

# 31 Convoy Lane

Experience a lifestyle of modern living, effortless comfort, and great connectivity at 31 Convoy Lane.

Entering the home, you'll be greeted by an open-concept living and dining area that flows through to a fully fenced outdoor space.

Upstairs, both bedrooms are equipped with their own wardrobe and share a centrally located bathroom accessible from the first-floor landing, while the master bedroom features a private ensuite.

These homes come with a range of modern amenities, including a keyless front door system, a heat pump, and roller blinds throughout, guaranteeing ease and comfort right from the start. Additionally, each home offers a designated parking space.

Enjoy the perfect balance of connectivity and amenities with Sylvia Park and the upcoming IKEA, only 7 minutes away for shopping, dining and transport connections.

These homes are conveniently placed just 2 minutes from the nearest motorway access allowing effortless commuting to the city, yet situated on a peaceful peninsula near Seaside Park.



# At A Glance



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Fee-simple freehold title

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Designated off street carparking

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Master ensuite

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Fisher & Paykel appliances

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Fujitsu heat pump & led lighting

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Brick, and timber weatherboard exterior

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Double glazed aluminum joinery

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Ceramic tiles & solution dyed carpet

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Fully landscaped private yard

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# Nearby

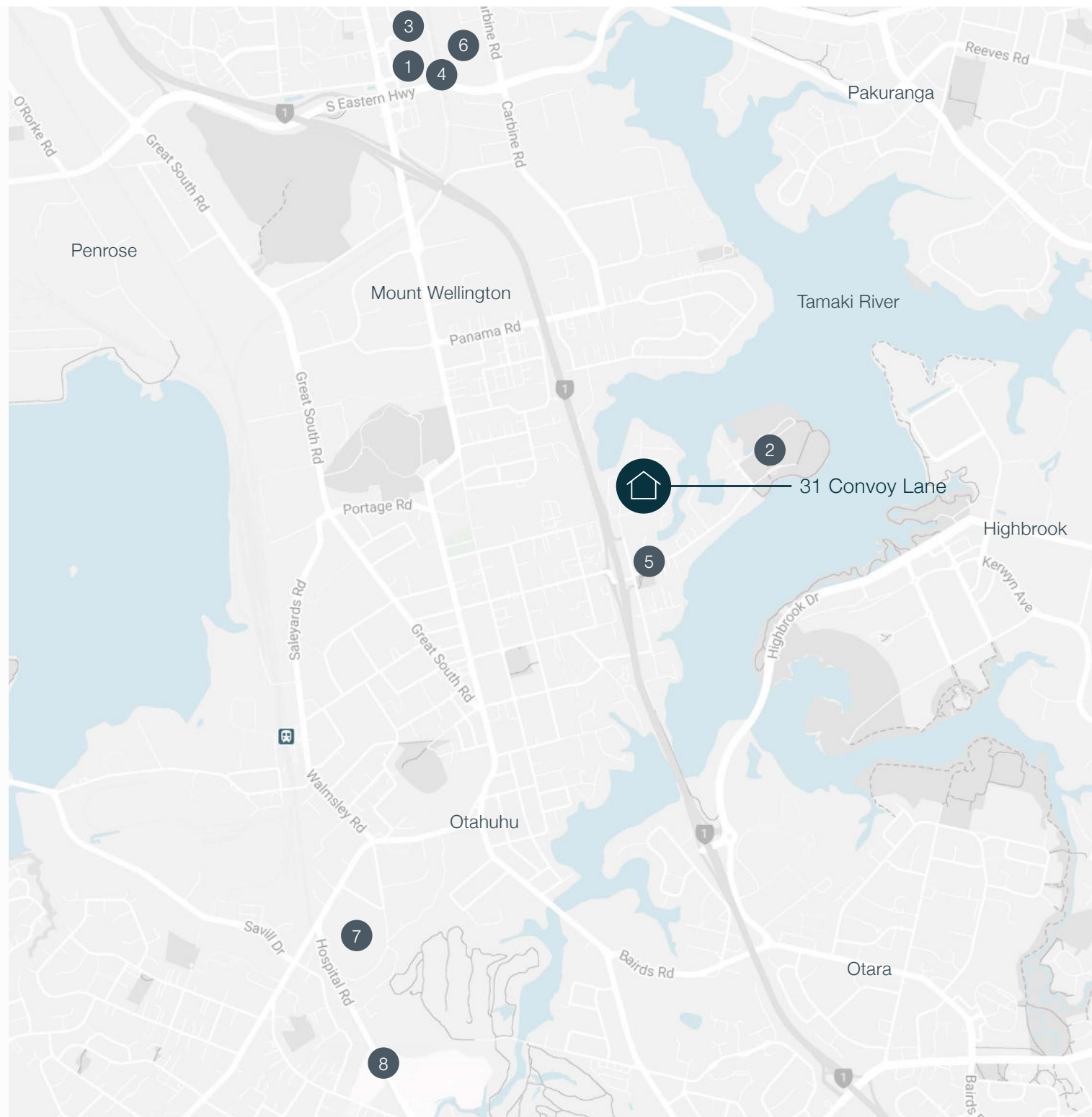


|                                     |         |
|-------------------------------------|---------|
| Sylvia Park Shopping Centre         | 7 mins  |
| Seaside Park                        | 4 mins  |
| PAK n'SAVE Sylvia Park              | 7 mins  |
| Sylvia Park Train Station           | 10 mins |
| IKEA (Opening late 2025)            | 10 mins |
| Bus Stop                            | 850m    |
| Kings College                       | 9 mins  |
| Royal Auckland and Grange Golf Club | 9 mins  |
| Middlemore Hospital                 | 10 mins |
| Motorway Access                     | 2 mins  |



# Location

1. Sylvia Park Shopping Centre
2. Seaside Park
3. PAK n'SAVE Sylvia Park
4. Sylvia Park Train Station
5. Bus Stop
6. IKEA
7. Kings College
8. Middlemore Hospital





Sylvia Park Shopping Centre

An aerial photograph of a coastal region. In the foreground, there's a residential area with houses and a road. To the right, a large green field (Seaside Park) is visible, bordered by a row of palm trees and a parking lot. Further back, a wide river (Tamaki River) flows through the landscape. In the distance, a large hill (Mount Wellington) rises above the city skyline. A shopping centre (Sylvia Park Shopping Centre) is also visible in the mid-ground. The sky is blue with scattered clouds.

Mount Wellington

Tamaki River

Seaside Park



# Exterior Specifications

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**Cladding** - 70 series brick, vertical timber cladding and James Hardie Axon panel.

