

ORCHARD VIEWS



9 OREGON AVENUE
AVONDALE, AUCKLAND



ORCHARD VIEWS

Where modern convenience meets premium living.

Orchard Views offers a seamless blend of contemporary design and practicality, creating a lifestyle that emphasises elegance and ease.

With direct access to Orchard Reserve, residents can enjoy low-maintenance living without compromise. The blend of simplicity and nature creates a comfortable and worry-free lifestyle.

With nine exclusive units to choose from, your dream home awaits.



EXTERIOR Specifications



Cladding: Crisp white brick complements stark black and white Weathertex Weathergroove & James Hardie Axon panels for a luxurious aesthetic.

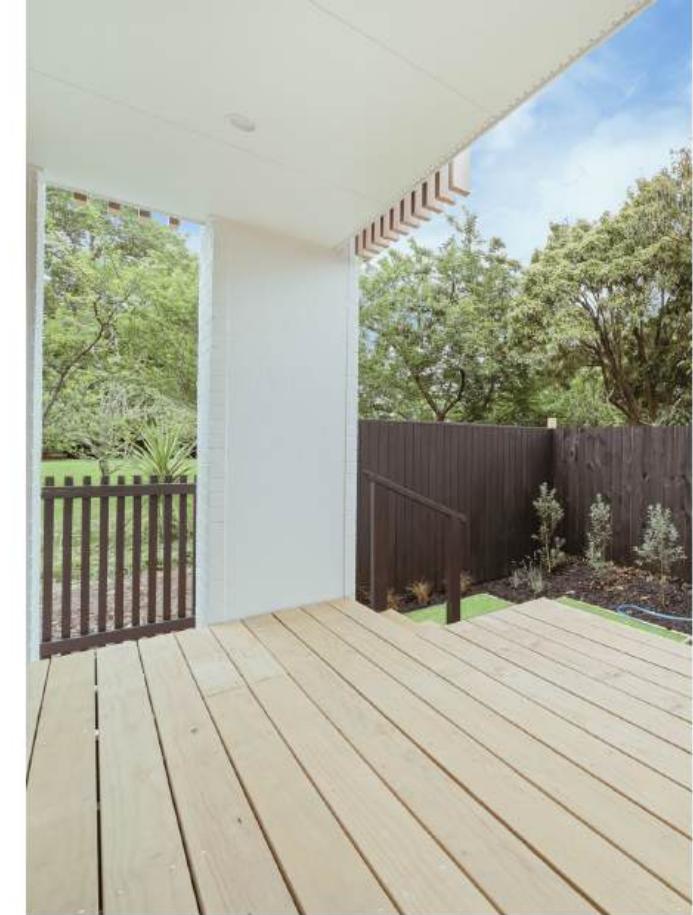
Louvres: Aluminium powder coated wood grain louvres provide privacy and a high-end finish.

Windows and joinery: Double glazed powder coated aluminium windows for ultimate longevity paired with full height sliding doors that create that highly sought after indoor-outdoor flow.

Roofing: Trapezoidal Colorsteel iron roofing and spouting for reliability & peace of mind.

Fencing: Greeted by a sleek black batten and white brick fence featuring personal gates for units 1,2,3 and 9. Black timber fencing surrounds Orchard Views along the North & South. Timber fencing between units 3 to 9 creates privacy between neighbours. Black batten fencing borders the park boundary with gate access for all residents.

