



HARIKOIA

RayWhite



1 Oteha Valley Road, **Northcross**



For Sale

1 Oteha Valley Road, **Northcross**

Harikoa Residences will be situated in an excellent location in the sought-after Auckland North Shore. Near bus stops, the East Coast Bays Road, the Northern Motorway Interchange and Albany AT Park and Ride. This site is a convenient option for commuters and those who want to be close to shops and eateries.



Lifelong Occupational Right (Co-ownership)
For Sale Priced at 50% of the unit market value
From \$393,000

To View
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Welcome to Harikoa Residences

Imagine waking every morning to the sound of birdsong, feeling worlds away from the hustle and bustle of city life.

This is a place exceptionally considered and planned for you to enjoy a unique lifestyle set to a backdrop of harmoniously intertwined green spaces and striking built forms.

Harikoa Residences feature spaces designed to bring the feeling of a thriving and connected community, while providing a breath-taking and expansive views facing North West out to the Waitakere Ranges.

Discover a variety of attractive living spaces, including charming terraced houses and communal areas, catering to those desiring a hassle-free lifestyle while enjoying a connected community.

The homes boast meticulously crafted interiors, harmonising seamlessly with the thoughtfully designed landscaping throughout the community.

Every element of the Harikoa Residences is designed to evoke a sense of belonging and comfort while catering to the needs of residents with disabilities. With a comprehensive range of support services, residents can enjoy a better quality of life.





ARTISTS IMPRESSION

SITE PLAN



The Harikoa Residences Offer

This development offers a variety of floor plan options for townhouses, including two- and three-bedroom townhouses. The floor plans are designed with homeowners in mind, focusing on functionality and flow. There are 26 units in total, planned for completion by the fourth quarter of 2025. A third stage is currently under design and will include a block comprising 1-, 2- and 3-bedroom apartments, as well as a more comprehensive offering of communal areas, communal gardens, and much more. The homes are built with high-quality finishes and features throughout, and a variety of colour schemes and flooring options are available for our residents. The first scheme embraces light tones with white timbers in the kitchen and flooring, complemented by lush oatmeal carpet. The second option features rich wood tones and kitchen cabinetry for those preferring a more moody palette with a darker grey carpet. There is something for everyone's taste. Special provisions are made for residents with disability on communal areas, support offices and other

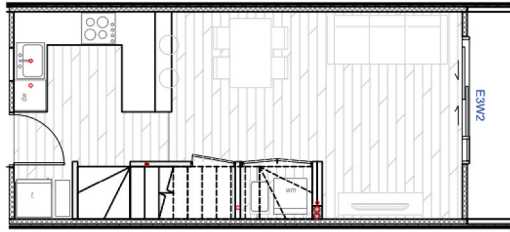
DEVELOPMENT STAGES

- Stage 1 - August 2025
- Stage 2 - October 2025
- Stage 3 - TBC

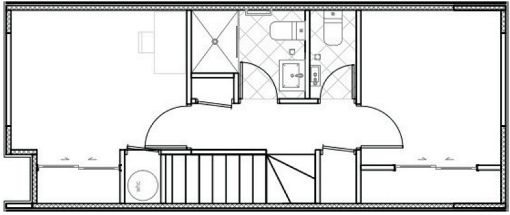
FLOOR PLANS - TYPE A (STAGE 1 & 2)

2 Bedroom / 1.5 Bathrooms **UNIT 17-33, 34-35, 40-42**

GROUND FLOOR



FIRST FLOOR

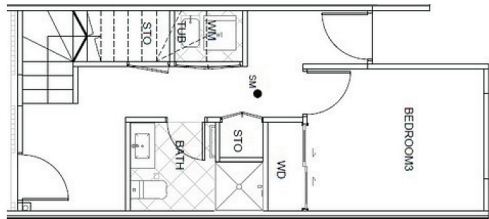


- UNIT 17** Lot Size - 73m²
- UNIT 18-21** Lot Size - 58m²
- UNIT 22** Lot Size - 65m²
- UNIT 23** Lot Size - 66m²
- UNIT 24** Lot Size - 61m²
- UNIT 25** Lot Size - 76m²
- UNIT 26-27** Lot Size - 71m²
- UNIT 28** Lot Size - 72m²
- UNIT 29-32** Lot Size - 65m²
- UNIT 33** Lot Size - 83m²
- UNIT 34** Lot Size - 79m²
- UNIT 35** Lot Size - 81m²
- UNIT 40** Lot Size - 93m²
- UNIT 41** Lot Size - 102m²
- UNIT 42** Lot Size - 101m²

FLOOR PLANS - TYPE C1 (STAGE 1)

3 Bedroom / 2 Bathrooms **UNIT 36-39**

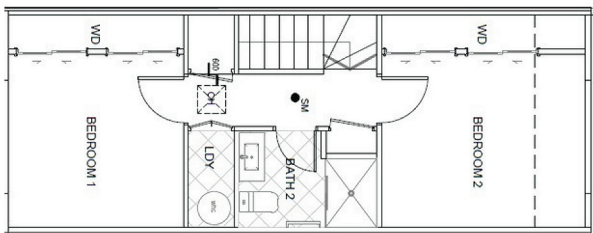
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



- UNIT 36 & 39** Lot Size - 67m²
- UNIT 37 & 38** Lot Size - 85m²

om terraced layouts. units in Stages 1 and include an apartment nal areas such as a gym, out, and two interior es with beautiful oak ich walnut timber flooring ething to suit everyone's ther facilities.