**Window and door joinery** - Double glazed aluminium joinery coloured suitably to compliment indoor and outdoor environment. Pre-finished powder coated aluminium panel entry door coloured to match joinery.

**Roofing** - Coloursteel roofing and spouting.

**Patio areas** - Paved and/or concrete and/or timber deck.

**Lighting** - Surface mounted or recessed exterior lighting at entry and in stairwell areas.

**Outdoor living areas** - Fenced outdoor living areas for each home. Garden and lawn as per landscape plan. Fences and gates to be a mixture of timber construction and powder coated aluminium pool style fencing as specified by landscape architect.

**Pathways** - Smooth finished concrete, exposed aggregate concrete or decorative stone chip.



# Interior Specifications

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**Interior partitions** - 90x45mm SG8 timber with a 2.4m stud height lined with plasterboard stopped and painted to a level 4, square stop finish.

**Ceilings** - Plasterboard over timber ceiling battens or suspended steel ceiling battens to a level four finish.

**Skirting** - Non-tiled areas to be 60x12mm single bevel timber or MDF painted to suit walls.

**Internal doors** - Generally 1980mm high hollow core construction.

**Hardware** - Doors, bathroom, stairwell hardware to be satin chrome finish generally.

**Blinds** - Roller blinds on bedroom and living areas.



# Interior

All products and systems used in the build are compliant or exceed NZBC requirements. This includes ventilation, electrical safety systems, fire safety systems, plumbing systems, intertenancy partition systems etc.



## Kitchen

**Cabinetry** - Melteca panel with water resistant finish and matching PVC edging. Soft close drawers and designer hardware finished to compliment benchtop and appliances.

**Benchtop** - Lucino Acrylic engineered stone benchtop in neutral a colour to compliment the interior environment. Stainless steel sink.

**Appliances** – Stainless steel finish under-bench oven, electric cooktop, rangehood and dish drawer by Fisher & Paykel.

**Tapware** - Methven or similar brand tapware in chrome finish.



## Bathrooms

**Showers** - Acrylic shower area with safety glass door and side panels.

**Vanities** - Wall hung vanities with soft close drawers and ceramic or acrylic tops.

**Fixtures** - Chrome toilet roll holders and towel rails. Frameless, polished edge mirrors.

**Tapware** - Methven or similar brand tapware and slide shower in chrome finish.

**Toilet suites** - Integrated cistern unit with eco flush capability.



## Floor Coverings

**Bathrooms** - Neutral coloured ceramic tiles with a matching tiled skirting.

**Lounge & Kitchen** - Water resistant laminate timber flooring in neutral tones.

**Bedrooms, Hallways & Stairs** - Solution dyed nylon carpet coloured to compliment interior environment on luxury underlay.

# Interior

All products and systems used in the build are compliant or exceed NZBC requirements. This includes ventilation, electrical safety systems, fire safety systems, plumbing systems, intertenancy partition systems etc.

Titus reserves the right to substitute brands and products mentioned above with brands and products of a similar value and quality.



## Electrical

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**Climate control** - Wall heat pump appropriately sized for the space.