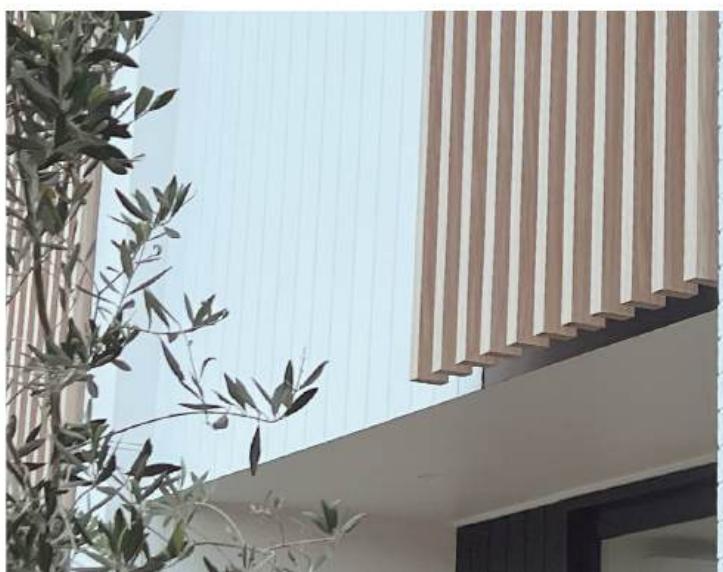
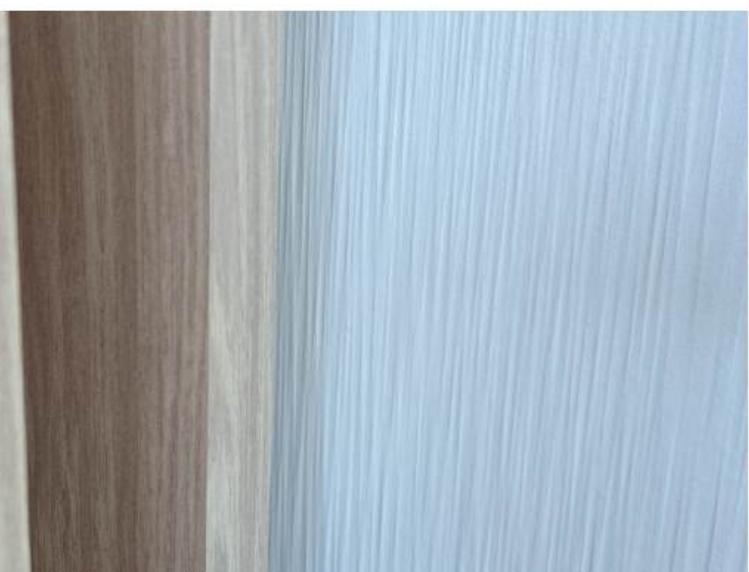
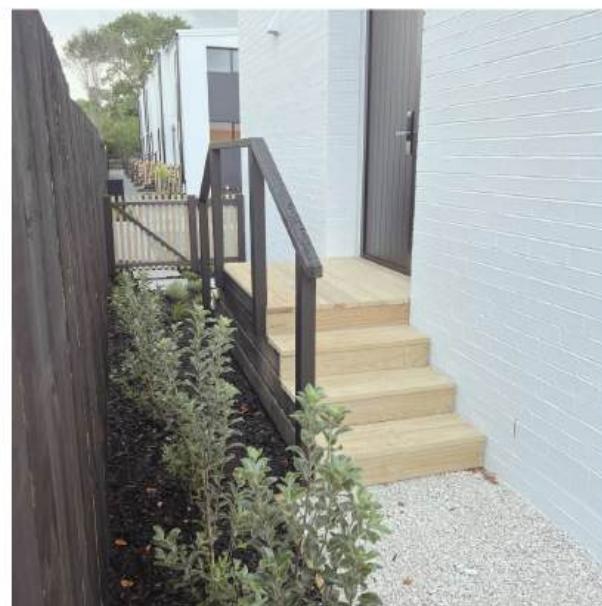
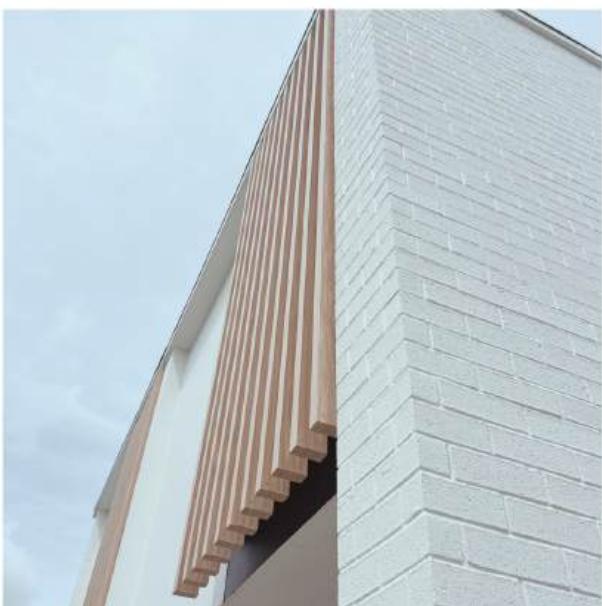
Driveway and Parking: Paved personal car parks with a contrasting exposed aggregate black oxide concrete driveway and footpath.



Pathway: A smooth concrete path with decorative stone chip leads you to your front door.

Decking: Covered and raised timber decking provides outdoor living all year round.

Outdoor Lighting: Matte black outdoor lights are scattered along communal pathways guiding the way. Each unit is equipped with private outdoor lighting.



Kitchen

A perfect blend of simplicity and functionality. Bathed in natural light, this modern space features sleek minimalist design elements incorporating natural timber-look finishes, white cabinetry and a crisp white engineered stone benchtop. Black hardware provides a premium feel. You'll find ample space for all your kitchen needs. Fitted with Fisher & Paykel appliances, cooking becomes a pleasure.

Living Room

This inviting space features beautiful timber-look floors with double aluminium glass sliding doors that seamlessly connect you to your private deck and garden oasis. Whether you want to cosy up on the couch or utilise the indoor outdoor flow, this space will make you feel right at home. An airconditioning unit enables you to make the most of every season.

Dining Room

The open-plan living and dining space enable you to design this space as you see fit while bathed in natural light.

Bathroom & Ensuite

Each unit boasts one bathroom, and an ensuite adjoined to the master bedroom. Each contain a shower, modern basin and toilet for ultimate convenience. With tiled floors and splashbacks, black hardware and heated towel rails, each space presents modern luxury.

Double Bedrooms

Our two-bedroom units offer versatile living spaces ideal for both families and guests. The master bedroom provides a serene retreat with ample closet space, while the second bedroom is perfect for children, guests, or as a flexible home office. Each space hosts premium Boston wardrobes, natural lighting and ultimate privacy.



Laundry & Storage

A practical downstairs laundry area has been designed with convenience in mind. With the ability to stack your washer dryer and add a wash basin or extra storage, laundry has never been easier. A short walk to your private outdoor clothesline makes this space even more convenient. Upstairs storage cupboards provide ample space for all your belongings.



Appliances

High-quality Fisher & Paykel kitchen appliances enable practical everyday living. A premium black dishwasher blends seamlessly with your black kitchen accents. An induction stove top, five-function oven rangehood and insinkerator enable you to cook up a storm from the moment you move in. With a 5KW Daikin Air Conditioning unit, you'll be comfortable all year long.

