



RED DEVELOPMENTS



15 Woodland Drive

Conveniently Located. Designed for Convenience

Positioned for convenience, carefully designed homes, delivering comfort without compromise.

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ABOUT

RED DEVELOPMENTS

Red Developments is a new build and development company started by Apex Construction.

With 20+ year's experience in the industry the directors of Apex Construction, who specialise in renovations, have started Red developments in order to build quality new homes within the Waikato region.

We work with architects and interior designers to create quality, functional, well planned homes for urban living. We have a team of qualified builders & quality contractors crafting our homes.

THE TEAM

The Red Development team are well recognised, highly qualified New Zealand Tradesmen, all certified in each of their professions.

A CONVENIENT FLAGSTAFF LOCATION

Positioned in the heart of Flagstaff, these boutique homes enjoy close proximity to local shops, river walks, schools, and established bus routes. With everyday amenities nearby and easy connections across Hamilton, Woodland Drive offers a location designed for comfort, convenience and modern living.

Well located within Hamilton's northern growth corridor, Flagstaff provides quick access to the wider city, including Chartwell and Rototuna retail precincts, The Base and Hamilton CBD. Excellent road connections and regular bus services make commuting straightforward, while nearby river paths and green spaces allow easy access to outdoor recreation. Combined with Hamilton's strong schooling, employment and lifestyle offerings, Woodland Drive delivers the convenience of city living within a well established suburban community

PREVIOUS DEVELOPMENTS

Merdian Place, Flagstaff



Beerescourt

Greenhill, Chartwell

PROPERTY FEATURES



This exclusive development of five townhouses has been thoughtfully designed to deliver modern, low-maintenance living in a boutique setting. The mix of home types appeals to a wide range of buyers, including professionals, small families and downsizers.

Each property includes:

- A contemporary kitchen fitted with a Bosch gas oven and dishwasher
- Open-plan dining, living, and lounge areas, kept warm in winter with a heat pump
- 2–3 bedrooms, master room with a walk-in wardrobe
- 2 bathrooms (including an ensuite) with gas continuous hot water
- A carport plus additional off-street parking
- Oblique and linear exterior cladding with double-glazed joinery throughout
- 10-year Master Builders guarantee

Home Options:

• 1 x 3-bedroom, 2-bathroom townhouse

Generous living spaces and flexibility for families or those needing extra room.

110m² floor area.

• 4 x 2-bedroom, 2-bathroom townhouses

Ideal for modern living with well-proportioned layouts and private indoor–outdoor flow.

Floor areas ranging from 67m² to 70m².

Each townhouse delivers modern comfort and smart design, with efficient layout, quality finishes and effortless indoor – outdoor flow. This quiet street and boutique setting offers rare privacy exclusivity, paired with low maintenance living, perfect for today's lifestyle.



AREA INFORMATION

Located in the highly soughtafter Flagstaff suburb, 15 Woodland Drive enjoys a prime position within Hamilton's northern growth area. With proximity to Chartwell Shopping Centre, The Base and key northern motorway links, the location offers excellent everyday convenience.