Hassle-Free Living

The kitchen features ample bench space and cupboards, seamlessly connected to the open plan living area that extends to a balcony (3-bedroom option only) perfect for entertaining or keeping an eye on pets and children.

Each bedroom is equipped with generous wardrobe space to provide abundant storage options. The kitchen mixes white and timber cabinetry to provide contrast and interest and features a white stone benchtop. These kitchens are a true highlight of these homes.

The bathrooms showcase lovely travertine-look tiles, paired with beech wall-hung vanities sporting a honed matte finish stone top, and throughout the house you will find timeless brushed stainless tapware and finishes that enhance the overall space.

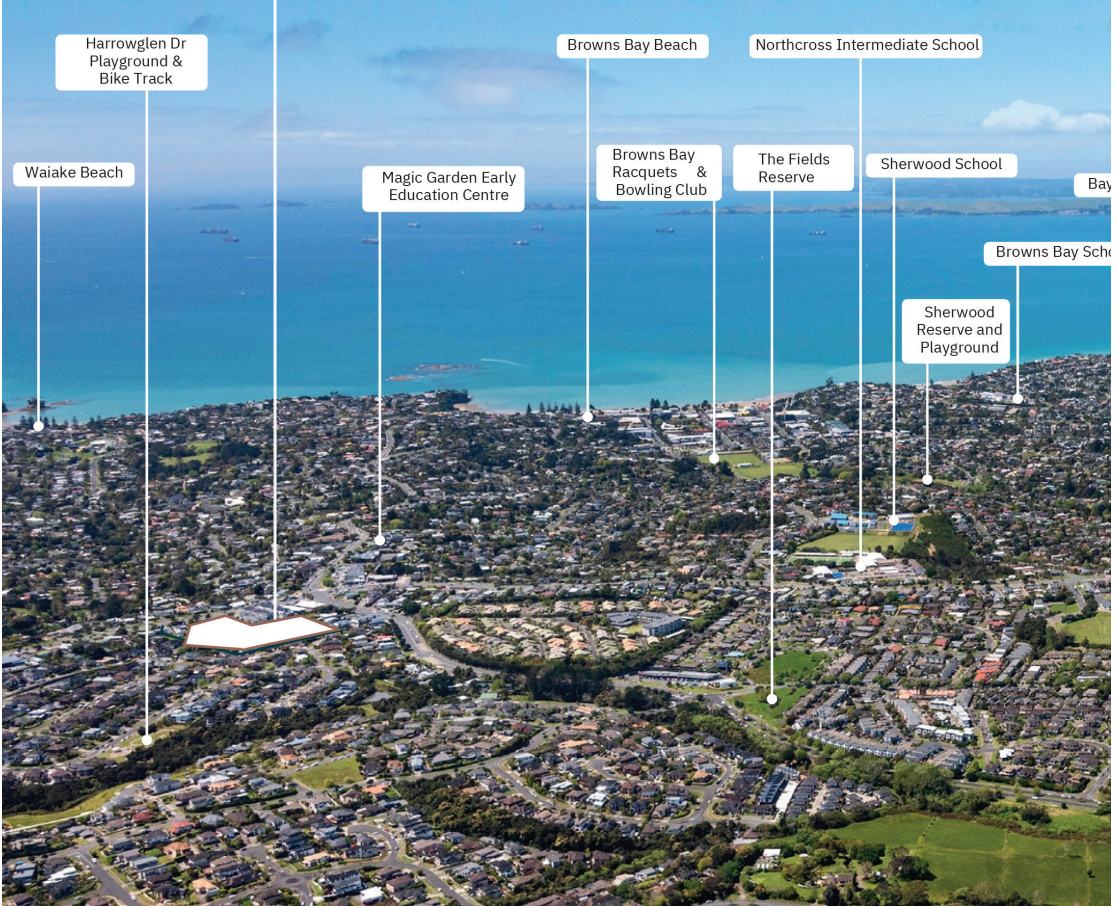


ARTISTS IMPRESSION
2 BEDROOM GROUND FLOOR



Each Home Includes:

- Fisher & Paykel appliances
- Heat pump
- Electronic lock access
- Double-glazed joinery
- Modern high quality fittings
- Low-maintenance exterior
- Carpark



Why Buy In Northcross

To find an affordable coastal location on the North Shore, Northcross stands out as a hidden gem. Situated between Albany and East Coast Bays, this suburb is often overlooked despite its seaside charm. With just a 20-minute commute to the CBD, Northcross was recognised by Colliers as one of the Top 10 Auckland growth suburbs in 2023 for its affordability compared to other North Shore areas. The suburb benefits from easy access to public transport via the Northern Busway and a convenient Park and Ride facility. Northcross offers a range of amenities, including Westfield Albany, sports facilities, and educational establishments. Its proximity to Torbay, Browns Bay, and Long Bay – where house prices are higher – adds to its appeal.



Despite being a sought-after coastal location, house prices in Northcross exceed the Auckland average. The median sales price in Northcross currently stands at \$1.12 million, higher than Auckland's median of \$1.026 million.

Over the past few years, property values in many North Shore suburbs have surged by over 15%, largely due to demand from investors and developers capitalizing on Auckland's property market. Changes in the Unitary Plan have opened up opportunities for development, attracting investors. Both Torbay and Northcross are favored by investors due to their slightly lower land values compared to other East Coast Bays suburbs.



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