INTERIOR





Raised and covered private decks provide multi-purpose, all year round outdoor living



A variety of plantings and trees create a serene and calm space



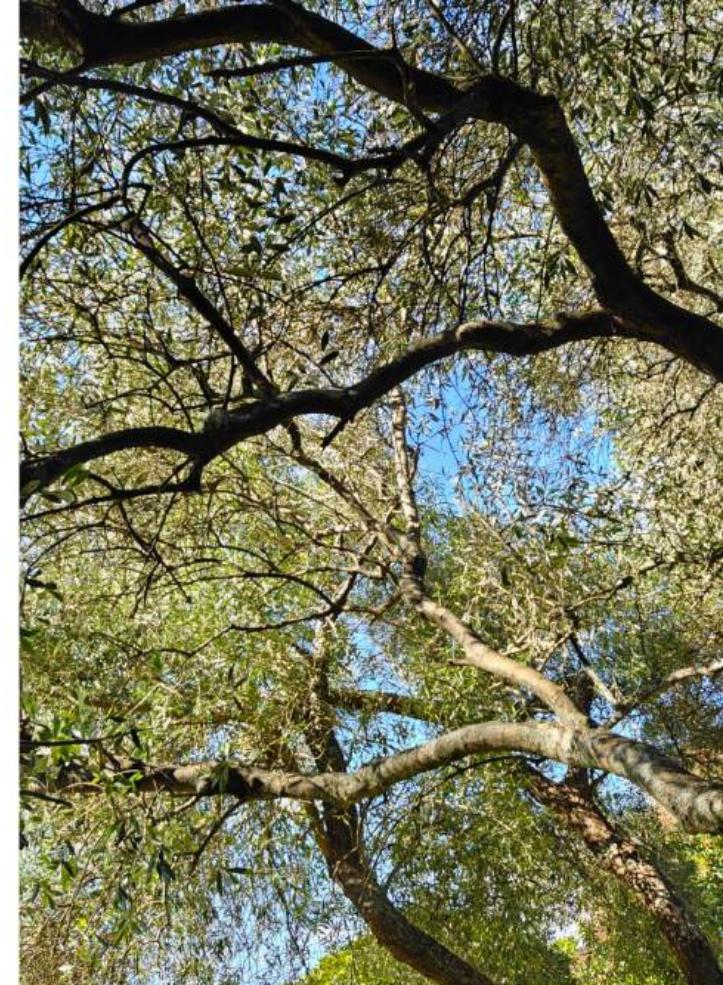
Premium turf creates a low maintenance yet tidy lawn space



Fenced in bin-storage ensures your bins don't look like rubbish

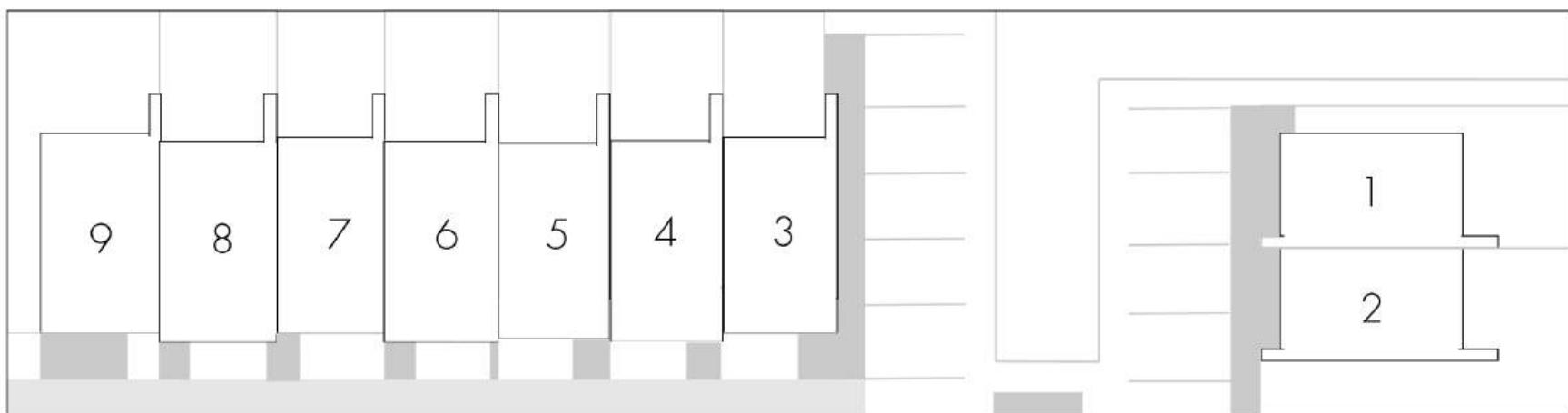
ORCHARD RESERVE

You'll discover this verdant paradise seamlessly integrates with the historic orchard that adjoins this community, home to venerable apple trees, mature olive trees, exotic figs and more. Here, the essence of the old orchard lives on, enriching the experience of residents with a lush, edible haven. Complimented by a playground for children and a sprawling open grass field, Orchard Views offers a picturesque lifestyle where nature, heritage and modernity harmoniously blend. With direct access for each resident to Orchard Reserve, expand your backyard and enjoy this uniquely wide open space.



