

# Raukawa Heights

33 RAUKAWA STREET, STOKES VALLEY, LOWER HUTT



33 ARCHITECTURALLY DESIGNED TOWNHOUSES



Nestled in a peaceful and tranquil setting of Stokes Valley, 33 Raukawa Street has an excellent North facing outlook and backdrop, surrounded by natural bush and bird song surroundings.

Careful attention to architectural detail and design language has allowed these townhouses to work with the natural landscape not against it. Each building has been positioned to maximise sunlight access and provide North-facing private amenity.

**The initial release includes:**

- A range of 3 bedroom townhouses with garages.
- A range of 3 bedroom townhouses with off street carparks.
- Each living area has an open floor plan that flows to a north facing outdoor area.
- Completion July 2024
- Freehold title and a residents society to protect, maintain and insure common areas.
- 10% deposit with rest payable on settlement.
- Every home will meet the new Healthy Home Standard.

# Location

Stokes Valley is a major suburb of Lower Hutt and lies at the edge, just seven kilometres northeast of the city centre.

Raukawa Heights is located just minutes drive to a shopping hub that includes a New World Supermarket, Pharmacy, Bakery, Local Bar, a range of takeaway stores and Stokes Valley Library. Kamahi Park which includes a playground and basketball court are a **short walk**.

Raukawa Heights is also only a few minutes walk to the bus stop.

Perfectly positioned, you will love the bush surroundings and the green outlook yet are only minutes away from a range of amenities.

Nearby is the Horoeka Scenic Reserve for those that enjoy the outdoors. It includes tracks from a 50 minute easy walk to a three-hour challenging tramp. For families there are picnic spots and a fairy reserve.

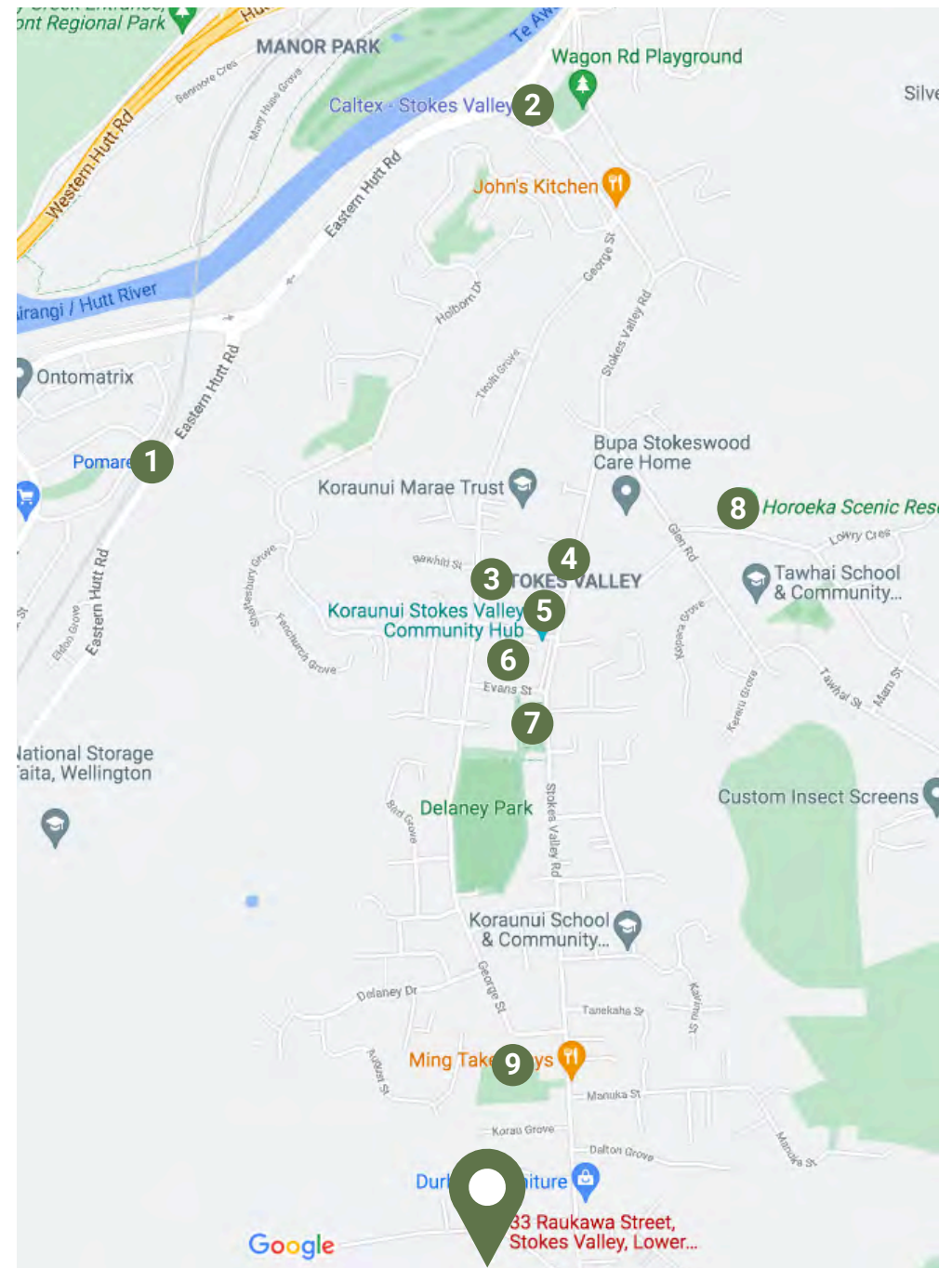
<https://www.wellingtonregionaltrails.com/trails/horoeka-reserve-trail/>

