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Kahawai Point Development Ltd |

*Stage 4, Release 1,*

**Sunrise Release**



## Our Best Offering Yet

Sunrise takes its name from the release area's north-east facing aspect. It is considered by many to be the 'holy grail' of house hunting. Having a north-east facing aspect creates the opportunity to position your home on the lot to maximise natural light as the sun moves from east-to-west. The major advantage to sunlight access is the possible effect on the temperature within your home and potential cost savings, especially in an Auckland winter.

Sunrise Release 1 is secluded yet connected and ideally positioned at the centre of Kahawai Point. It is a quieter enclave with a distinctive character due to its location above the Taihiki River.

As a result, the majority of homes here will have excellent views across the River to the Manukau Harbour hinterland. With less traffic passing through, it's a safer place for kids to play outside and ride their bikes and for neighbourhoods to get together.

Homesites here range from 594m<sup>2</sup> to 840m<sup>2</sup> (Ave: 707m<sup>2</sup>) each with generous site coverage that allows you to build bigger, making it perfect for your family and lifestyle.

## Ideal Coastal Lifestyle Homesites

Lot Size		Lot Size	
Lot 257	684m <sup>2</sup>	Lot 302	790m <sup>2</sup>
Lot 258	764m <sup>2</sup>	Lot 303	762m <sup>2</sup>
Lot 262	672m <sup>2</sup>	Lot 304	662m <sup>2</sup>
Lot 263	818m <sup>2</sup>	Lot 305	595m <sup>2</sup>
Lot 293	597m <sup>2</sup>	Lot 306	779m <sup>2</sup>
Lot 294	598m <sup>2</sup>	Lot 307	793m <sup>2</sup>
Lot 295	809m <sup>2</sup>	Lot 308	594m <sup>2</sup>
Lot 296	798m <sup>2</sup>	Lot 309	597m <sup>2</sup>
Lot 297	659m <sup>2</sup>	Lot 310	662m <sup>2</sup>
Lot 298	714m <sup>2</sup>	Lot 311	808m <sup>2</sup>
Lot 299	663m <sup>2</sup>	Lot 312	671m <sup>2</sup>
Lot 300	721m <sup>2</sup>	Lot 313	840m <sup>2</sup>
Lot 301	663m <sup>2</sup>	Lot 314	595m <sup>2</sup>









## Three more reasons to move to Sunrise at Kahawai Point.

- Beautiful views, serenity, coastal lifestyle all located within the safety and protection of a small growing local community.
- A new urban food hub – to further enhance its abundant natural features, KPDL is creating a new urban food hub adjacent to its marketing suite at 35 McLarin Road. The new space will feature Waiuku's legendary burger restaurant, The Munted Jandal, well known locally for their venison, beef, chicken and pork gourmet burgers. The Munted Jandal will be alongside Kahawai Point's own artisan bread, pastries and coffee van, Kasia's Kart. Kasia has been serving coffee with donuts at Kahawai Point for nearly a year and is renowned for her hospitality and welcoming smile.
- When the all-weather Kahawai Point Marine Centre is finished, we anticipate Kahawai Point will become a much loved destination for local boaties, fishermen and water lovers. The proposed Centre may also offer an upmarket riverside eating/drinking experience beside the calm waters of the Taihiki River.

## An Auckland Coastal Gem.

- Kahawai Point is southern Auckland's jewel in the crown. Being built by some of Auckland's finest builders, it is located at the junction of the stunning Taihiki and Waiuku Rivers. It offers a very safe coastal rural haven away from the hustle and bustle of downtown Auckland. The local community currently stands at 150 residents on its way to around 2,000 people on completion. A small but intimate place is waiting for you to call it home.
- Kahawai Point is revered locally for its abundance of superb natural features. It is also connected by fibre optic cable for all your work from home needs. Ideally located close to a range of primary and secondary schools, medical, banking facilities and everyday shopping needs in the village of Waiuku – only 15 minutes away on the recently widened and re-sealed Glenbrook Beach Road.



How's the  
Serenity?

To find out more about Stage 4, Sunrise Release 1,  
call **Michele Mathieson** on 027 486 3738 or  
email: [michele.mathieson@bayleys.co.nz](mailto:michele.mathieson@bayleys.co.nz)

**BAYLEYS**

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