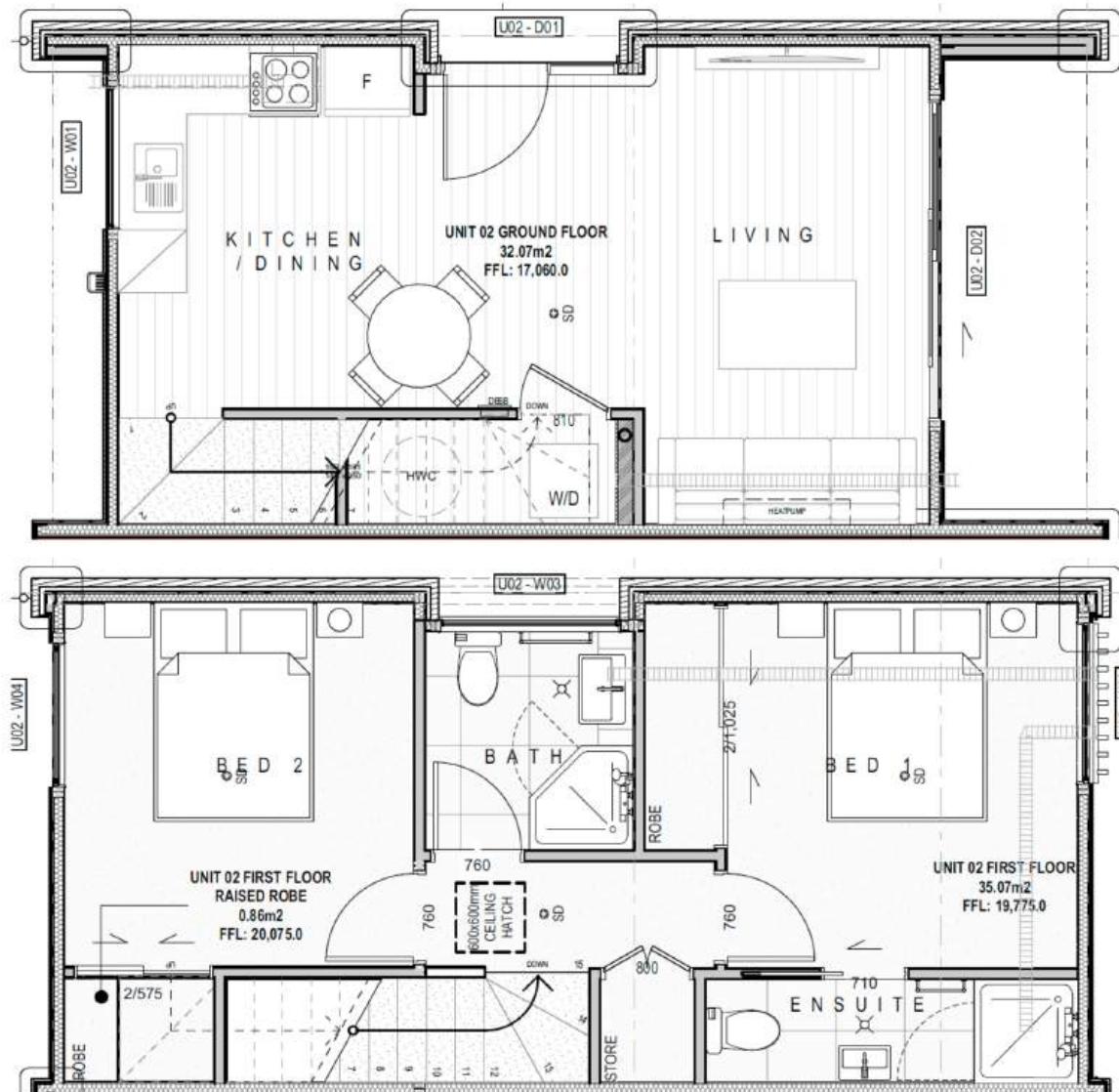
Orchard Views provides direct access to the idyllic and serene Orchard Reserve which is home to plentiful fruit trees, large open green spaces and a playground. Help yourself to an array of apples, figs, olives and pears or enjoy a picnic in the lush green open fields.