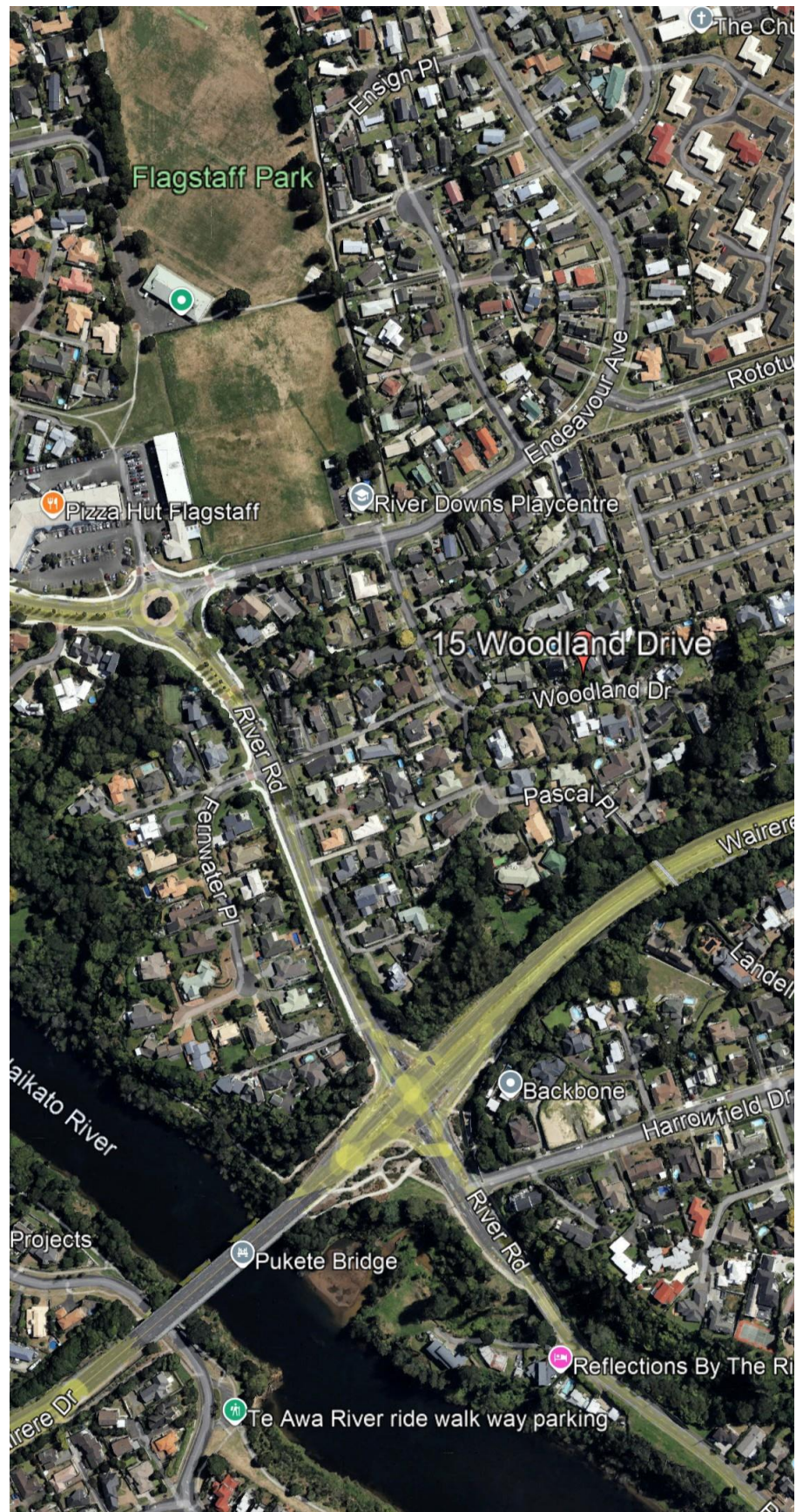
Nearby parks and local amenities further enhance the appeal, making these townhouses an attractive option for both homeowners and investors.

LOCAL SCHOOLS

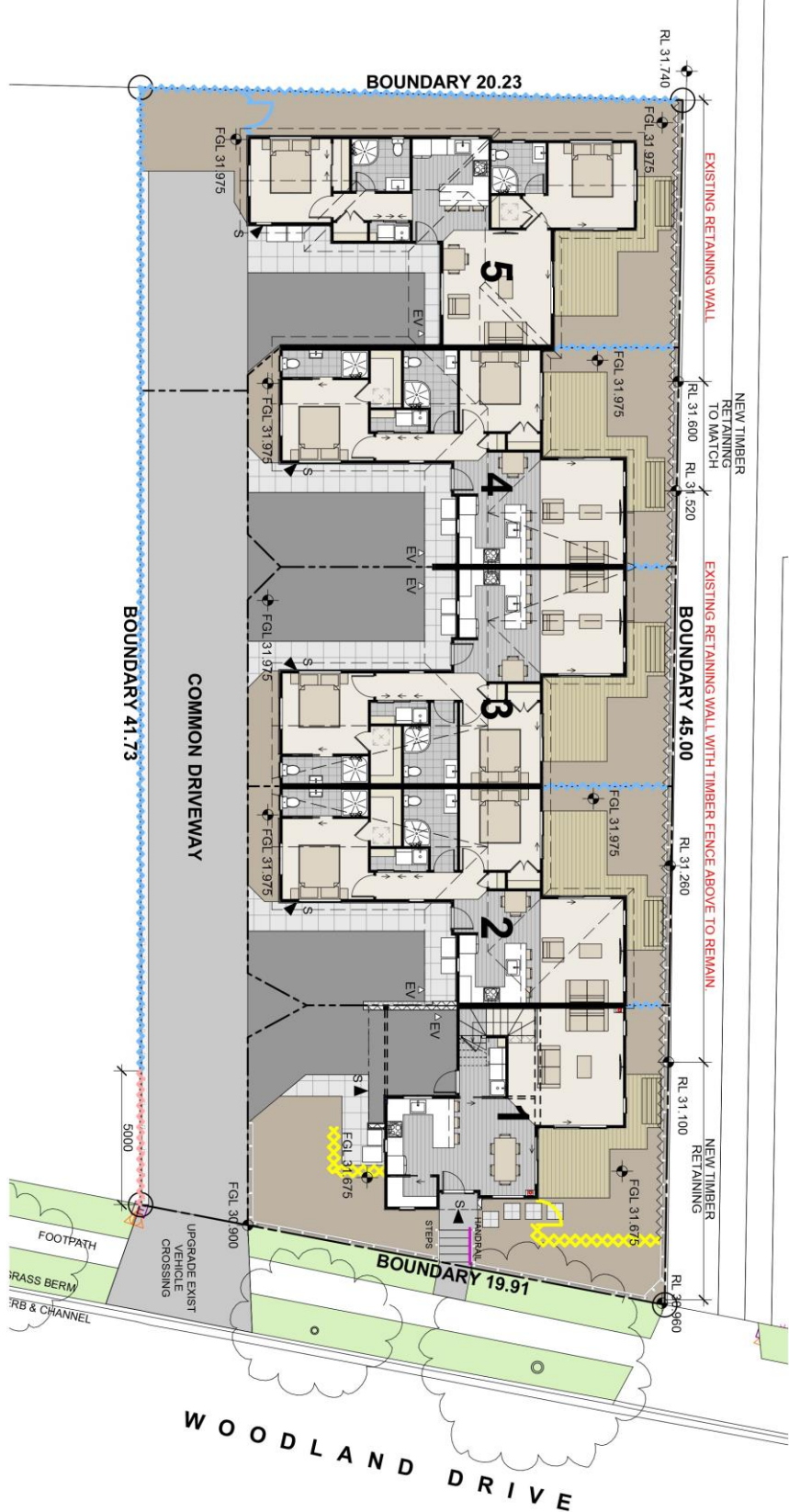
Zoned close to a range of established schools, including Endeavor Primary School, Hukanui Primary School, Fairfield Intermediate and St Paul's Collegiate, supporting families through all stages of schooling.

