

Arise

New Townhouses at 27 Ennis Avenue, Pakuranga
Completing in October 2025

A Limited Collection of Boutique Homes

Classic Kiwi Architecture. Generous Spaces. Private Car Parking.

Multiple Bathrooms. Scandinavian Interior Design. Lush Landscaping. An Experienced Developer.

Only Three Homes Left!

Three Bedrooms Starting from \$799k



Arise



Sun-filled living spaces extend onto your north-facing courtyard.

27 Ennis Avenue
East Auckland

Key Features

The homes are thoughtfully designed to provide a fantastic living experience for both owners and tenants.



Spacious Design

Wide Living Rooms extend out to Full-Width North-Facing Courtyards.



Double Bathrooms

Two Full Bathrooms that are Fully-Tiled with Large Vanities.



Abundant Carparking

A Private Carpark with plenty of On-Street Parking.



Extra Laundry & Storage

Homes include a Laundry Room with dedicated Linen & Storage Cupboards.

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Curated Interiors

The interiors are filled with light and employ a Scandinavian design palette with natural, warm tones throughout.

Kitchens include Bosch appliances, white-marble engineered stone, and ample storage.

Make It Your Own

Bespoke Customisation Available Until July 20th

Go unconditional before July 20th and you'll have the rare opportunity to personalise your new home with bespoke upgrades.

Whether it's choosing your kitchen splashback, flooring, or benchtop colours, or adding extra touches like a garden shed, storage solutions, or landscaping upgrades — we'll work with you to tailor your home to suit your lifestyle.



Sophisticated Bathrooms

Each home comes with two full bathrooms so you're never waiting for the shower. Full height vanities and mirror cabinets in upper bathrooms mean you're never short of storage space.

The bathrooms boast light-oak vanities, sandstone porcelain tiles, and slimline toilets.



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Double Bedrooms

Every bedroom has room for double-beds and includes wardrobes with a melteca shelving fit-out.

Master Bedrooms include USB chargers by each side table.

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27 Ennis Avenue
East Auckland

Move-In November 2025

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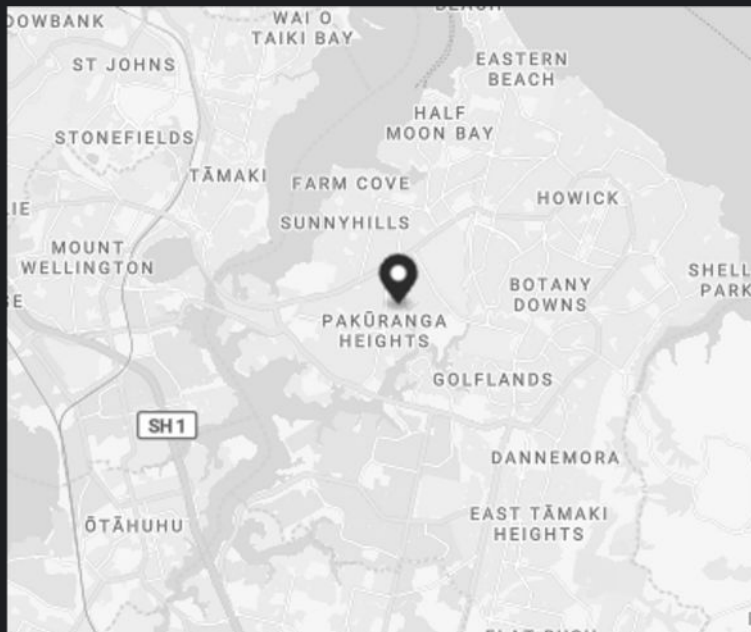
Enduring Architecture

Homes are designed with a classic kiwi approach, including weatherboard and brick cladding with eaves for shading.

Each home includes a front and rear courtyard.

Your north-facing courtyard is a spacious extension of your living room. Planted with hedging and trees for privacy.