**Lighting** - Recessed LED downlights.

**Smoke alarms** - Wireless photoelectric smoke alarms with 10-year battery life.

**Hot water** - Electric hot water cylinder correctly sized for most efficient operation (specific to unit size).

**Communications** - Fibre ducting installed ready for high speed fibre broadband internet connection. UHF connection and data cabling to bedrooms and living areas.

**Power** - RCD protected power outlets to all areas.



## Chattels

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### General

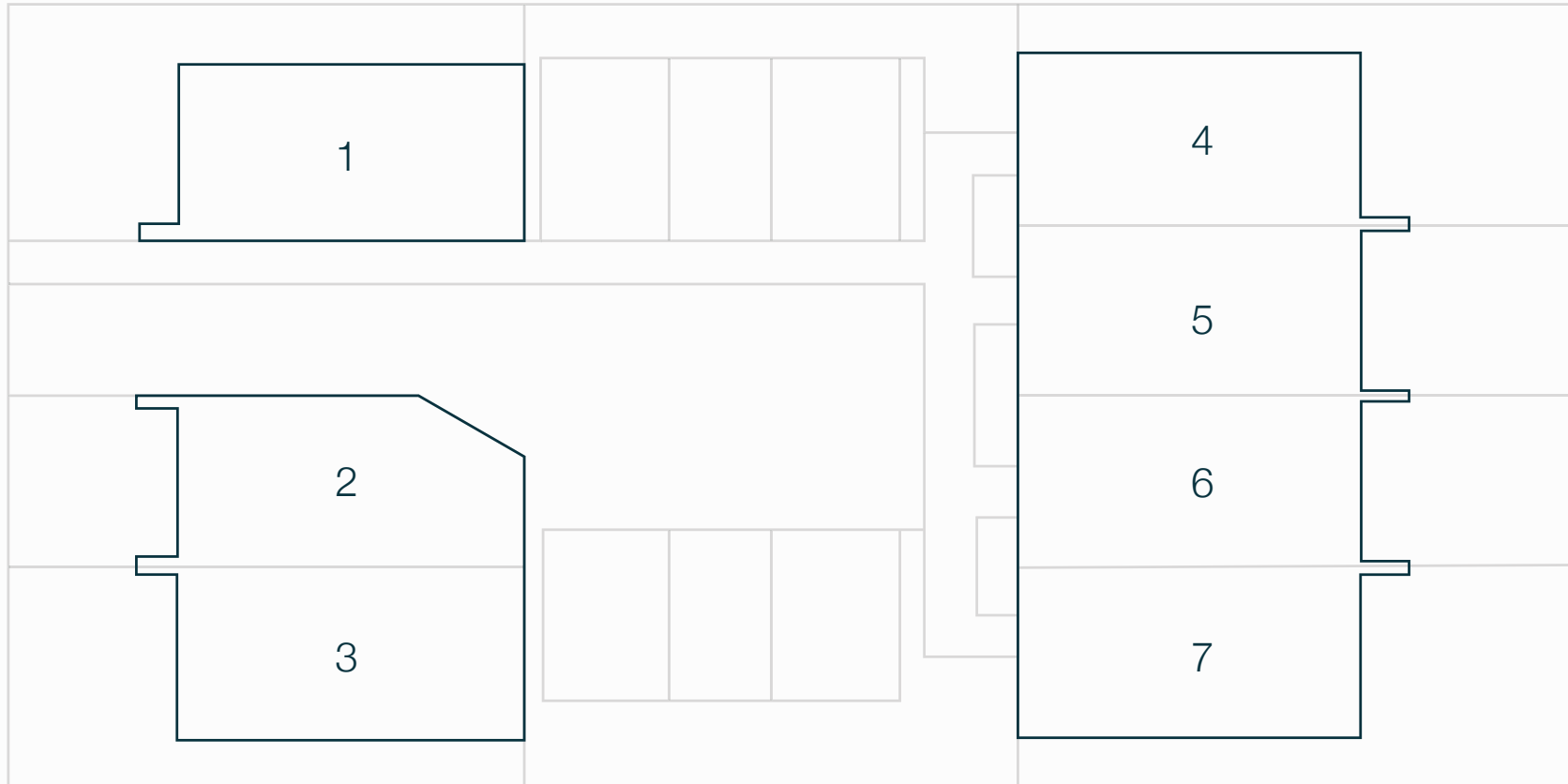
- Heat pump
- Roller blinds on main exterior windows
- Keyless front door lock entry

### Kitchen

- Fisher & Paykel under-bench oven
- Fisher & Paykel stovetop
- Fisher & Paykel dish drawer
- Fisher & Paykel rangehood



