



# MILLER

TERRACES

33 MILLER ROAD, MANGERE BRIDGE





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ARTISTS IMPRESSION ONLY

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Welcome to Miller Terraces, an exclusive collection of nine thoughtfully designed residences, crafted to deliver contemporary comfort with timeless elegance.

Defined by its refined architecture and beautifully composed interiors, every home in this boutique development has been carefully designed to achieve a seamless balance between aesthetic appeal and practical functionality. Each space reflects attention to detail, creating an environment that is both stylish and highly livable.

The project offers a selection of two and three-bedroom residences tailored to suit different lifestyles. The two-bedroom homes feature 1.5 bathrooms, making them ideal for individuals, professionals, or couples beginning a new chapter in life. The three-bedroom residences are designed for growing families and include 2.5 bathrooms and a dedicated garage, ensuring comfort, convenience, and versatility.

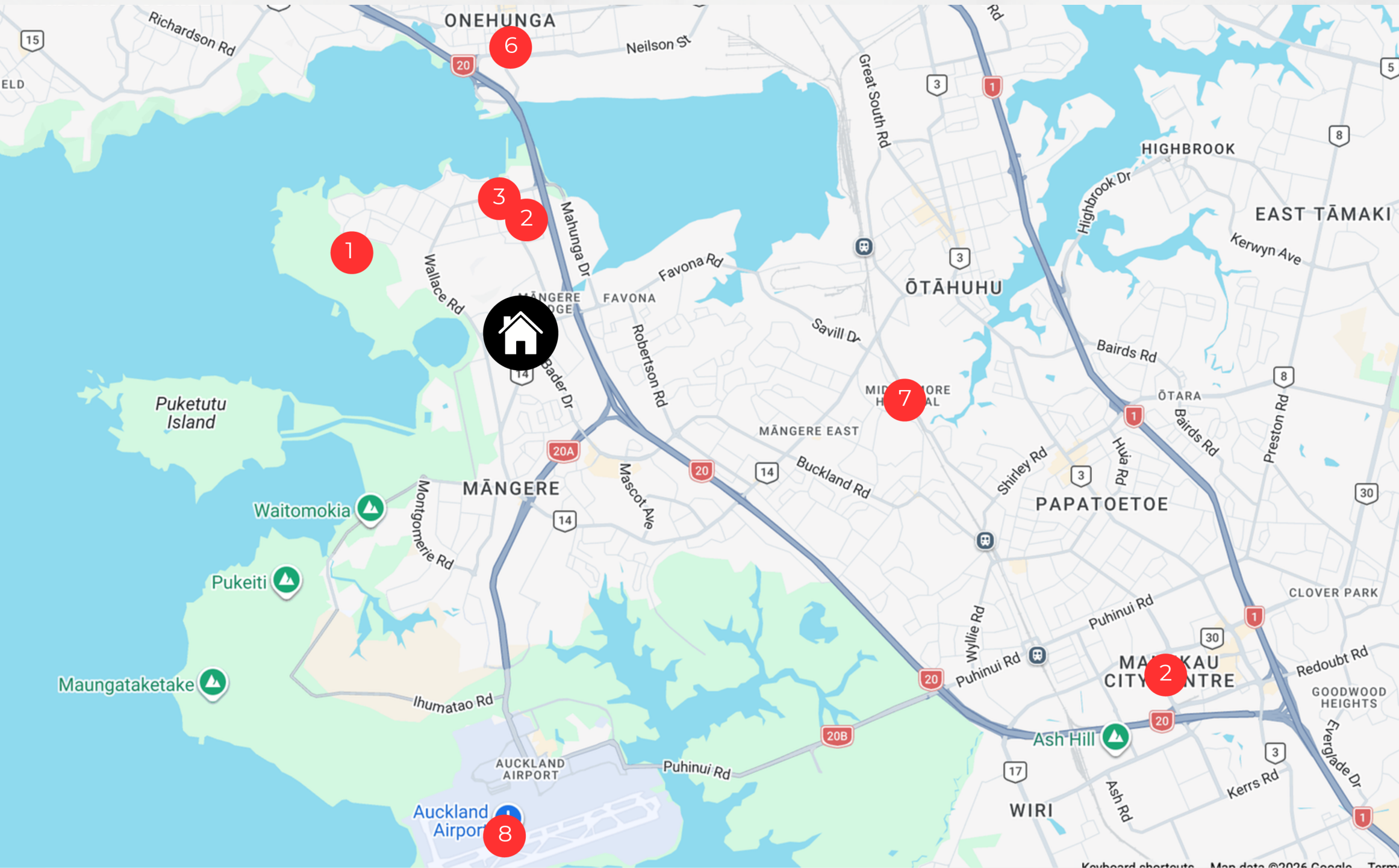
Beyond the homes themselves, Miller Terraces benefits from a carefully selected location that offers excellent connectivity to essential amenities, ensuring that everyday conveniences are always within easy reach.