The Stokes Valley Pool and fitness Centre is within 2km and offers a multitude of options for the sports or leisure seeker.

<http://www.huttcity.govt.nz/pools-fitness/stokes-valley/>

For those that want to go further afield, Wellington (the capital city of New Zealand) is just a short drive away (approx. 30 minutes).

- |   |                                 |
|---|---------------------------------|
| 1. Pomare Train Station 4.9km           | 7. Speldhurst Park 2km          |
| 2. Caltex Petrol Station 3.6km          | 8. Horoeka Scenic Reserve 2.6km |
| 3. Stokes Valley Pool + Fitness 2.1km   | 9. Kamahi Park 0.8km            |
| 4. Stokes Valley Medical Centre 1.9km   | 10. PAK'nSAVE Lower Hutt 11.8km |
| 5. Unichem Stokes Valley Pharmacy 1.9km | 11. Queensgate Mall 12.3km      |
| 6. New World Stokes Valley 1.8km        | 12. Wellington City 33km        |





Artist's Impression Only  
[www.virtual-media.co.nz](http://www.virtual-media.co.nz)



BLOCK D, UNITS 15-19

# Quality

Your new home will be built to the highest standards using quality and proven materials.

Your new home will come with a one year defects period, where we will remedy any defects with in the first year, and you will have all of the Statutory protections of the Building Act for a period of 10 years.

We will provide you with an information pack containing information about your new home and its build, contractor's details as well as warranty and maintenance documents.





Artist's Impression Only



Artist's Impression Only

# Unit Areas

UNITS	BEDROOMS	BATHROOMS	CARPARK	INTERNAL AREA	OUTDOOR AREA	DECK	LAND SIZE	AVAILABILITY
<b>BLOCK D</b>								
Unit 15	3	1.5	Garage	141m <sup>2</sup>	0	10m <sup>2</sup>	47m <sup>2</sup>	AVAILABLE
Unit 16	3	1.5	Garage	150m <sup>2</sup>	0	10m <sup>2</sup>	57m <sup>2</sup>	AVAILABLE
Unit 17	3	1.5	Garage	150m <sup>2</sup>	0	10m <sup>2</sup>	57m <sup>2</sup>	AVAILABLE
Unit 18	3	1.5	Garage	150m <sup>2</sup>	0	10m <sup>2</sup>	57m <sup>2</sup>	AVAILABLE
Unit 19	3	1.5	Garage	142m <sup>2</sup>	0	10m <sup>2</sup>	49m <sup>2</sup>	AVAILABLE
<b>BLOCK E</b>								
Unit 20	3	1	Off street	87m <sup>2</sup>	32m <sup>2</sup>	0	90m <sup>2</sup>	AVAILABLE
Unit 21	3	1	Off street	87m <sup>2</sup>	24m <sup>2</sup>	0	73m <sup>2</sup>	SOLD
Unit 22	3	1	Off street	87m <sup>2</sup>	26m <sup>2</sup>	0	75m <sup>2</sup>	AVAILABLE



