



NGARARA

VILLAS



Harcourts
Team Group

NGARARA *Villas*



Discover an exceptional living experience in the heart of Waikanae's prestigious garden area. Ngarara Villas is a premium residential development offering a unique opportunity to own a modern, stylish residence in this highly sought-after location.

Your Dream Home Awaits

Comprising 20 meticulously designed homes, Ngarara Villas offers a selection of 1, 2, and 3-bedroom residences. Each home blends timeless design with easy-care living, perfect for those who appreciate both elegance and convenience. Every detail has been carefully considered to create a harmonious living space that exudes quality and comfort.

Unbeatable Location

Situated minutes away from shopping centres, vibrant cafés, commuter rail links, and the expressway, Ngarara Villas is at the heart of all Waikanae has to offer. Whether you're commuting to the city or enjoying a relaxing day out, everything you need is just a stone's throw away.

A New Standard in Modern Living

Ngarara Villas is more than just a home—it's a lifestyle. This one-of-a-kind development is set to become the benchmark for future builds in the area, offering a rare chance to invest in a high-quality, modern property that will stand the test of time.

Don't miss out on this unique opportunity.

Secure your place in Waikanae's most anticipated new development today.

Ngarara Villas, Ngarara Road, Waikanae, is being offered for sale with fixed prices. If you have any questions regarding Ngarara Villas or require additional information call Ray anytime.



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A New Benchmark





An Appetite for Opulence

Introducing our designer kitchen, crafted with precision and elegance. Every detail reflects our commitment to quality, using only the finest hand-picked materials to ensure a high-grade specification.

The rich, black walnut paneling creates a striking focal point, while sleek finishes enhance the modern aesthetic. Transform your space with a kitchen designed to impress, offering unparalleled craftsmanship and timeless beauty.



Your Bedroom Retreat

Extend the elegance of black walnut paneling into your bedroom, creating a seamless blend of luxury and warmth. This exquisite material adds depth and sophistication, transforming your personal space into a serene retreat.

The rich, natural tones of the walnut bring a timeless appeal, while the meticulous craftsmanship ensures a flawless finish.



Invite The Outdoors In

Step out onto your private terrace designed for ultimate entertaining and relaxation. Bathed in natural light, this outdoor area offers the perfect setting for gatherings or quiet moments of reflection.

Thoughtfully designed for privacy, the terrace seamlessly extends your living space, creating an intimate oasis where you can enjoy fresh air and private views without interruption. Ideal for hosting guests or simply unwinding, this terrace is your private escape in the heart of luxury.





Luxury Meets Everyday Living

Indulge in the ultimate creature comforts with every detail designed for your ease and relaxation. From plush furnishings to cutting-edge technology, your space is tailored to provide a perfect blend of style and convenience.

Enjoy modern luxuries all working in harmony to create an environment of effortless comfort. Whether it's a quiet evening in or hosting friends, these thoughtful touches ensure that your home is always a haven of warmth and well-being.