# Site Plan



# Landscape Plan



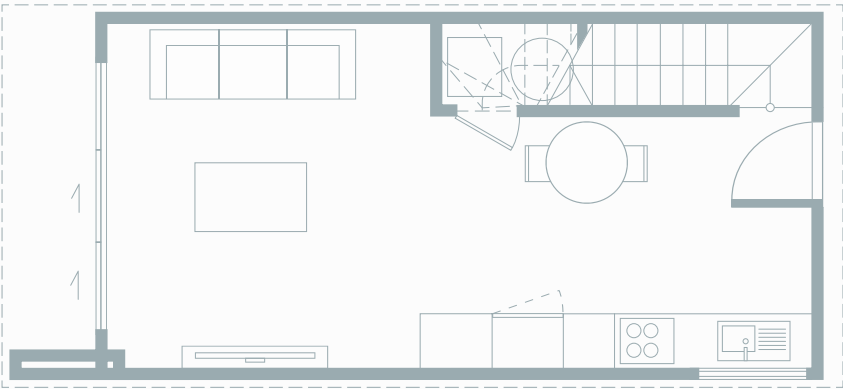
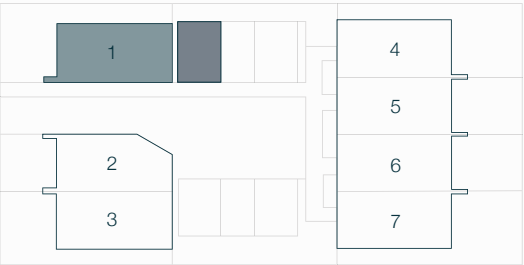
# The Homes

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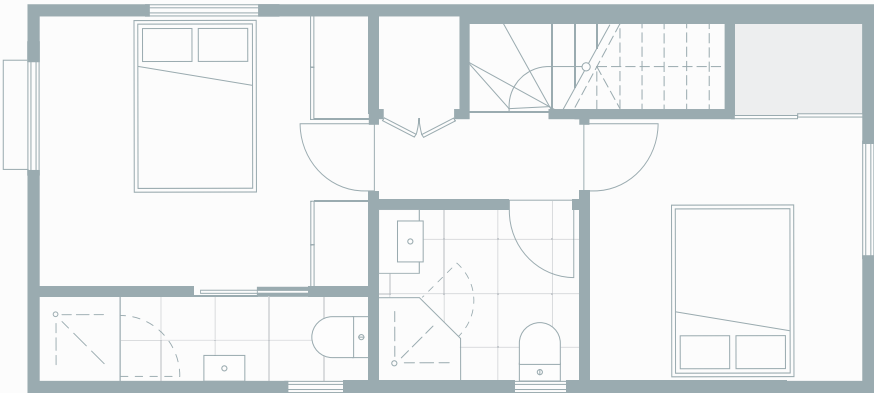
Townhouse 1

## Schedule

|                        |       |
|------------------------|-------|
| Approx. Floor Area     | 69m²  |
| Approx. Gross Lot Size | 108m² |
| Number of Bedrooms     | 2     |
| Number of Bathrooms    | 2     |
| Carparking             | 1     |



Ground Floor



First Floor

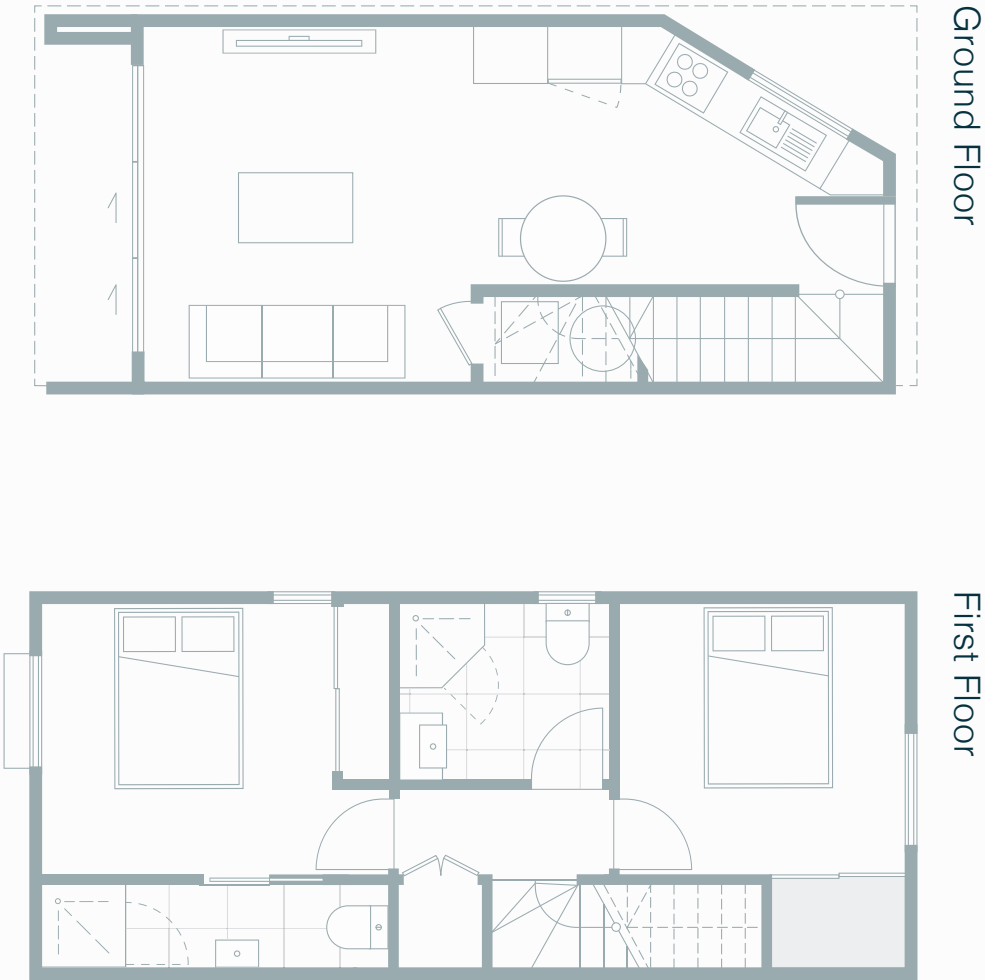
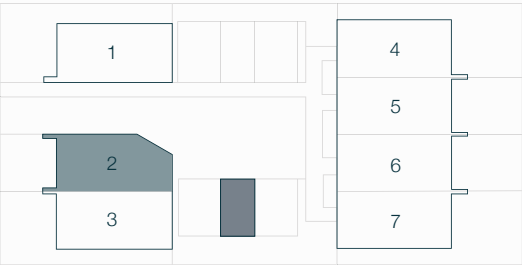
# The Homes