SERVICES

The property is well serviced by public transport, with two bus stops within easy walking distance. A wide selection of gyms, cafés, restaurants, shops and essential services are located within a short walk or drive, ensuring a comfortable and wellconnected lifestyle.



SITE PLAN



INTERIORS



Light and modern interior design can be seen through all Red Development homes. Architecturally-designed layouts offer a flexible range of furnishing options.*



*Photos to show completed interiors. Furnishings are not included with the property. Layouts of each property may vary.

SPECIFICATIONS - WHAT'S IN YOUR HOME, WHAT'S ON YOUR HOME

Red Developments uses top materials and finishing sourced from reputable local suppliers. Specifications are customisable to the scope and budget of your build.*

KITCHEN

- White melamine interiors with 1mm pvc edges
- Standard colour range on 18mm mdf
- 30mm Zealand Quartz bench tops
- Under stone mounted kitchen bowl
- Blum hinges
- Soft closers to drawers
- Overhead cupboards above fridge
- Bosch 600mm 6 burner dual fuel free standing oven
- Bosch 600mm freestanding dishwasher
- Robinhood 60cm power pack range hood
- White Subway tile splash backs

BATHROOM & PLUMBING

- Therman 26R continuous flow hot water
- Englefield Sapphire showers
- Raymor Brighton white 900mm 2 drawer wall hung vanity
- Raymour back to wall toilet suite
- Robertson Cura shower mixers and slider
- Robertson cura vanity basin mixer
- Elementi gooseneck sink mixer (kitchen)

INTERIOR

- Preprimed hollow core doors with paint finish
- Linen cupboards 4 shelves 90 x 18mm slat shelving
- Walk in wardrobe white melamine open shelves and rails
- Bedroom cupboards painted mdf 300mm shelf and hanging rail
- 55mm gib cove
- 10mm gibboard ceilings and walls
- 2400 stud height
- 60mm x 10mm single bevel pine architraves and skirting
- R2.8 pink batts wall insulation fully
- R4.2- R7.0 pink batts ceiling insulation fully
- Windsor Door handles and door stops

ELECTRICAL

- Led recessed lights
- Exterior sensor spot lights
- 150mm extract fan
- TV power and aerial sockets
- Heated towel rails

FLOORING

Tiling

- 600 x 600 floor tiles to bathroom, ensuite,
- 100mm up stands to bathroom, ensuite

Vinyl planks

- 4.5mm luxury vinyl planks to kitchen entry and dining room

Carpet

- Hamptons 55oz solution dyed polyester
- 11mm foam carpet underlay

EXTERIOR

- Trapezoidal colour steel roofing
- Colour steel quad Gutters
- Colour steel fascia
- 180mm lines board cladding
- 300mm oblique cladding
- Fairviews Thermtex TGV entry panel door 9000mm Yale digital lock
- Fairviews architectural double glazed joinery
- Clothesline

LAUDARY

- Robinhood Super Tub

SITE WORKS & FOUNDATIONS

- Rib raft floor
- Engineer designed
- Dig out to engineers specifications

PAINTING

- White Ceiling paint
- Double black white to walls
- Alabaster white to Architraves, doors and skirting
- Low Sheen Resene 1/2 Sea Fog paint to linear boards
- Low Sheen Resene flaxpod to Oblique
- Resene double alabaster to soffits