Located in the Heart of
East Auckland



27 Ennis Avenue
East Auckland

Arise



| | | | |
|------------------------|----------------------------|---|-------|
| Your Local Grocer | (Four Square) | - | 700m |
| Your Supermarket | (Woolworths Pakuranga) | - | 2.3km |
| Your Gym | (Jetts & Anytime Fitness) | - | 2.6km |
| Your Local Park | (Lloyd Elsmore Park) | - | 1.6km |
| Your Primary School | (Elm Park Primary) | - | 500m |
| Your Shopping Center | (Pakuranga Plaza) | - | 2.3km |
| Your Farmers Market | (Howick Village Market) | - | 5.6km |
| Your Local Beach | (Eastern Beach) | - | 5.1km |
| Scenic Seaside Walkway | (Rotary Walk) | - | 2.5km |
| Public Transport | (Eastern Busway - Underway | - | 1.8km |
| Your Nearby Mall | (Sylvia Park) | - | 6.4km |

Stock List

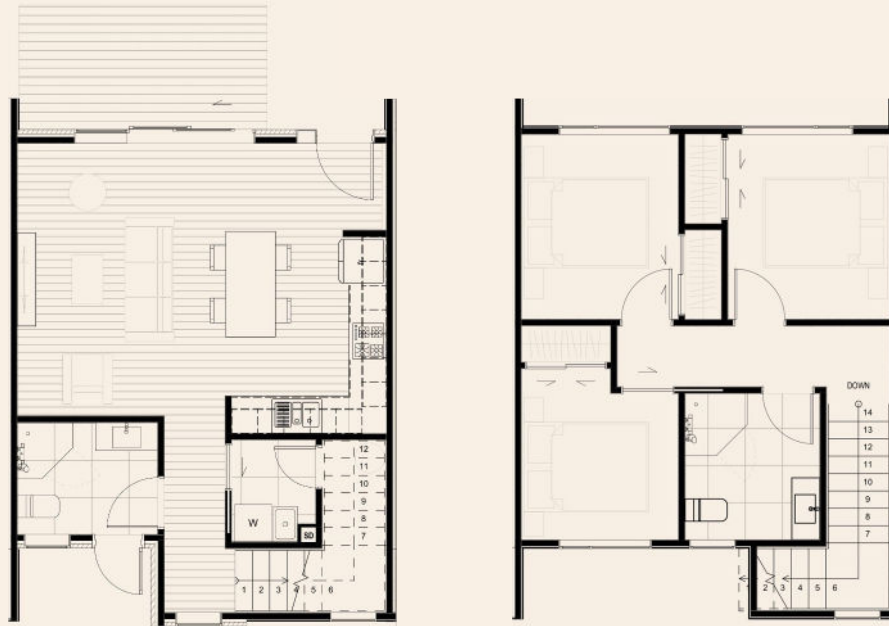


| Lot | Bedroom | Bathroom | Parking | Floor Area | Lot Area |
|-----|---------|----------|---------|------------|----------|
| | | | SOLD | | |
| | | | SOLD | | |
| | | | SOLD | | |
| 4 | 3 | 2 | 1 | 90 | 81 |
| 5 | 3 | 2 | 1 | 90 | 81 |
| 6 | 3 | 2 | 1 | 90 | 81 |
| | | | SOLD | | |

Secure with just a 5% Deposit.

Arise

Lot 3 to 6



| | |
|----------------|--------------|
| Floor Area | 90m2 |
| Lot Area | 81m2 |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Car Parking | 1 |
| Orientation | North Facing |
| Other Features | Full Laundry |

Specifications

Lot 2-7

Kitchen & Dining

- Scandinavian Kitchen Design
- Soft-Close Melteca Cabinetry in Timber and White
- Marble-Style 30mm Engineered Stone Benchtop
- White Subway Tiled Splashback with LED Lighting
- Double Bin in Pull-Out Drawer
- Bosch Series 2 Built-In Oven - Stainless Steel
- Bosch Series 2 Dishwasher - Stainless Steel
- Bosch Series 2 Electric Cooktop - Black
- Bosch Series 4 Integrated Rangehood - Silver
- Waste Disposal Unit
- Convenient Power Sockets with USB Connectors

Bedrooms

- Full Double Bedrooms
- Wide Cupboards with Sliding Doors
- Melteca Wardrobe Fitout with Coat Rails and Drawers

Laundry & Storage

- Linen Cupboard
- Dedicated Broom and Vacuum Cupboard
- Taps and Waste for Washing Machine Connection
- Laundry Tub and Mixer
- Large Deep-Storage Cupboard
- 180L Mains Pressure Hot Water Cylinder