UNIT PLAN





UNIT 1



68m²



78m²



Primary & Secondary Bedrooms



Bathroom & Ensuite



One Carpark



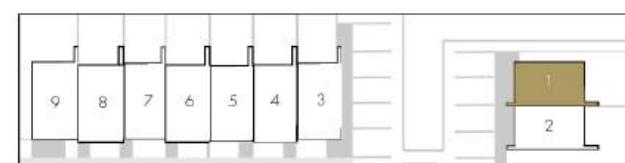
North-East Facing



Direct Access to Orchard Reserve



Raised Timber Deck





UNIT 2



68m²



98m²



Primary & Secondary Bedrooms



Bathroom & Ensuite



One Carpark



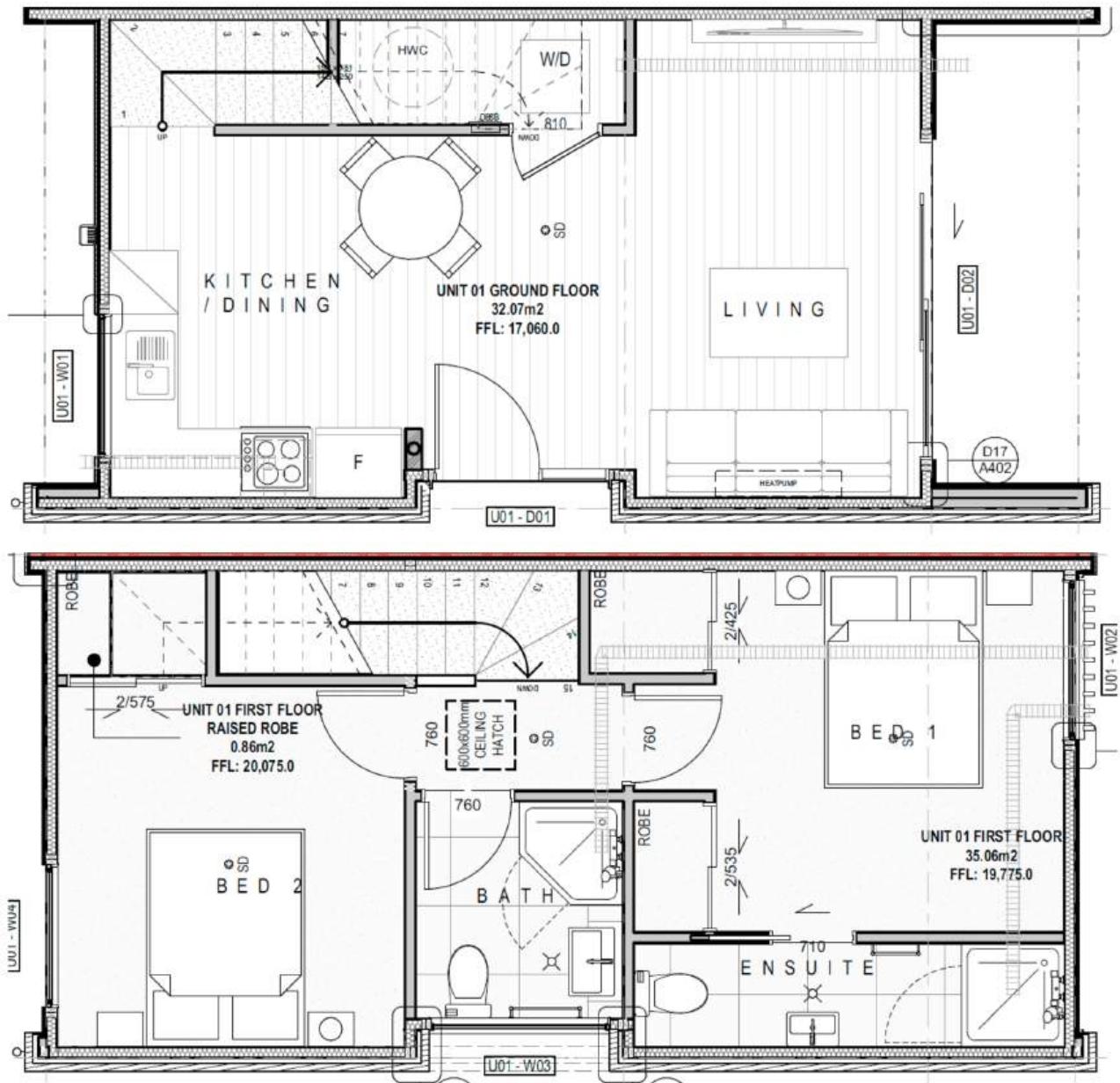
North-East Facing



Direct Access to Orchard Reserve



Raised Timber Deck



UNIT 3



71m²



90m²



Primary & Secondary Bedrooms



Bathroom & Ensuite



One Carpark



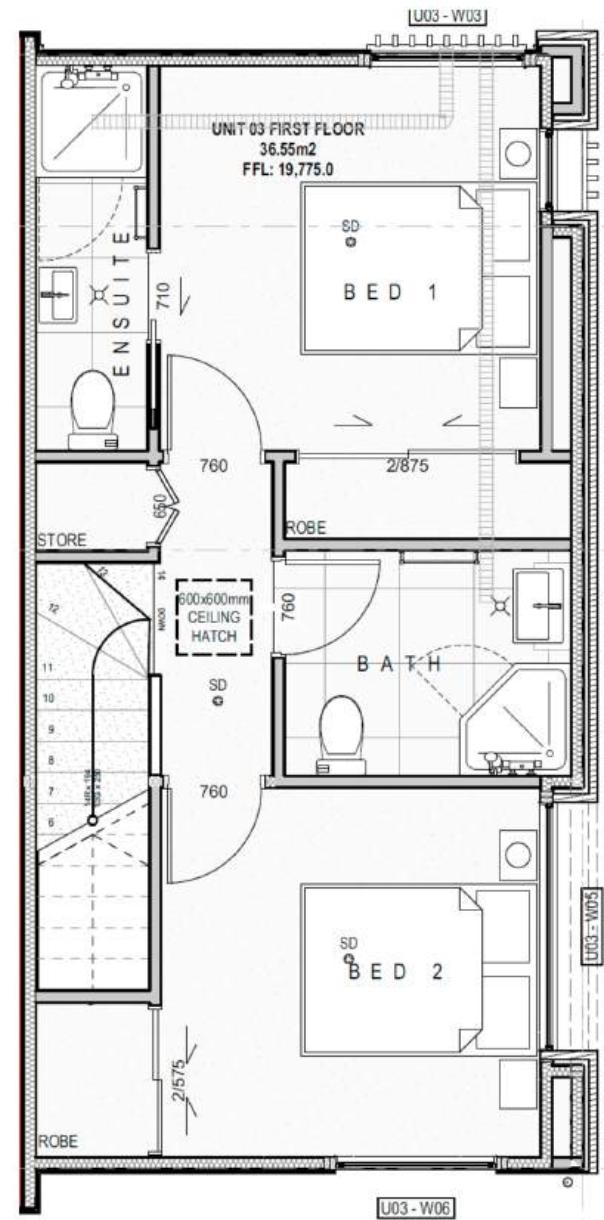
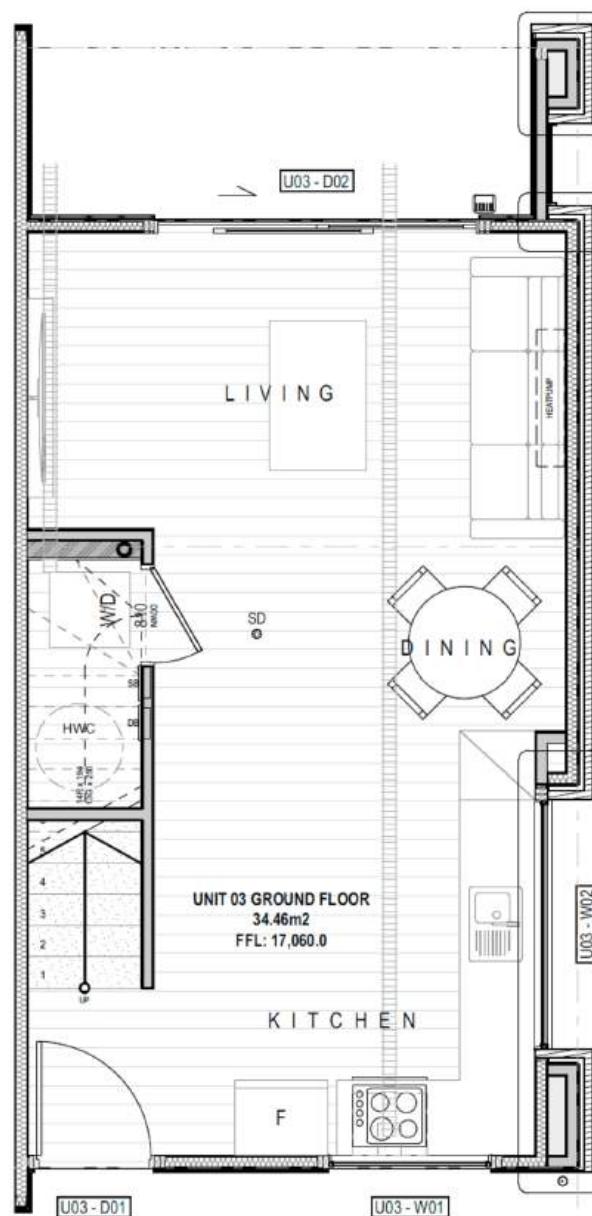
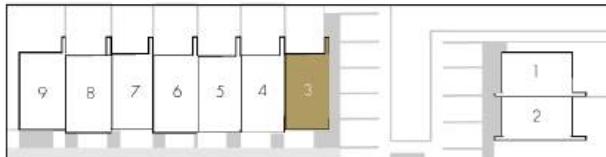
North-West Facing