M I L L E R  
T E R R A C E S









## WHAT'S NEARBY?

- 1 Ambury Regional Park 5 min
- 2 Manukau City Centre 12 min
- 3 FreshChoice Mangere Bridge. 4 min
- 4 SH 20. 5 min
- 5 Mangere Bridge Village. 3 min
- 6 Onehunga Train Station. 6 min
- 7 Middlemore Hospital. 11 min
- 8 Auckland International Airport. 8 min



## PERFECTLY POSITIONED

Perfectly positioned in the heart of Māngere Bridge, Miller Terraces offers a lifestyle defined by convenience and connectivity. Enjoy morning walks and weekend picnics at the beautiful Ambury Regional Park, just minutes from home. Everyday essentials are within easy reach with FreshChoice Māngere Bridge and the charming cafés and local shops of Māngere Bridge Village only a short drive away.

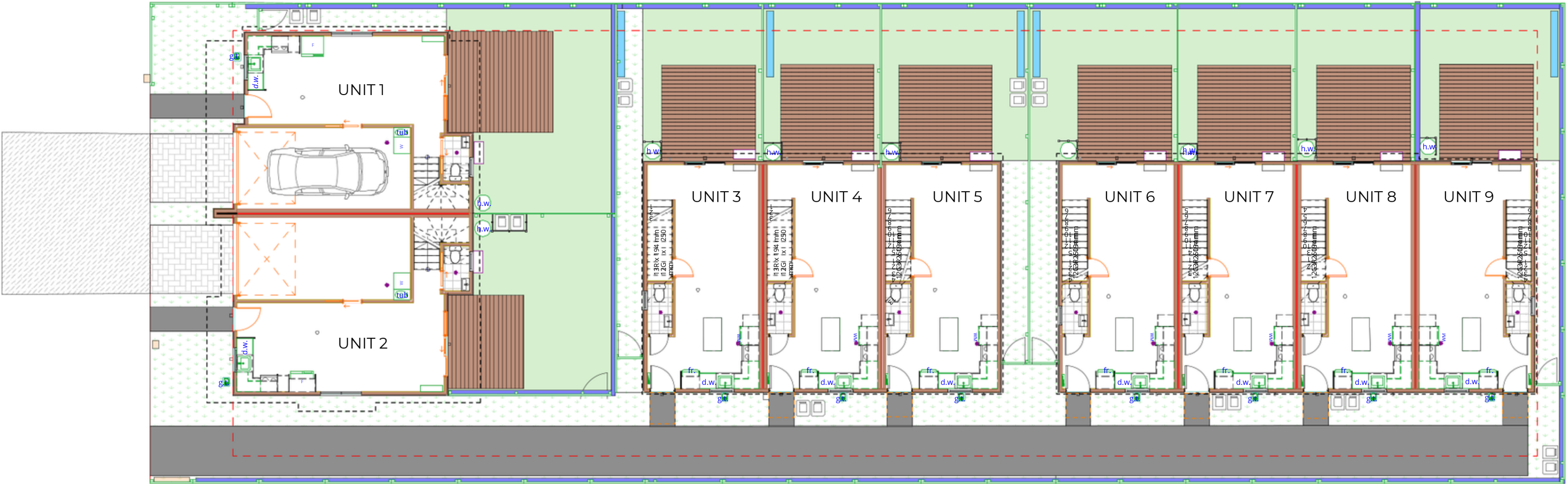
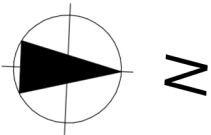
For larger retail, dining, and entertainment options, Manukau Town Centre is conveniently close, while excellent transport connections via State Highway 20 make commuting across Auckland effortless. The nearby Onehunga Train Station provides reliable public transport options, and key destinations such as Middlemore Hospital and Auckland International Airport are only a short drive away.