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Townhouse 2

## Schedule

|                        |      |
|------------------------|------|
| Approx. Floor Area     | 66m² |
| Approx. Gross Lot Size | 76m² |
| Number of Bedrooms     | 2    |
| Number of Bathrooms    | 2    |
| Carparking             | 1    |



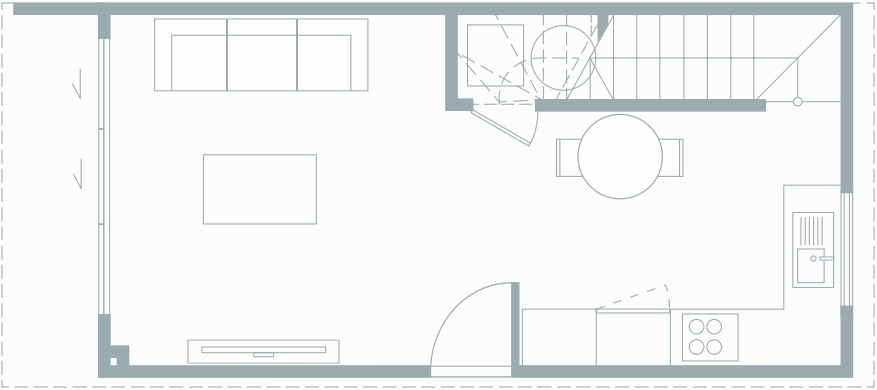
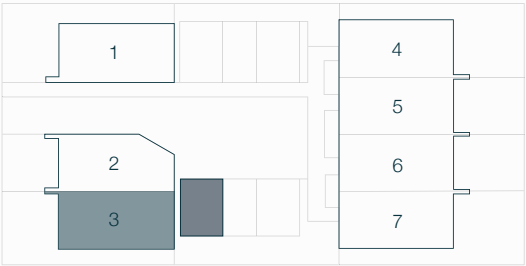
# The Homes

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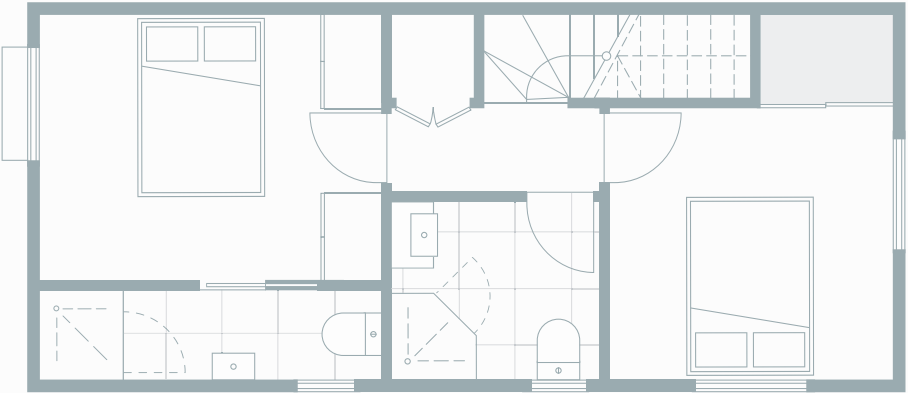
Townhouse 3