Areas are approximate and subject to final survey. Gross floor area (GFA) is measured to the outside face of external wall framing and centreline of intertenancy walls. Area is subject to necessary changes that may arise during development.

# Floor Plan

BLOCK D, UNIT 15

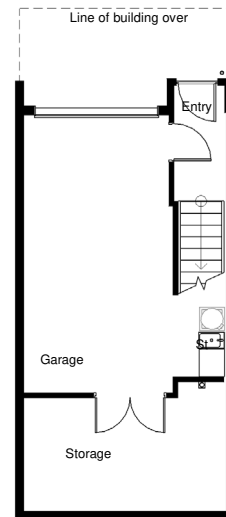


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**Location Plan - Block D - Unit 15**

SCALE 1:100 @A3



**Ground Level (Unit 15)**

-  = 3
-  = 2

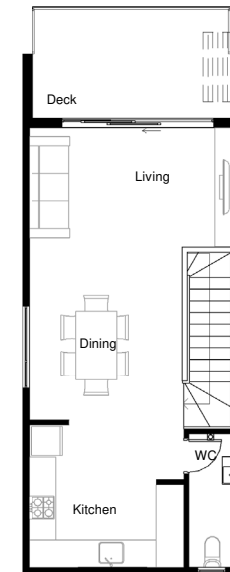
**Block D - Unit 15**

Gross Floor Area = 141 m<sup>2</sup>

Deck Area = 10.5 m<sup>2</sup>



**First Floor (Unit 15)**



**Second Floor (Unit 15)**

Furniture on plan not included.  
Areas shown are approximate and subject to final survey.  
Gross floor area (GFA) is measured to the outside face of external wall framing and centreline of intertenancy walls.  
This plan is subject to necessary changes that may arise during development.

**solari** ARCHITECTS

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Drawing Number  
**M-27**

# Floor Plan

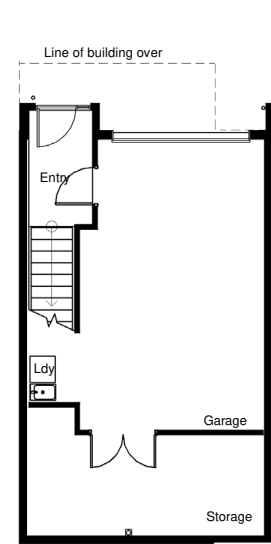
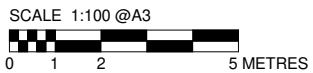
## BLOCK D, UNITS 16-18



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**Location Plan - Block D - Central Units**



**Ground Floor (Units 16-18)**

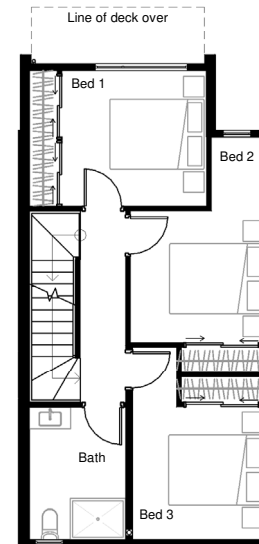
= 3

= 2

**Block D - Central Units**

Gross Floor Area = 151 m<sup>2</sup>

Deck Area = 10.2m<sup>2</sup>



**First Floor (Unit 16-18)**



**Second Floor (Unit 16-18)**

Furniture on plan not included.  
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Drawing Number  
**M-28**