Living Room

- Wide Living Room
- Large North-Facing Windows
- Ranch Slider opening to Courtyard

Bathrooms

- Fully Tiled Bathroom and Shower in Sandstone Colour
- Light Oak Floor Mounted Vanity with Double Drawers
- Ceramic Basin and Stainless Steel Mixer
- Glass Shower with Stainless Steel Shower Head
- Mirror Cabinet for Extra Storage to Upper Bathroom
- LED Mirror to Guest Bathroom
- Slimline White Ceramic Toilets
- Stainless Steel 7-Bar Heated Towel Rail to Upper Bathroom

Foundations & Structure

- Rib-Raft Concrete Slab
- Timber Framing and Plasterboard to Internal Walls
- Double Framed Timber Intertenancy Walls with GIB Fire Rated System
- Above-Code Acoustic Rating for Intertenancy Walls

Roof & Downpipes

- ColourSteel Roofing - Ironsand
- Large Eaves for Shading - Painted White
- Black Marley Downpipes and Guttering

Cladding

- Brick Veneer - Dark Gray
- Horizontal Bevelback Weatherboard - Warm White & Charcoal Gray
- Soffit Lining - HardieFlex White

Insulation & Ventilation

- Wall Insulation at R2.2 Rating
- Roof Insulation to R3.6 Rating
- Extraction Fans to Bathrooms

Windows & Joinery

- Aluminium Windows and Ranch Sliders - Ironsand Colour
- Frosted Glass to Bathroom Areas
- Grooved Aluminium Entrance Door with Side Window

Flooring

- Oak Coloured SPC Flooring on Ground Floor.
- Truffle Coloured Solution-Dyed Nylon Carpet with Underlay to Bedrooms and Hallways
- 600mm Porcelain Tiles in Laundry Area and Bathrooms

Interiors

- Wall & Ceiling Linings Plastered GIB to Level 4 Finish
- Ceilings Painted in Resene Alabaster
- Walls Painted in Resene Thorndon Cream
- Skirtings, Doors, and Frames in Resene Alabaster
- Grooved Jamb Hollow Core Internal Doors with Semi-Gloss Painted Finish with Stainless Steel Handles

Electrical

- Double Power Points
- USB Power Points in Master Bedroom and Kitchen
- Recessed LED Downlights in Ceilings
- LED Motion Sensor Light to Front Door
- TV and Phone Jack to Living Area
- House Alarm System with Touchpad
- Mitsubishi 5kw Heat Pump to Living Room
- Internal Meter Box
- Photoelectric Smoke Alarms

Courtyards

- Light-Filled Courtyards with Morning to Afternoon Sun
- Pine Timber Decking
- External Garden Tap
- 1.6m Aluminium Pool Fencing on Internal Fences
- 1.8m Timber Fencing to Boundary Fences
- Garden Hedges around Perimeter Fencing
- Fold-Down Washing Line
- Exterior Downlights

Common Areas

- Letterbox within Common Bank by Driveway
- Concrete Driveways and Footpaths

Other Features

- 10-Year Masterbuild Build Guarantee

Frequently Asked Questions

| | |
|--|--|
| How many houses are there? | There are only seven homes in this boutique development. |
| What am I purchasing? | A two-level home on a Freehold Title with a dedicated car park. |
| Do I need to pay a deposit? | A 5% deposit is required to secure the home. This deposit will be held securely in a Solicitor's Trust account and cannot be accessed by the Developer until Settlement. |
| Can I bring my pet? | Yes. As a Freehold (Fee Simple) property you can bring your pets without any requirement for body corporate approval. |
| Is there a body corporate? | No. A simple Residents Association will be established to protect the value of your home and provide an economical shared insurance policy for the homes. |
| What is the residents association? | This covers the cost of maintenance for the common areas and puts policies in place to protect the value of your home. This unifies the community, pays for landscaping, general maintenance, and covers the cost of insuring your home. This levy approximately \$1700 per annum and this fee includes your building insurance. |
| What warranties do the homes come with? | The homes come with a 10-Year MasterBuild Guarantee and a 12-Month Defects Maintenance period. |
| Is construction underway? | Yes, construction started in February and is progressing fantastically. |
| When is construction complete? | Construction is on-track for completion in October 2025. |
| Are the homes protected from flooding? | The homes are not within a floodplain and sit in an elevated position, therefore should be protected from heavy rainfall events as of 2024. |
| What car parks are available? | Each home comes with it's own dedicated car park. There is also an abundance of on-street car parking for your family and friends. |

About the Developer



Luke Bailey

Co-Developer

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Luke is a property developer and owns a consultancy firm specialising in project-managing residential developments.