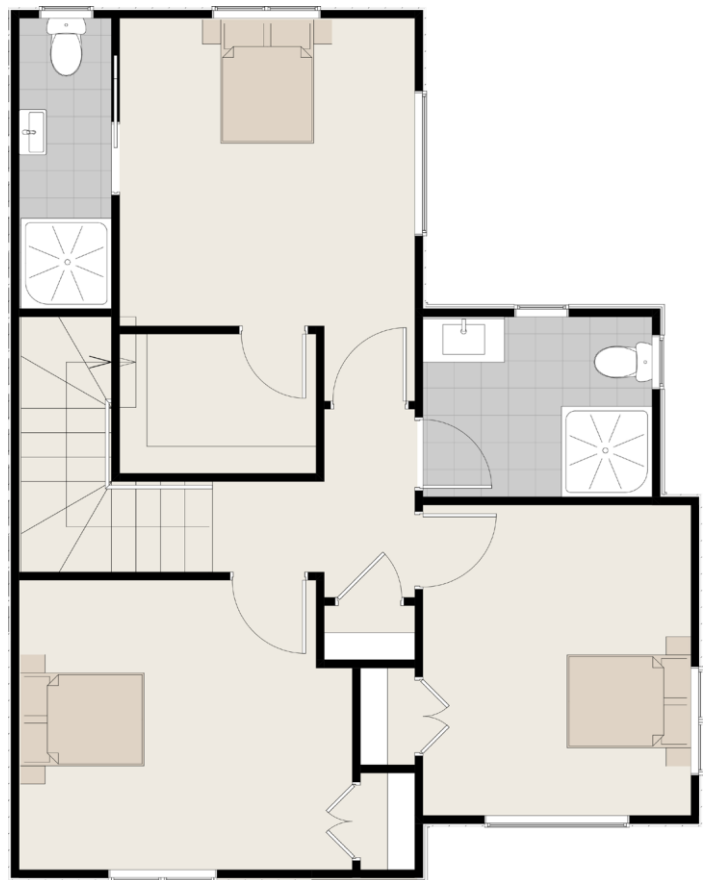
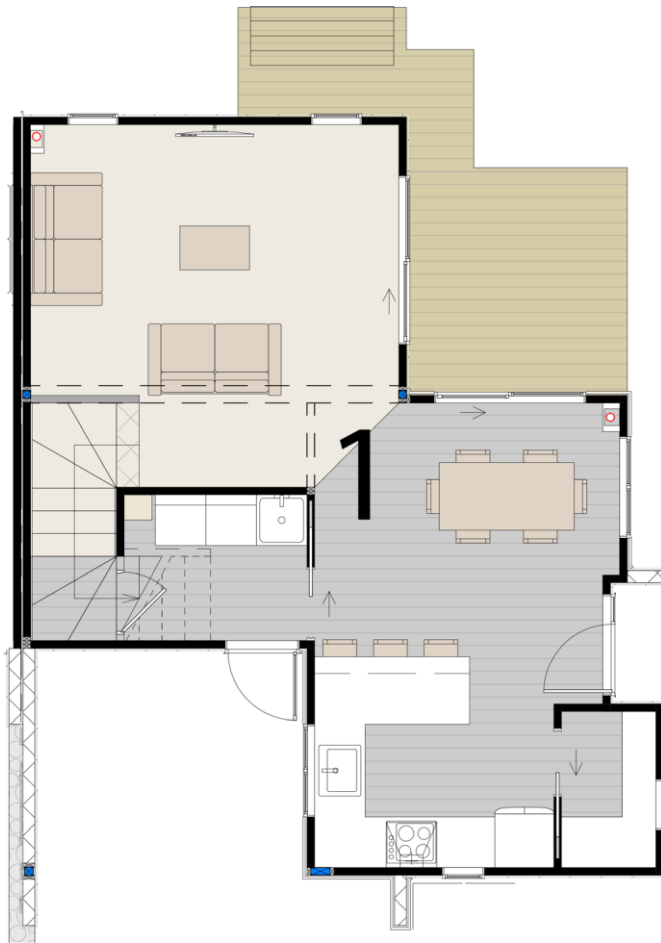
*Standard specifications are subject to change depending on availability. Ability to customise may vary depending on stage of construction.