With nature, shopping, transport, and essential amenities all within easy reach, Miller Terraces places you right where you need to be.





SITEPLAN







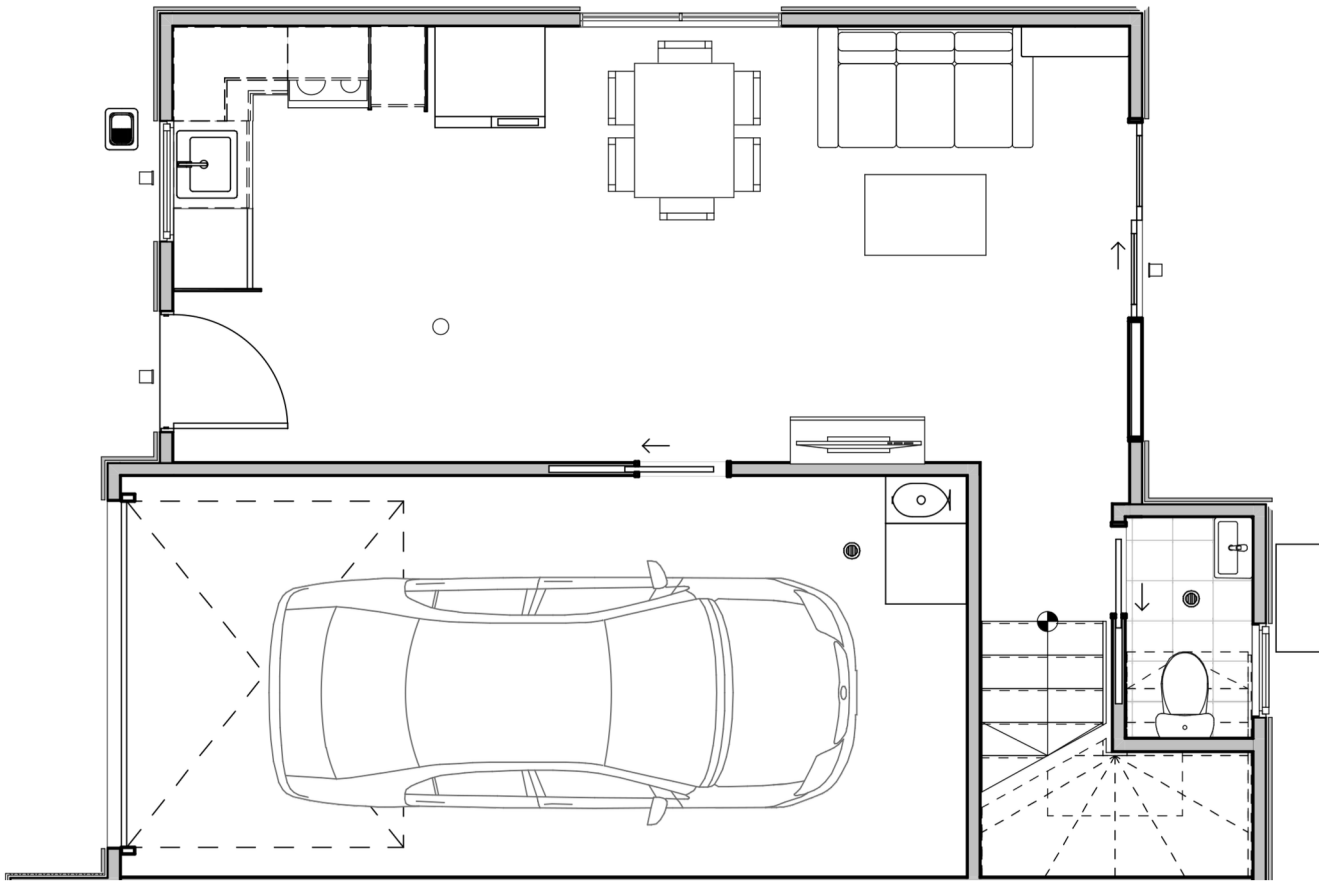
# TYPOLOGY

| UNITS | BEDS | BATHS | CAR PARK/<br>GARAGE |
|-------|------|-------|---------------------|
| 1     | 3    | 2.5   | 1G                  |
| 2     | 3    | 2.5   | 1G                  |
| 3     | 2    | 1.5   |                     |
| 4     | 2    | 1.5   |                     |
| 5     | 2    | 1.5   |                     |
| 6     | 2    | 1.5   |                     |
| 7     | 2    | 1.5   |                     |
| 8     | 2    | 1.5   |                     |
| 9     | 2    | 1.5   |                     |