Luke has been involved in various property and construction roles since 2016 and has had involvement in dozens of terraced housing projects across Auckland. He's actively involved in six current housing projects with a total pipeline of 49 homes underway.



Gary Gordon

Co-Developer

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Gary is a very successful and deeply experienced property developer who has been developing for over 20 years.

Gary's experience spans Australian and New Zealand and includes everything from large-scale land subdivisions, terraced housing, apartments, and luxury towers. Most recently he's focused heavily on terraced housing in Auckland.

Tomorrow Group

Tomorrow Group Limited is a partnership between Luke Bailey and Gary Gordon.

Luke and Gary have worked together for the last four years on various residential development projects.

They have partnered together to undertake the 'Arise' project through Tomorrow Group.

Developer Track-Record

A small selection of completed projects by the developer showing the variety of experiences in the residential development sector.



Hillcrest Avenue

Twelve terraced homes in Hillcrest, North Shore, Auckland.

Completed in 2024



The Monaco

Twenty-four luxury apartment tower in the Gold Coast, Australia.

Completed in 2024



Dunn Road

Forty-Six Homestar-Rated Apartments in Panmure, Auckland.

Completed in 2019

The Buying Process

Step 1: Select and Secure Your Home

Once you've found the home you want, the best next step is to put it under contract. This locks in your home while giving you time to complete your checks. You don't need everything lined up before signing—we include a due diligence period so you can work through the details afterward.

Step 2: Due Diligence Period (10 Working Days)

After signing, you'll have 10 working days to speak with your bank or mortgage advisor to confirm financing, review everything with your lawyer and ensure you're comfortable moving forward. If you decide not to proceed, you can walk away at this stage—no questions asked.

Step 3: Confirm & Pay Your Deposit

Once you're happy to proceed, your lawyer will confirm the agreement, and you'll pay a 5% deposit, which is securely held in trust. Your deposit is protected and cannot be used for construction funding.

Step 4: Construction Updates

We'll keep you updated throughout the build with progress reports, photos, and key milestones, so you can see your home coming to life.

Step 5: Settlement & Move-In

Once your home is complete, you'll have the opportunity to inspect the quality of the build, your lawyer will handle the final settlement, and the balance will be paid. Then, we'll hand over the keys, and you'll officially be a homeowner at Arise Residences!

Next Steps

If you're interested, the best thing to do is put your preferred home under contract now—then take the time to complete your checks.

If you have any questions about the project, feel free to contact us anytime.

Get in touch today to secure your home!

Contact Us

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Shaneel Singh

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Book a Viewing Here:

[Click Here to Book a Viewing](#)



Arise

27 Ennis Avenue, Pakuranga

Move-In from November 2025

Notwithstanding the information provided in the Brochures, Fittings and Finishes Schedules, and Houses General Specifications, the Vendor advises, and the Purchaser acknowledges, that all items, appliances, materials, and specifications are subject to potential changes. If any specified items become unavailable, the Vendor will make reasonable efforts to substitute them with products of the same or similar quality. The Purchaser agrees that images in the Brochures, Fittings and Finishes Schedules, and Houses General Specifications are illustrative of the designer's vision only and should not be relied upon as definitive representations of the final product. The Vendor's marketing brochures, plans, draft subdivision concepts, and related materials, along with any entitlement assessments provided to the Purchaser, have been prepared before construction of the Development begins. While every reasonable effort has been made to ensure accuracy, these materials are intended as guidance only. The Vendor shall not be held responsible for any variations, inaccuracies, errors, or omissions that may become evident upon completion of the property and the Development or following the finalisation of "as built" plans, specifications, and calculations.