HOUSE PLANS TOWNHOUSE 1



FLOOR PLAN - GROUND LEVEL

FLOOR PLAN - FIRST LEVEL



PROPERTY PRICE
\$829,000

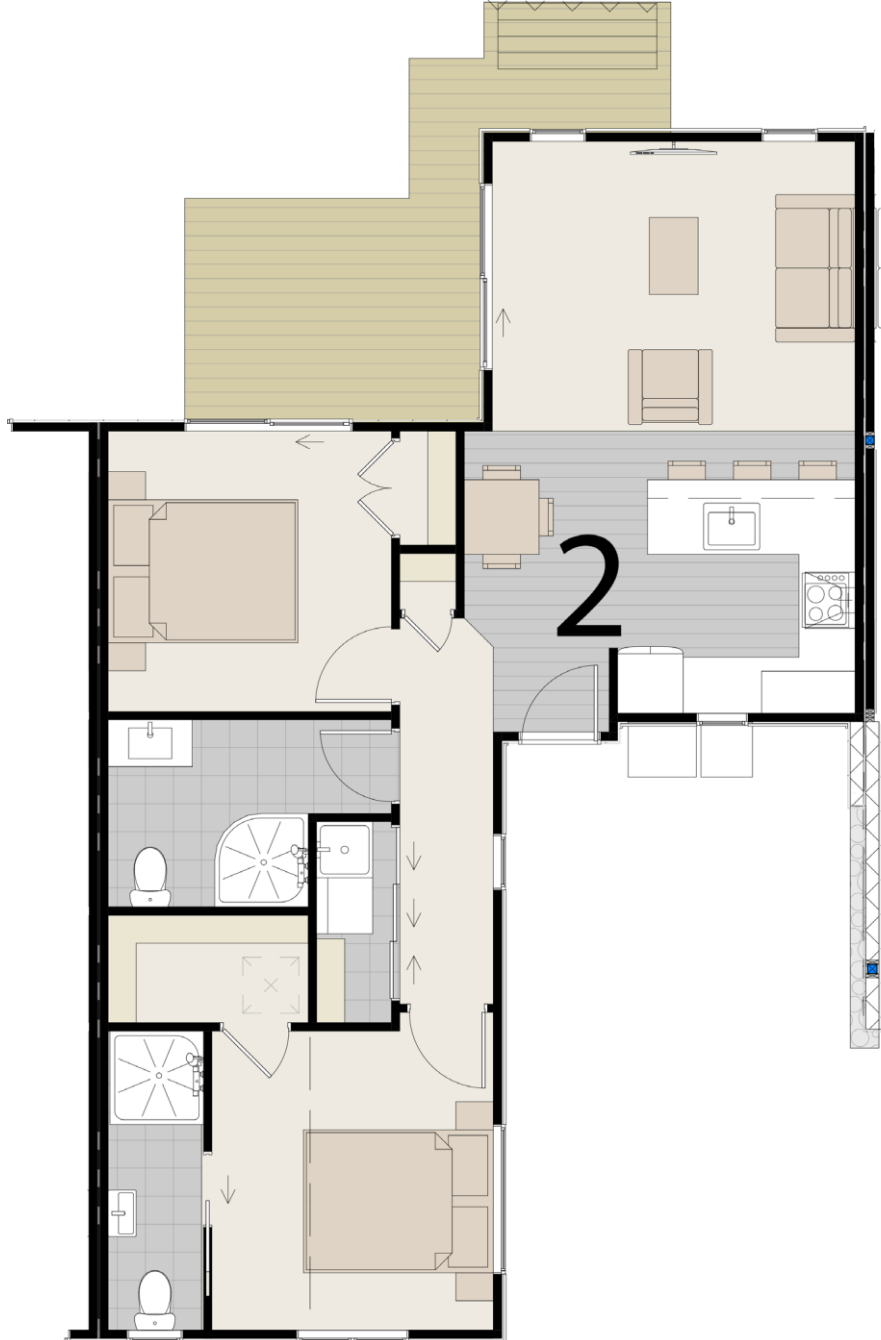
RENTAL APPRAISAL
\$650 - \$700 per week

3 Bedroom | 2 Bathroom | 1 Carport | Floor Size 110m2 | Land Size: 195m2 | 2 Story, Front section

HOUSE PLANS TOWNHOUSE 2



FLOOR PLAN - GROUND LEVEL



PROPERTY PRICE
\$669,000

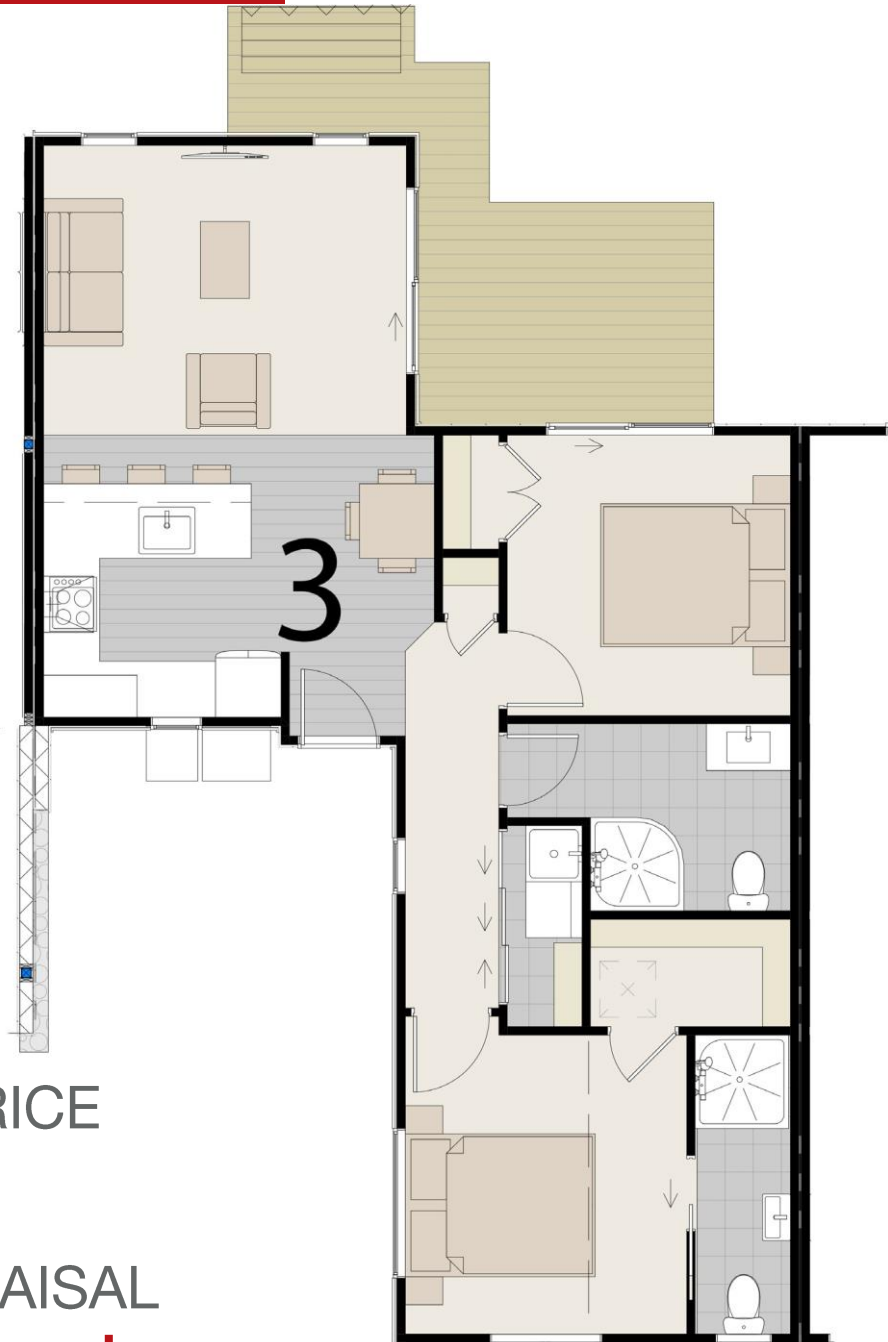
RENTAL APPRAISAL
\$570 - \$600 per week