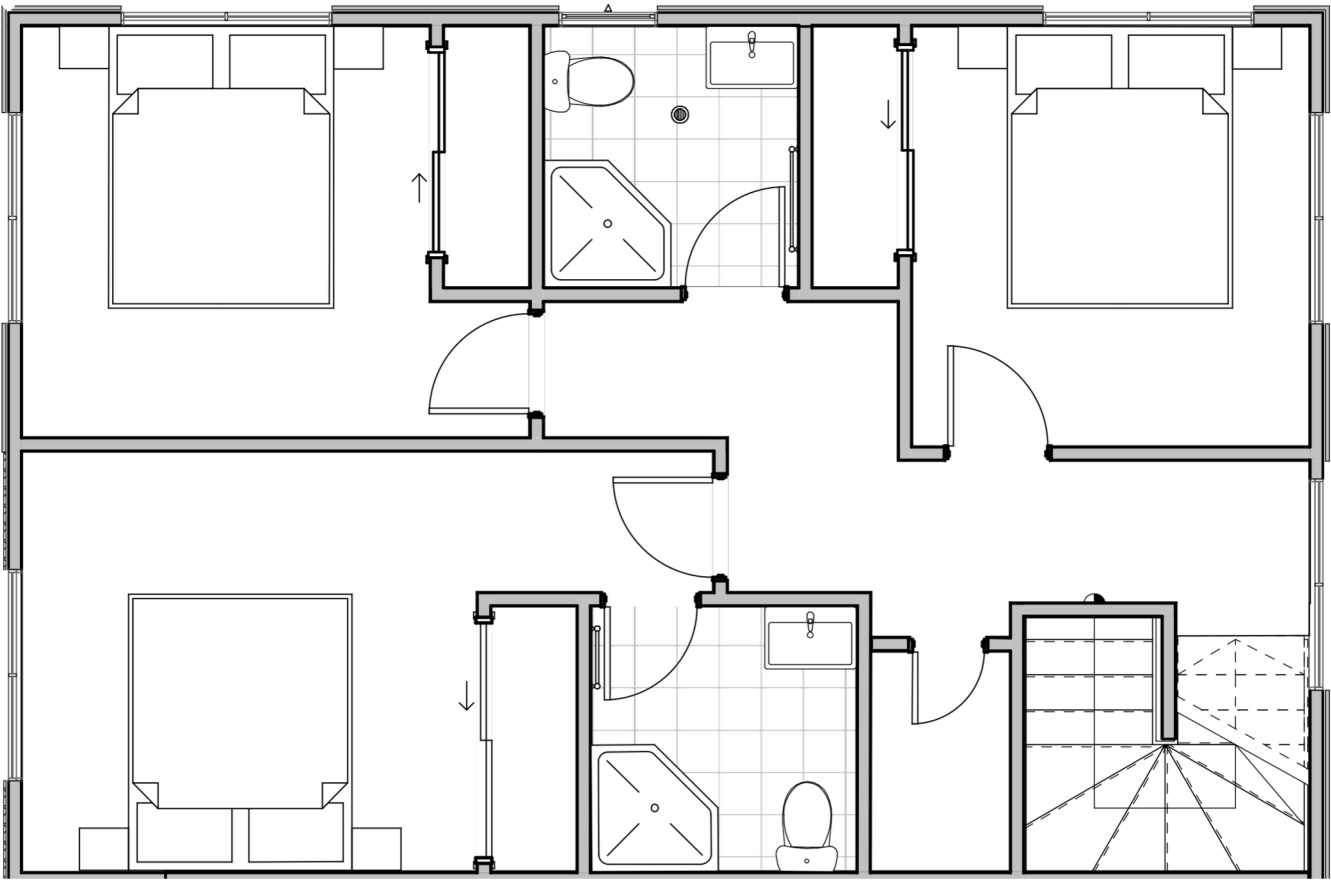


TYPE 1

GROUND FLOOR



FIRST FLOOR

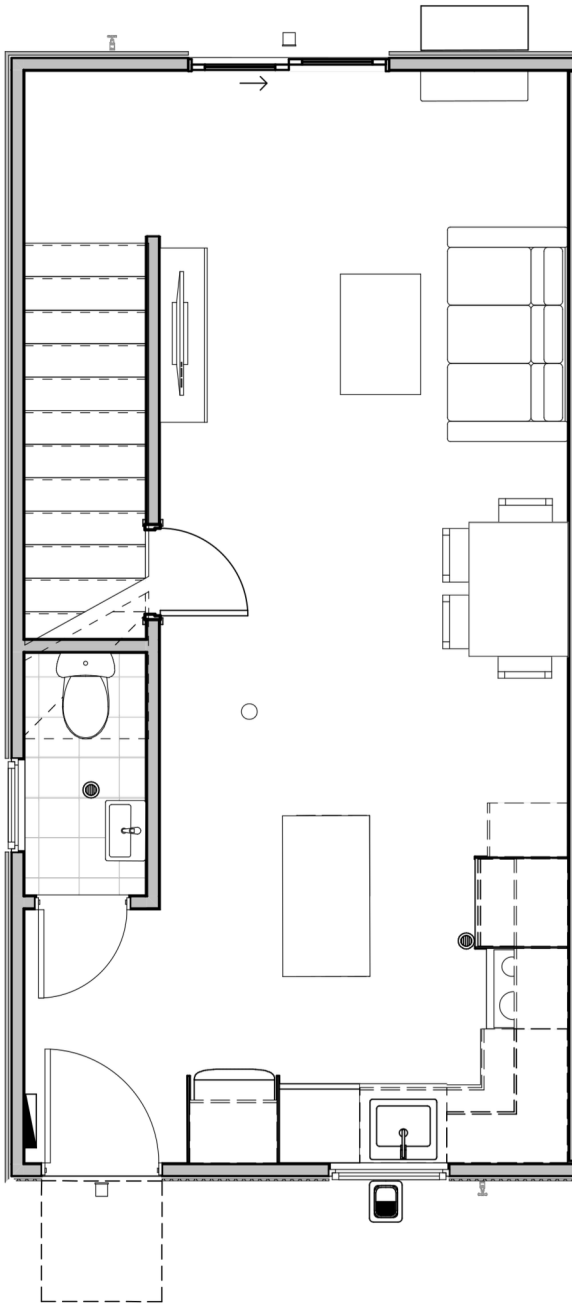


|        |     |
|--------|-----|
| Beds   | 3   |
| Baths  | 2.5 |
| Garage | 1   |

