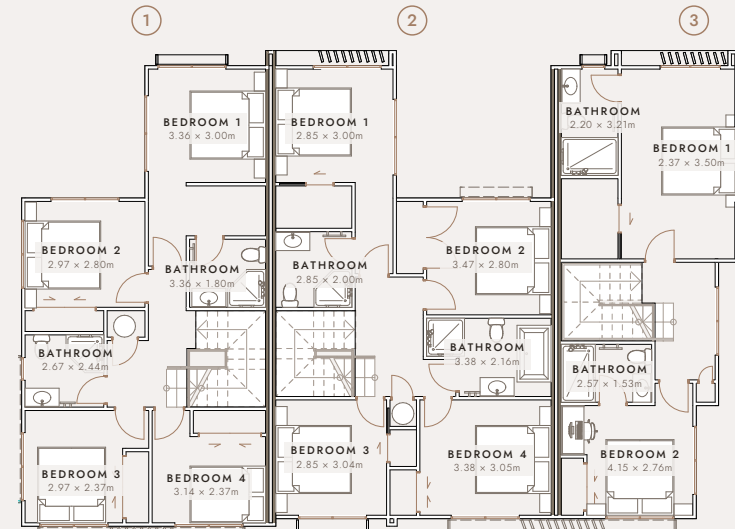
GROUND FLOOR

Living, dining, kitchen and garage



FIRST FLOOR

Bedrooms and bathrooms



LOT	LEVELS	BEDS	BATHROOMS	FLOOR AREA
1	TWO	4	2 + W/C	131.46 m ²
2	TWO	4	2 + W/C	145.06 m ²
3	TWO	2	2 + W/C	120.39 m ²

ABOUT THESE HOMES

Lots 1 – 3 are arranged over two levels, with living, dining, kitchen and internal-access garaging at ground level and the bedrooms above.

Lots 1 and 2 each offer four bedrooms and two bathrooms plus a ground-floor W/C. Lot 3 sits against the angled eastern boundary, trading a bedroom for a notably wider living and dining space that opens toward the north.

Every plan in this document is drawn at 1:200 when printed at A4, so any two homes can be compared directly.