2 Bedroom | 2 Bathroom | 1 Carport | Floor Size 67m² | Land Size: 127m² | Single story, middle section

HOUSE PLANS TOWNHOUSE 3



FLOOR PLAN - GROUND LEVEL



PROPERTY PRICE
\$669,000

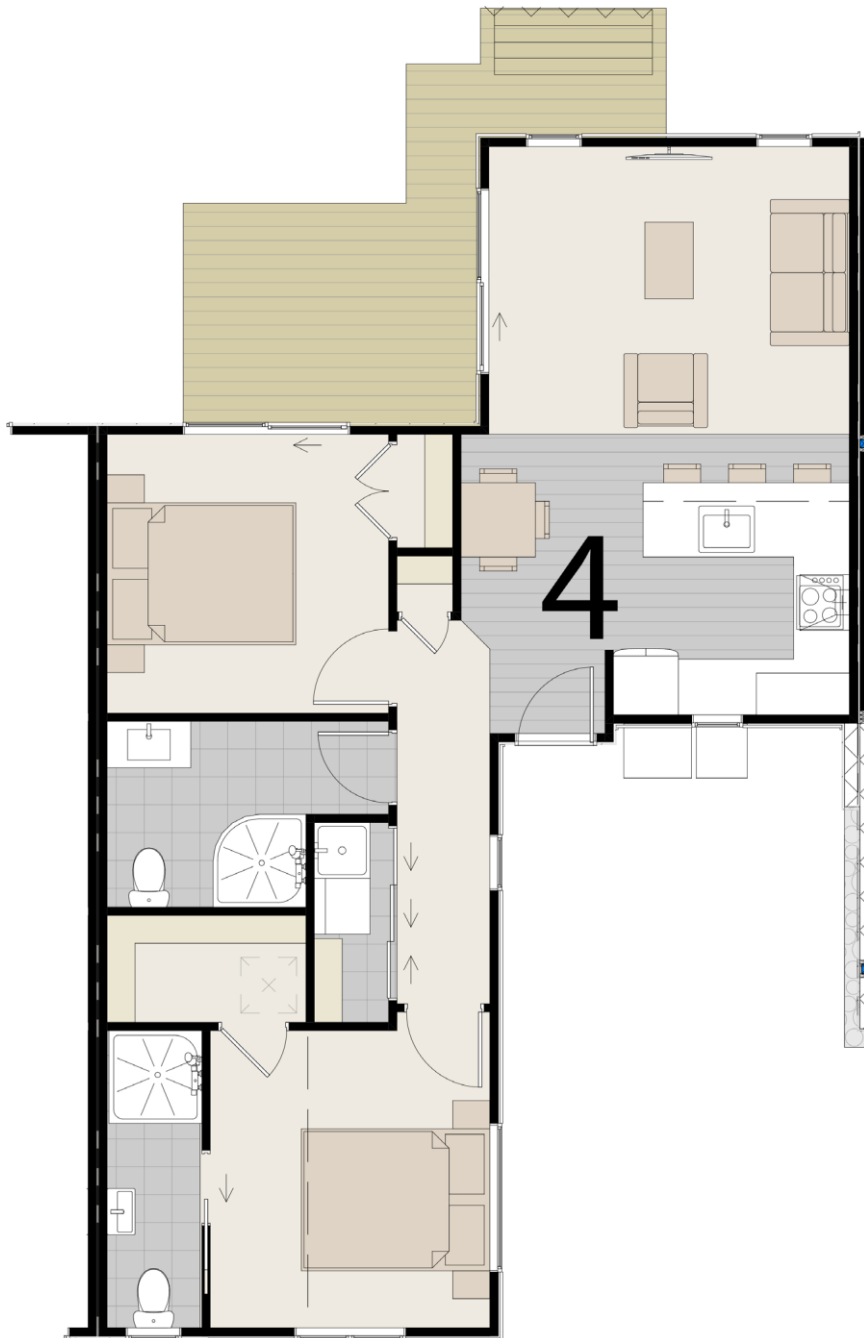
RENTAL APPRAISAL
\$570 - \$600 per week

2 Bedroom | 2 Bathroom | 1 Carport | Floor Size 67m² | Land Size: 127m² | Single story, middle section

HOUSE PLANS TOWNHOUSE 4



FLOOR PLAN - GROUND LEVEL



PROPERTY PRICE
\$669,000

RENTAL APPRAISAL
\$570 - \$600 per week

2 Bedroom | 2 Bathroom | 1 Carport | Floor Size 67m² | Land Size: 127m² | Single story, middle section