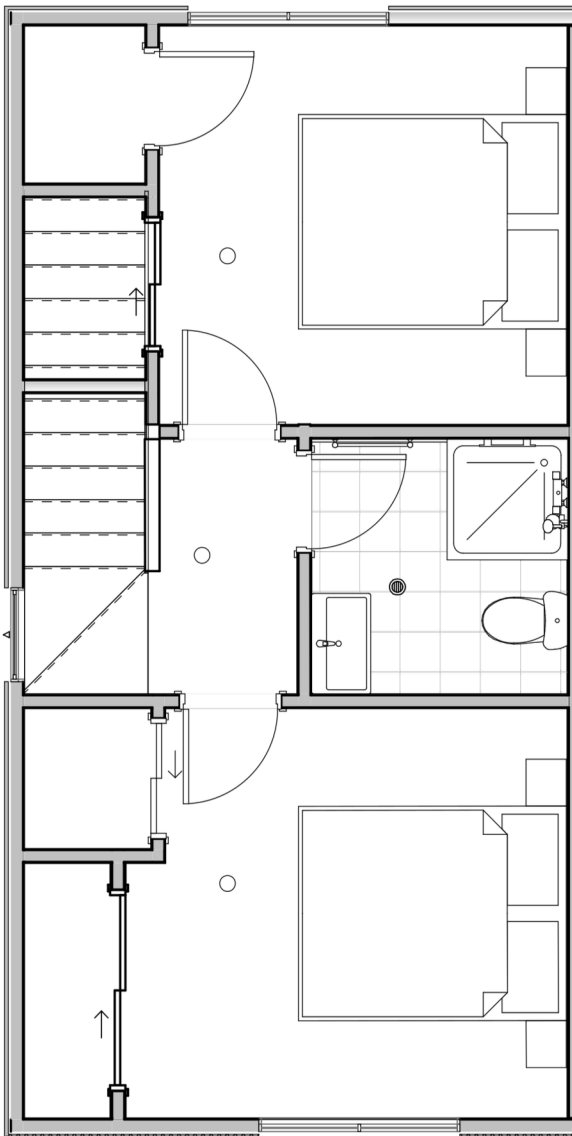
UNITS 1 & 2



TYPE 2



GROUND FLOOR



FIRST FLOOR

|       |     |
|-------|-----|
| Beds  | 2   |
| Baths | 1.5 |

UNITS 3-9



# RENTAL APPRAISALS

## Rental Appraisal



Thank you for the opportunity to provide you with a professional rental appraisal of your property. After taking into consideration the current rental market conditions, we have appraised your property based on our expert opinion, experience and a current market analysis.



**33 Miller Road,  
Mangere Bridge**

2 1.5

### Property Description

- Newly Built townhouse
- Open plan kitchen, dining and living
- 2 x Bedrooms
- 1.5 x Bathrooms

This isn't just a house, it's a home in vibrant Mangere Bridge, close to motorways, schools, shops, and amenities. This project features beautifully developed townhouses perfect for anyone looking to enjoy suburban charm.

**Rental : \$620 - \$ 670 per week**



**Contact Hemant Patel**  
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**DISCLAIMER:**  
This report has been prepared by your property manager based on information received, selected and/or reviewed by your property manager. It provides an indication only of the amount the subject property may receive and is not a registered valuation. The rental income estimate is on the assumption that the tenant meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Remax makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein, in particular, Remax does not warrant the accuracy, reliability, or completeness or authorized use of the information provided in this report and does not accept liability for any omissions, misuses, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so at all requests at their own risk.

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**33 Miller Road,  
Mangere Bridge**

3 2.5 1

### Property Description

- Newly Built townhouse
- Open plan kitchen, dining and living
- 3 x Bedrooms
- 2.5 x Bathrooms
- 1 x Garage

This isn't just a house, it's a home in vibrant Mangere Bridge, close to motorways, schools, shops, and amenities. This project features beautifully developed townhouses perfect for anyone looking to enjoy suburban charm.

**Rental : \$675 - \$725 per week**



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# PROJECT SPECIFICATIONS

## STRUCTURE & FRAMING

**Timber framing with engineered structural support** - Built with durable 90x45 timber framing and structural steel beams for long-term stability.

**Engineered mid-floor system** - Particle board and plywood flooring over timber joists ensure strength and moisture resistance in wet areas.

## ROOFING

**Long-run metal roofing with insulation** - Premium Colorsteel long-run roofing (Ebony or Similar Black Finish) designed for durability and weather protection.

## EXTERIOR FINISHES

**Combination exterior cladding** - A modern façade using Linea oblique, weatherboard, and Midland brick finishes.

**Metal fascia and soffits** - Sleek black metal fascia and fibre-cement soffit lining for a contemporary finish.

## WINDOWS & DOORS

**Double-glazed aluminium joinery** - Energy-efficient double-glazed clear glass windows with standard powder coating for improved insulation and comfort.

**Smart entry access** - Main door equipped with a Yale model (or similar) digital keypad lock for enhanced security and convenience.