# Floor Plan

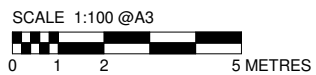
BLOCK D, UNIT 19



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**Location Plan - Block D - Unit 19**



Furniture on plan not included.  
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**Ground Floor (Unit 19)**

**First Floor (Unit 19)**

**Second Floor (Unit 19)**

= 3

= 2

**Block D - Unit 19**

Gross Floor Area = 142.5 m<sup>2</sup>

Deck Area = 10.5 m<sup>2</sup>

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Drawing Number  
**M-29**

# Floor Plan

## BLOCK E, UNIT 20

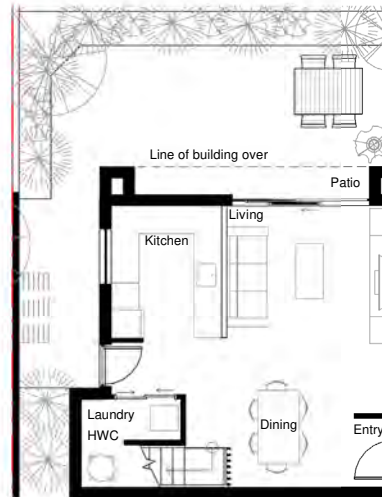


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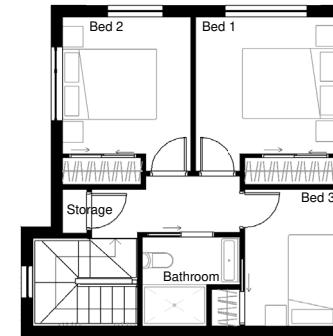
**Location Plan - Block E - Unit 20**

SCALE 1:100 @A3



**Ground Floor (Unit 20)**

A3 scale: 1:100



**First Floor (Unit 20)**

A3 scale: 1:100

Furniture on plan not included.  
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= 3

= 1

**Block E - Unit 20**

Gross Floor Area = 87.5 m<sup>2</sup>

Outdoor Space = 32m<sup>2</sup>

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Drawing Number  
**M-08**

# Floor Plan

## BLOCK E, UNIT 22

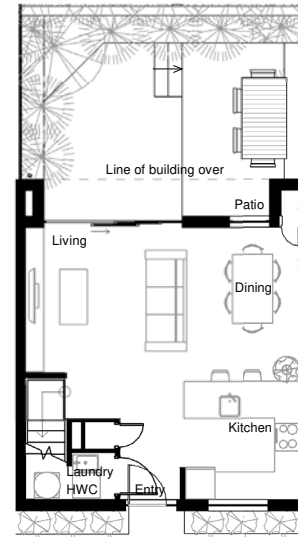
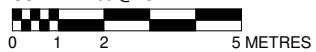


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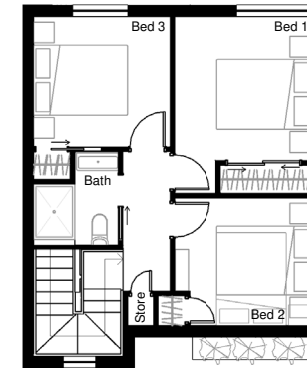
**Location Plan - Block E - Unit 22**

SCALE 1:100 @A3



**Ground Floor - Unit 22**

A3 scale: 1 : 100



**First Floor - Unit 22**

A3 scale: 1 : 100

Furniture on plan not included.  
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 = 3

 = 1

**Block E - Unit 22**

Gross Floor Area = 87.2 m<sup>2</sup>

Outdoor Area = 26 m<sup>2</sup>

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Drawing Number  
**M-10**



# Landscape Plan



# Residents society

Your property will have a freehold title. A Residents Society helps manage and maintain common areas and facilities within the development. It makes sure the development is insured (including your own property) and ensures the common areas are clean and maintained. Estimated cost \$3,000 - \$4,000 P/A.





**Professionals**

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