## Schedule

|                        |      |
|------------------------|------|
| Approx. Floor Area     | 68m² |
| Approx. Gross Lot Size | 82m² |
| Number of Bedrooms     | 2    |
| Number of Bathrooms    | 2    |
| Carparking             | 1    |



Ground Floor



First Floor

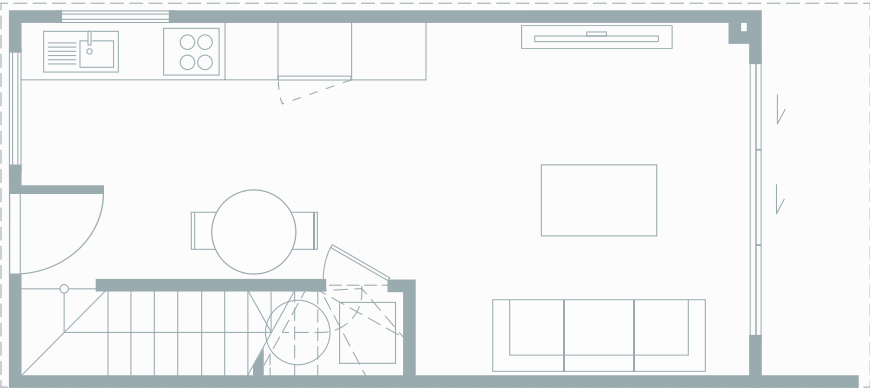
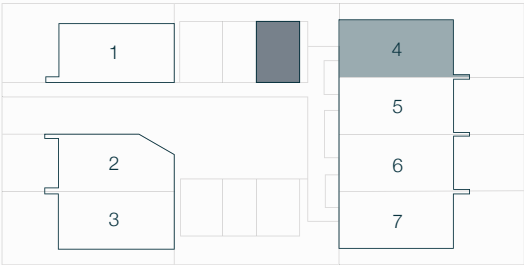
# The Homes

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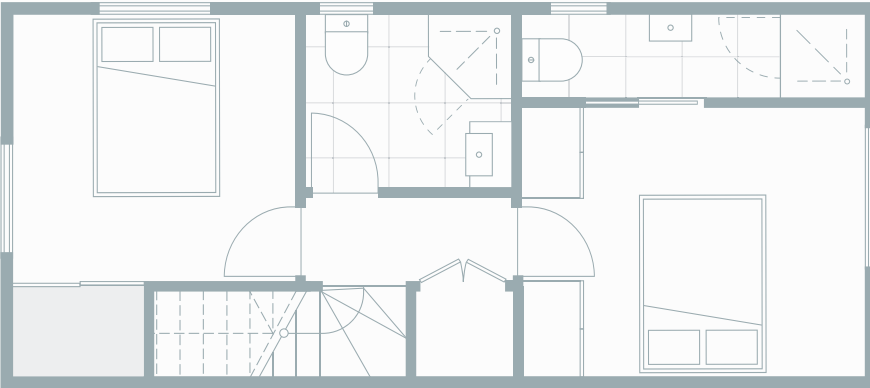
Townhouse 4

## Schedule

|                        |      |
|------------------------|------|
| Approx. Floor Area     | 68m² |
| Approx. Gross Lot Size | 98m² |
| Number of Bedrooms     | 2    |
| Number of Bathrooms    | 2    |
| Carparking             | 1    |



Ground Floor



First Floor

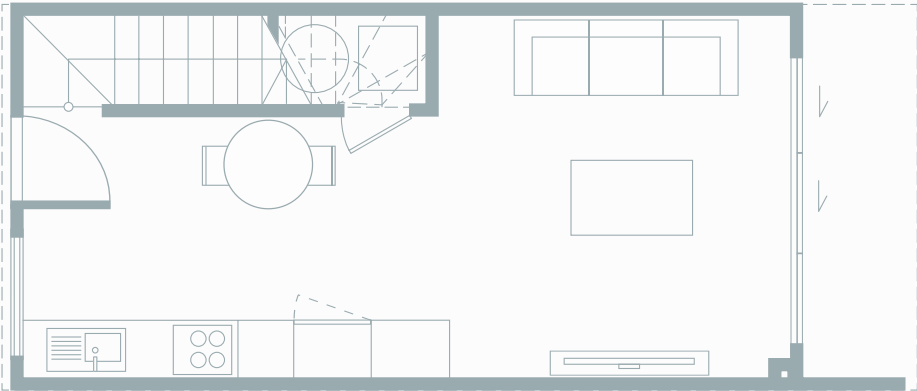
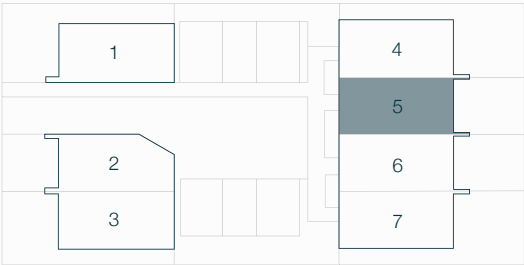
# The Homes