PALMER & COOK
DEVELOPMENTS

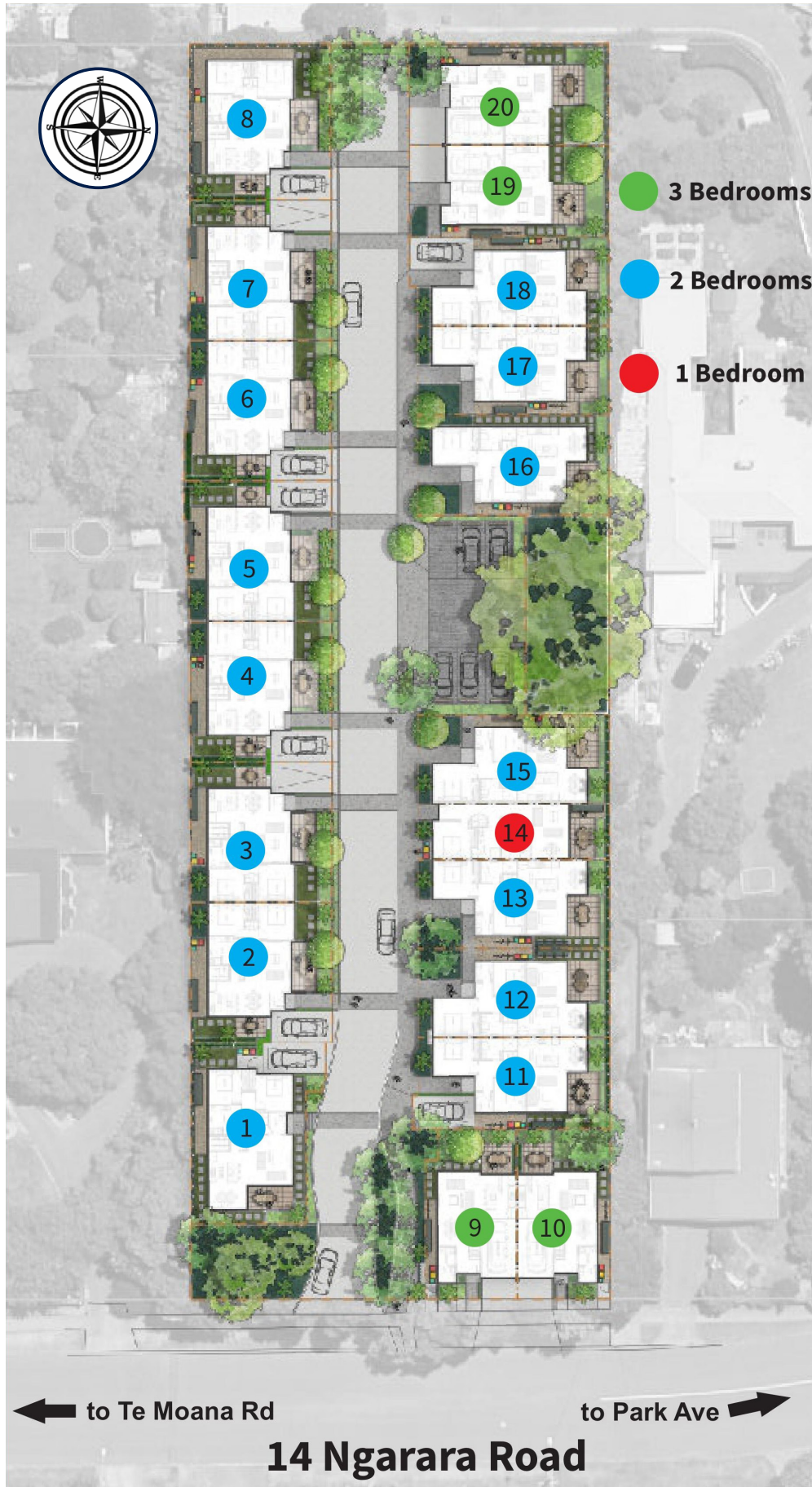
Palmer & Cook Developments is a well-respected property development company based in Lower Hutt, led by Adrian Palmer and Mark Cook. Known for their commitment to creating comfortable, high-quality homes, the company places emphasis on community building and unique design processes. Both Palmer and Cook have deep roots in the Hutt Valley business scene, with over 15 years of experience.



Unlike many developers focused solely on profit, Palmer & Cook are dedicated to delivering projects that enhance the local community. Their developments throughout the Wellington region have earned them a strong reputation, with more exciting projects expected in the near future.

Their philosophy of putting their names in the brand reflects the pride they take in their work and the transparency of their mission to provide homes that the region can be proud of.

Overview Site Plan



Live the life you love



FAQ's

Where is Ngarara Villas located?

Ngarara Villas, is located at 14 Ngarara Road in Waikanae. Enjoy the convenience of being just a few minutes' stroll from local supermarkets, cafes, and transport options. The picturesque river walkway and vibrant farmers' market are just around the corner, while the famous Waikanae beach is easily accessible for your enjoyment.

How can I secure my new townhouse NOW?

After signing a sales & purchase agreement a deposit of just 10% will be paid into the vendors solicitors trust account. This will secure your townhouse, with the balance payable upon settlement after issue of CCC and the certificate of title.

What is a CCC?

A CCC is a Code of Compliance Certificate, it is a formal statement confirming that the building work carried out on the property is compliant to the building consent issued by the local authority. The developer will apply for a CCC once all the work has been completed and inspected.

Is the purchase price inclusive of GST?

Yes, the purchase price will be inclusive of GST if any.

Is there going to be a residents association?

Yes, there will be a resident's association to protect the interest of all residents.

How does the resident's association work?

All purchasers will join the resident's association, and each will be bound by the rules applicable to the resident's association which the vendor deems desirable for the benefit of all.

Are there car parks available for residents?

Yes, each townhouse has either a designated car park or an internal access single garage as shown in the plans.



TRUST ISN'T SEEN, IT'S EXPERIENCED

For the twelfth year in a row, Harcourts has been voted New Zealand's Most Trusted Real Estate Brand. This is the twelfth time the Reader's Digest has asked the public to vote on the real estate category, and every time, Harcourts has come out on top.

At Harcourts we aim to create clients for life and pride ourselves on exceptional service. We are humbled that New Zealand has voted us the Most Trusted Real Estate Brand twelve years running.



Harcourts Team Group

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