HOUSE PLANS TOWNHOUSE 5



FLOOR PLAN - GROUND LEVEL



PROPERTY PRICE
\$689,000

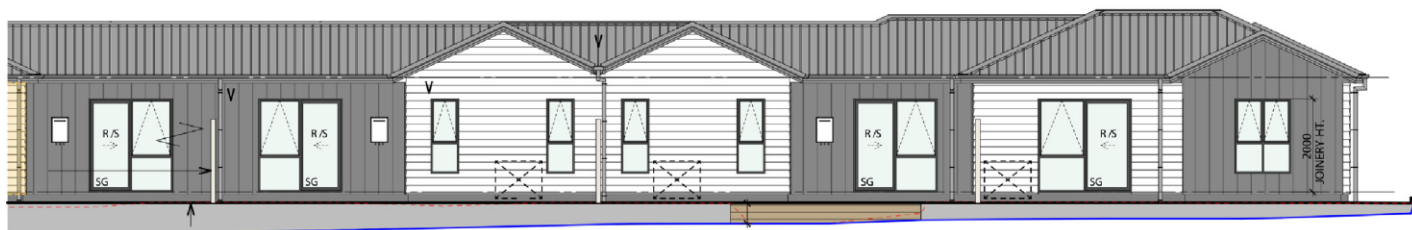
RENTAL APPRAISAL
\$580 - \$600 per week

2 Bedroom | 2 Bathroom | 1 Carport | Floor Size 69m² | Land Size: 145m² | Single story, rear section

ELEVATIONS



Modern design and stylish street appeal are a feature of all Red Development homes. With quality low maintenance exterior finishes your home will stand the test of time.