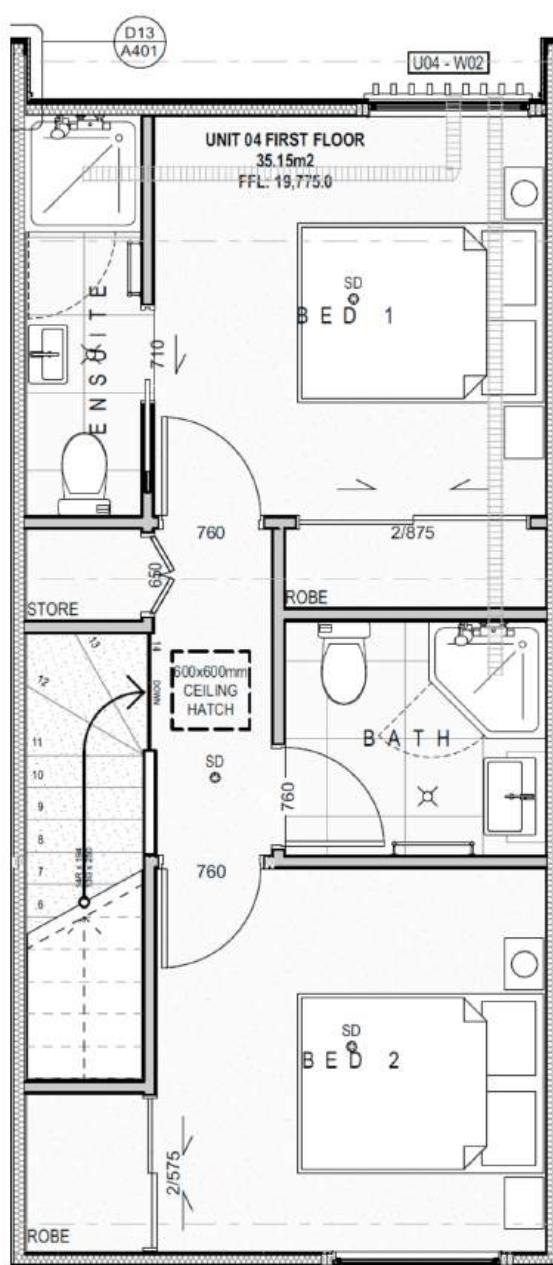
Direct Access to Orchard Reserve



Raised Timber Deck



UNITS 4 & 5



69m²



66m²



Primary & Secondary Bedrooms



Bathroom & Ensuite



One Carpark



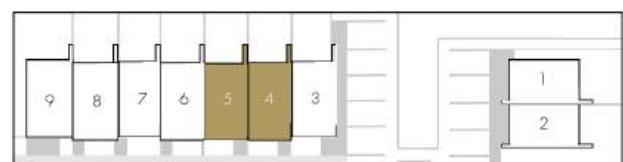
North-West Facing



Direct Access to Orchard Reserve



Raised Timber Deck





UNIT 6, 7 & 8



69m²



66m²



Primary & Secondary Bedrooms



Bathroom & Ensuite



One Carpark



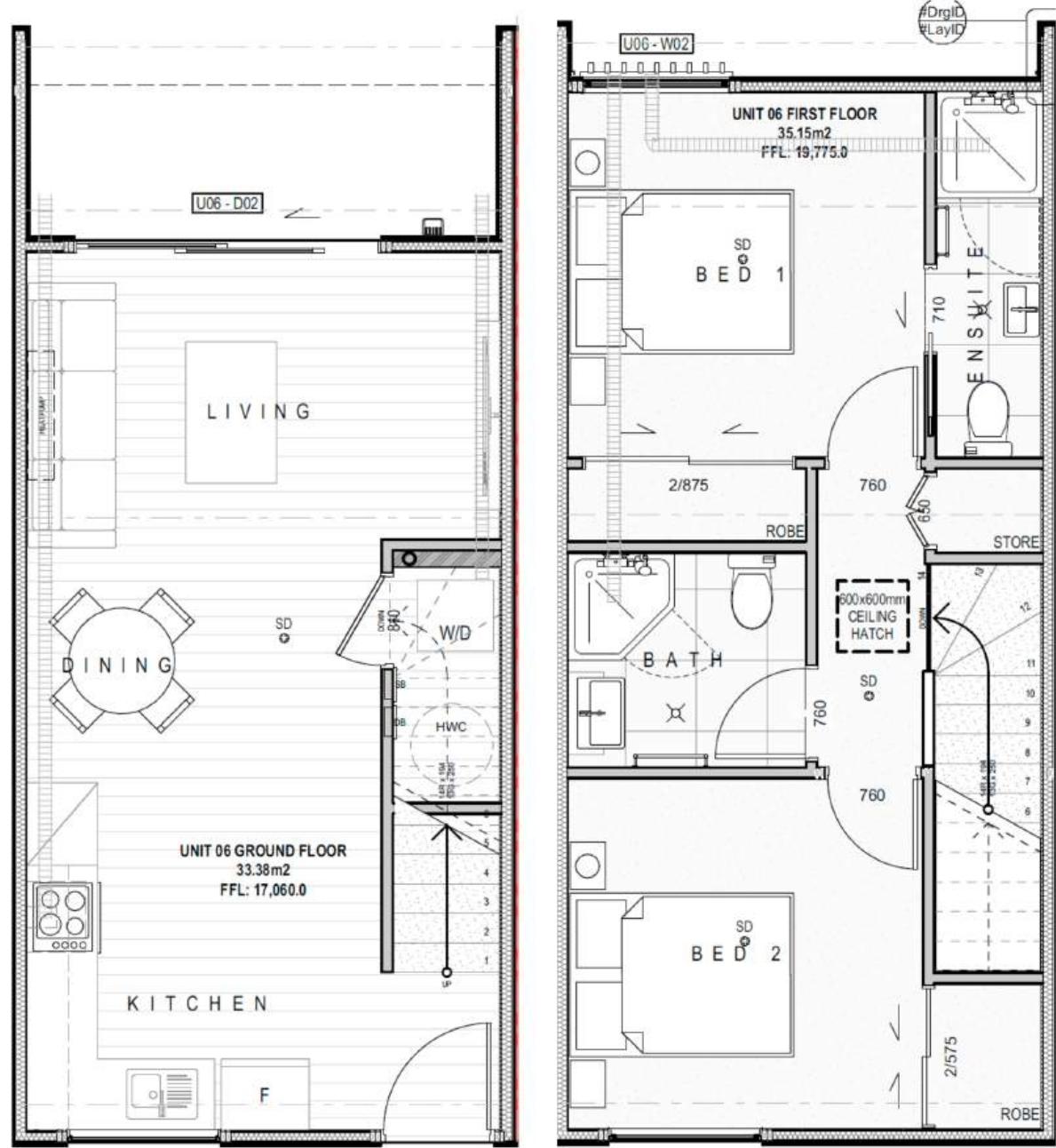
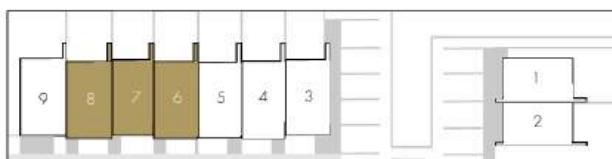
North-West Facing