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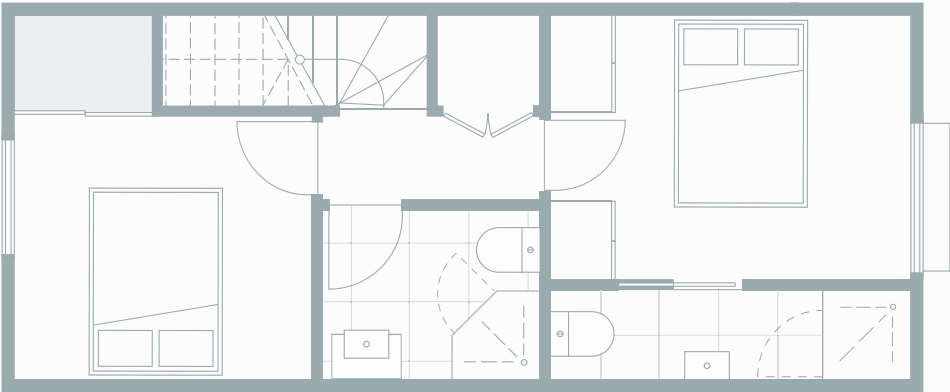
Townhouse 5

## Schedule

|                        |      |
|------------------------|------|
| Approx. Floor Area     | 66m² |
| Approx. Gross Lot Size | 61m² |
| Number of Bedrooms     | 2    |
| Number of Bathrooms    | 2    |
| Carparking             | -    |



Ground Floor



First Floor

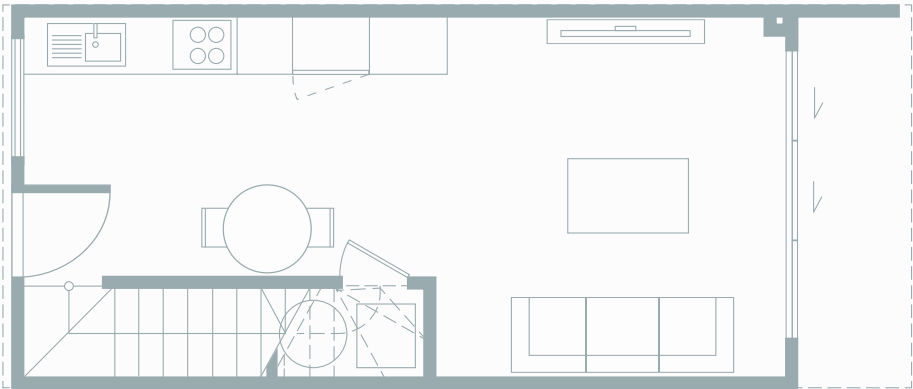
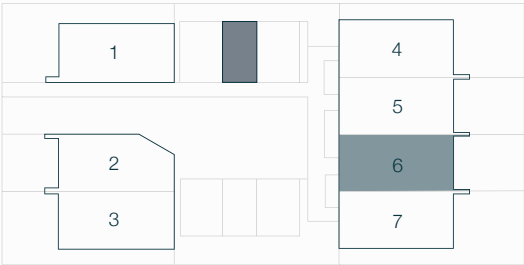
# The Homes

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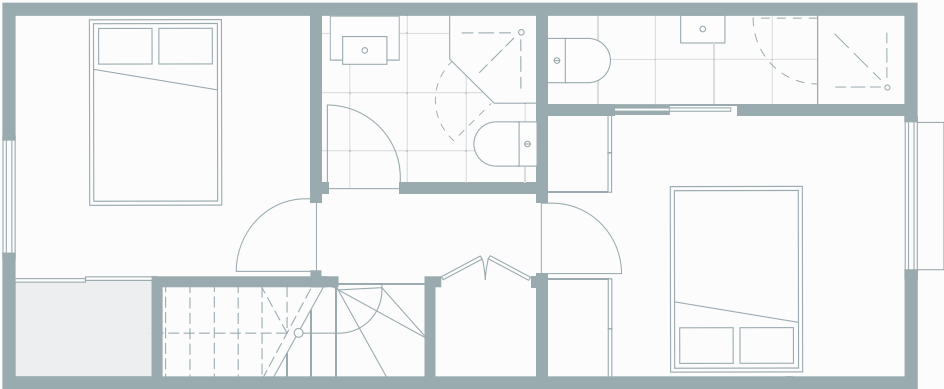
Townhouse 6

## Schedule

|                        |      |
|------------------------|------|
| Approx. Floor Area     | 67m² |
| Approx. Gross Lot Size | 61m² |
| Number of Bedrooms     | 2    |
| Number of Bathrooms    | 2    |
| Carparking             | 1    |