## STAIRCASE & INTERNAL DOORS

**Timber staircase with stainless steel handrails** - Elegant timber stairs complemented with stainless steel safety rails.

**Pre-hung internal doors** - Quality painted hollow-core doors with modern hardware and cavity sliders, installed in pre-hung timber frame.

## FLOORING

**Hybrid flooring in living spaces** - Stylish SPC oak-tone (or similar) flooring in kitchen and living areas.

**Carpeted bedrooms and stairs** - Comfortable carpet with 10mm foam underlay for warmth and noise reduction.

## INTERIOR FINISHES

**Premium painted wall system** - Smooth GIB walls finished in Resene Sea Fog low-sheen paint.

**Intertenancy acoustic wall system** - Barrierline system with insulation for improved sound separation.

## CEILING FINISHES

**Smooth GIB ceilings** - Flat painted ceilings with Resene Hi-Op Easy Touch finish in color black white or similar.

## WATERPROOFING

**Council-compliant wet area waterproofing** - Advanced Mapelastic Aqua Defence waterproof lining in bathrooms and kitchens.



KITCHEN

**Engineered stone benchtops** - Elegant white stone benchtops in white ice or white vein with matching splashback options.

**Modern soft-close cabinetry** - Custom 16mm MDF cabinetry in white and French oak with soft-close hinges and draws.

**Designer sink mixer** - Stylish gunmetal gooseneck mixer tap.

KITCHEN APPLIANCES

**Premium integrated appliance package** - Includes Parmco cooktop, oven, dishwasher and integrated rangehood.

- Parmco 600mm, Ceramic, Black, 4 Element Cooktop I Series 3 or Similar
- Parmco 600mm Freestanding Dishwasher, Economy Plus, Stainless Steel or Similar
- Parmco 600mm 80 Litre, 5 Function, Stainless Steel Oven, Series 1 or Similar
- Rangehood powerpack – Parmco 520mm Integrated Turbo Pak Plus, Stainless Steel or Similar



## BATHROOMS & ENSUITES

**Fully tiled bathrooms** - Contemporary bathrooms with floor-to-ceiling tiles and frameless glass showers.

**Premium gunmetal tapware** - Modern gunmetal shower and basin mixers for a luxury finish.

**Compact modern powder room** - Includes tiled floors, vanity, mirror, and ceramic toilet suite.

**Heated towel rails** - Added comfort with chrome heated towel rails.



**Shower Mixer** - Modern gunmetal shower mixer or similar and gunmetal hand shower set in main bathroom.

**Vanity** - Oak finish or similar vanity with sufficient storage space.

**Toilet Suite** - Modern Ceramic material or similar toilet suite.



## MAINTENANCE PERIOD AND BUILDING WARRANTY

At Citeus, we are committed to delivering exceptional quality and reliability in every home we build. Using trusted materials, skilled tradespeople, and proven building systems, we construct homes that we will be proud to call our own.

### ALL CITEUS PROPERTIES COME WITH

12-month  
maintenance period

10-year structural  
warranty

Healthy Homes  
compliance

Upon settlement, you'll receive a comprehensive documentation pack detailing warranties, maintenance guidelines, and manufacturers' assurances, all protected under the Consumer. Should you spot any minor defects, our dedicated team is ready to address them promptly. For product-related issues, contact details are included in your Citeus Warranties and Maintenance. For more information on our assurances and commitment to quality, get in touch today.

*Let's make your Citeus home everything you need.*

## KNOW US A LITTLE BETTER

With a proven track record of over 45+ successfully delivered and sold projects, Citeus has established itself as one of the most trusted and reliable home developers in Auckland and across New Zealand. Our commitment to quality craftsmanship and attention to detail ensures that every home we create meets the highest standards of design, functionality, and comfort.

We are passionate about pushing the boundaries of innovation and excellence in home development. Each project we undertake is an opportunity to set new standards for sustainable, modern living, while creating homes that are built to enhance the lives of their residents.

At Citeus, we take pride in designing and delivering modern homes that reflect the essence of urban living in New Zealand. Our homes are carefully planned to include all the features and amenities needed for a vibrant, town-centre lifestyle, catering to the diverse needs of modern homeowners.





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