PRICELIST

TOWNHOUSE 1

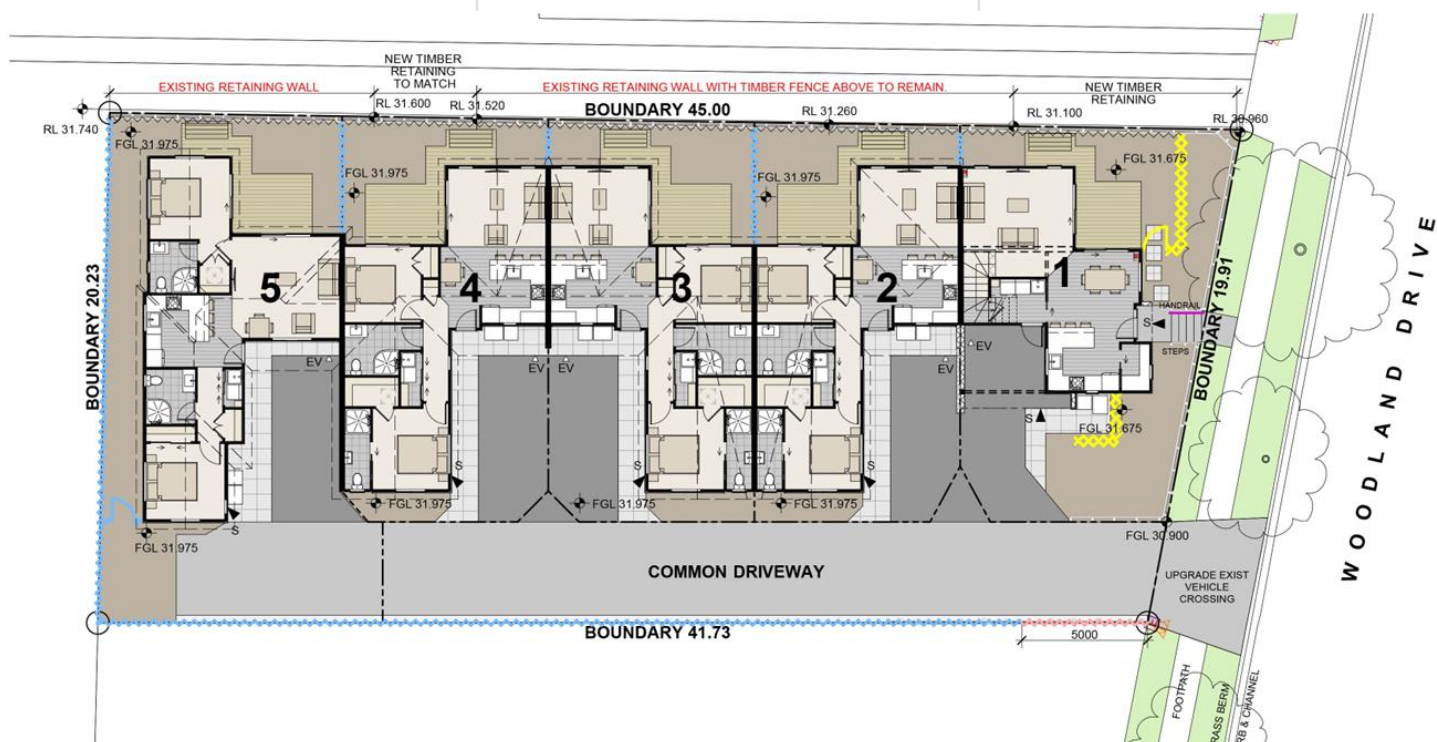
- \$829,000
- 3 Bedroom
- 2 Bathroom
- 1 Carport
- Floor Size 110m²
- Land Size: 195m²
- 2 Story, front section

TOWNHOUSE 2 – 4

- \$669,000
- 2 Bedroom
- 2 Bathroom
- 1 Carport
- Floor Size 67m²
- Land Size: 127m²
- Single Story, middle section

TOWNHOUSE 5

- \$689,000
- 2 Bedroom
- 2 Bathroom
- 1 Carport
- Floor Size 69m²
- Land Size: 145m²
- Single Story, rear section



Interested in Finding Out More?

Get in touch and let's talk through the homes, the location and whether Woodland Drive is the right fit for you.

Let's start the conversation.

Get in touch by phone or email and we'll chat through what you're looking for— whether this is the right fit now, or part of a future plan. We're here to help you find the right home, at the right time.

Ready to secure your home?

If it feels right, simply complete the Sales & Purchase Agreement and choose your preferred settlement date. Early buyers may also have the opportunity to personalise a few final details.

Settlement made simple.

On settlement day, your home is complete and ready to enjoy. We'll walk through the final touches with you to ensure everything meets expectations—then it's time to move in and make it yours.

Why Red Developments

- ✓ Proven Quality Reliability You Can
- ✓ Trust
- ✓ Over 20 Years' Building Experience
- ✓ Specialists in Modern Urban Living

Contact us

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