Ground Floor



First Floor

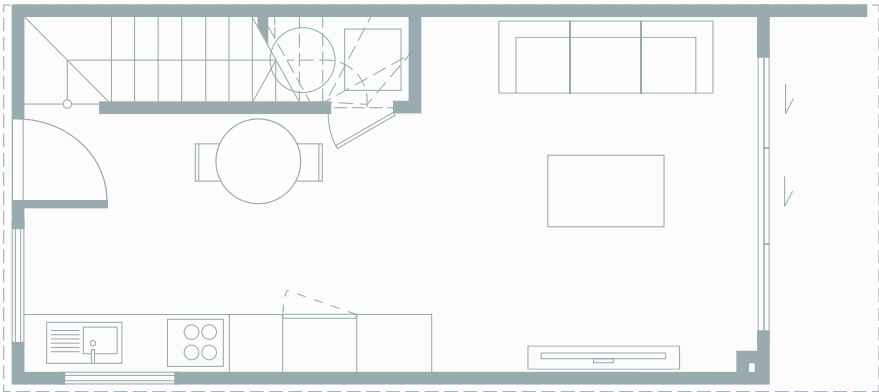
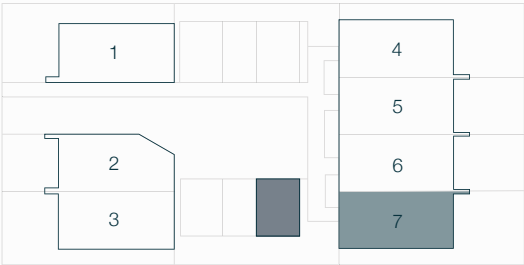
# The Homes

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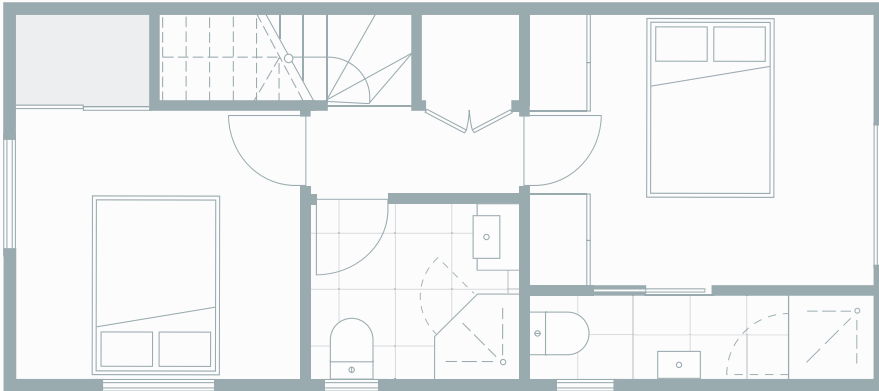
Townhouse 7

## Schedule

|                        |       |
|------------------------|-------|
| Approx. Floor Area     | 68m²  |
| Approx. Gross Lot Size | 100m² |
| Number of Bedrooms     | 2     |
| Number of Bathrooms    | 2     |
| Carparking             | 1     |



Ground Floor

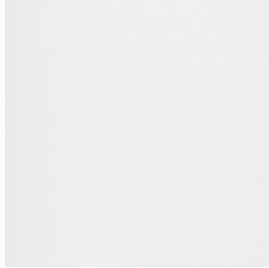


First Floor

# Materials



Flooring



Cabinetry exterior  
doors and draws



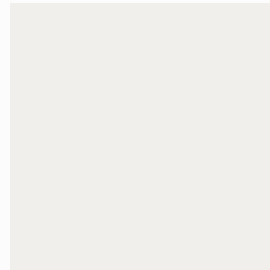
Kitchen engineered  
stone benchtop



Solution dyed nylon



Bathroom porcelain tile



Wall and ceilings  
Resene Half black white

# Recently Completed

Render



Completed



## 54 Barrack Road

Target completion December 2024

Actual completion November 2024

### Features

- 9 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space



## 39 Pakuranga Road

Target completion November 2024

Actual completion September 2024

### Features

- 15 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space

# Recently Completed

Render



Completed



## 1 Frank Grey Place

Target completion March 2024

Actual completion March 2024

### Features

- 7 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space



## 43 Ruawai Road

Target completion March 2024

Actual completion February 2024

### Features

- 10 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space

# Recently Completed

Render



Completed



## 2 Riversdale Road

Target completion March 2024

Actual completion February 2024

### Features

- 9 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space



## 12 Allen Road

Target completion December 2023

Actual completion November 2023

### Features

- 7 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space

# Recently Completed

Render



Completed



## 8 Brady Road

Target completion December 2023

Actual completion November 2023

### Features

- 8 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space



## 52 Rutland Road

Target completion August 2023

Actual completion July 2023

### Features

- 10 Architecturally Designed Townhouses
- 2 Bedrooms
- 2 Bathrooms (Master Ensuite)
- 1 Parking Space