Direct Access to Orchard Reserve



Raised Timber Deck



UNIT 9

71m2



90m²



Primary & Secondary Bedrooms

Bathroom & Ensuite



One Carpark



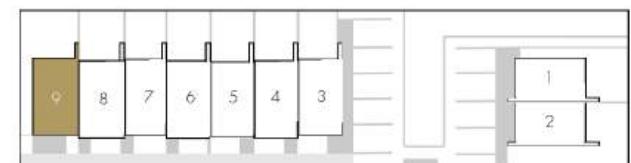
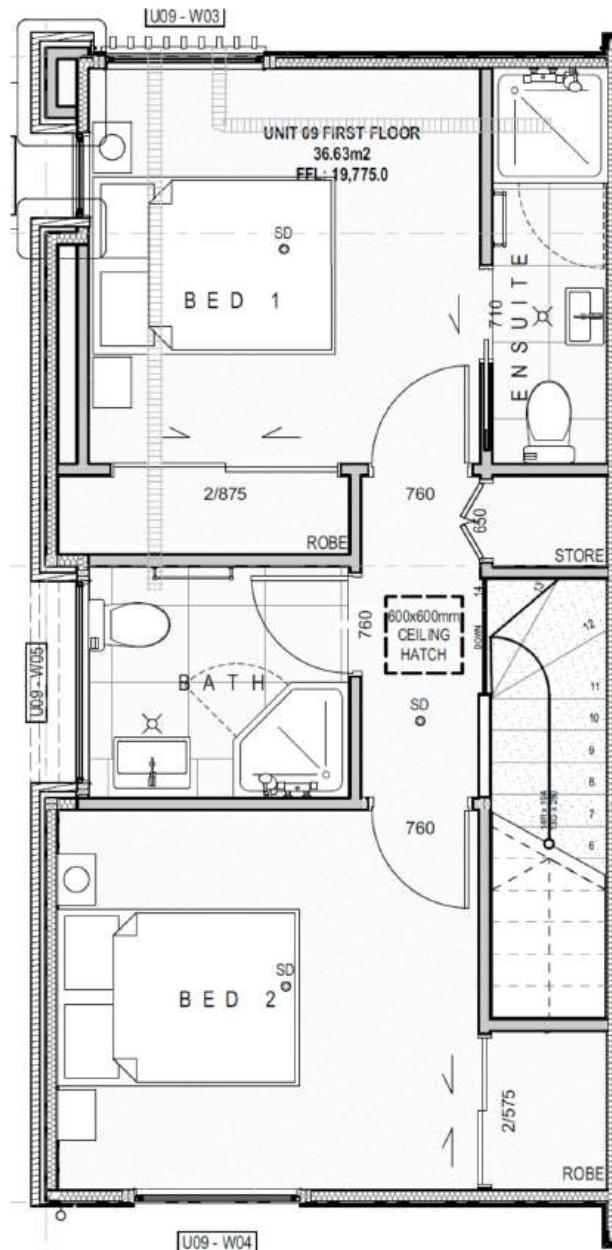
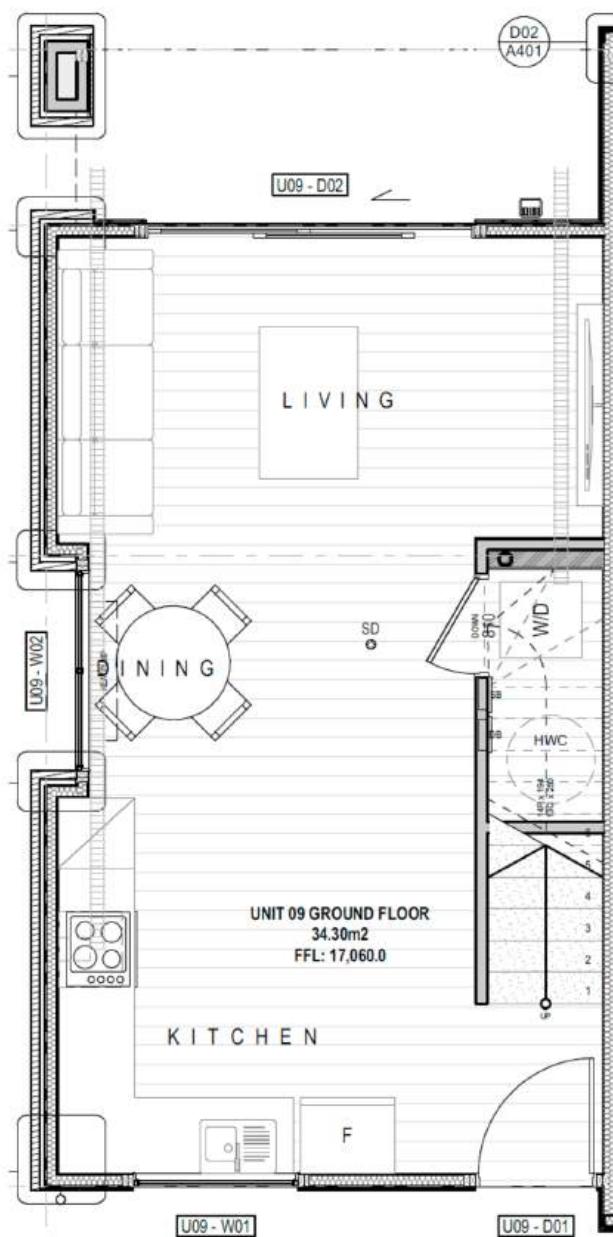
North-West Facing



Orchard Reserve Views & Direct Access



Raised Timber Deck





Orchard Reserve

9 Oregon Avenue

Location

Orchard Views is conveniently located within 15-minutes of the Auckland CBD. The western motorway is approximately 3km from home, enabling you to head in every direction with a short trip along Rosebank Road.



Everything You Need

With local pharmacies, dentists, doctors, cafes, restaurants, parks, sports & recreation centres, Orchard Views is just a stones throw away from everything you need to thrive.

Public Transport

Main bus routes can be found in almost any direction with an abundance of bus stops just meters from your front door. The Avondale train station also provides fantastic public transport and the convenient cycle ways along the western motorway enable you to cycle in safety.



Education

All within walking distance, Orchards Views offers excellent schooling options for all ages.

- Avondale Kindergarten
- Chrysalis Early Learning Centre
- Avondale College Early Childhood Education Centre
- Avondale Primary
- Rosebank Road Primary
- Avondale Intermediate
- Avondale College

How To Buy With Whitestone Group



Step 1.

Get in touch with the Whitestone Group team, and we will work with you to identify suitable property options for your situation and requirements.



Step 2.

Once we have identified your favourite property, we will help you fill out an offer for us to present to the vendor.



Step 3.

If your offer is accepted, we will convey this to you and your due diligence period will begin, this is the time period where we help you conduct due diligence regarding the property and your finance to make sure you are happy to proceed.



Step 4.

Once the contract goes unconditional and you have paid the deposit, you have purchased the home! This is cause for celebration as the purchase is complete!

About Whitestone Group



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