



RUSSELL TERRACES

75 Russell Road, Manurewa

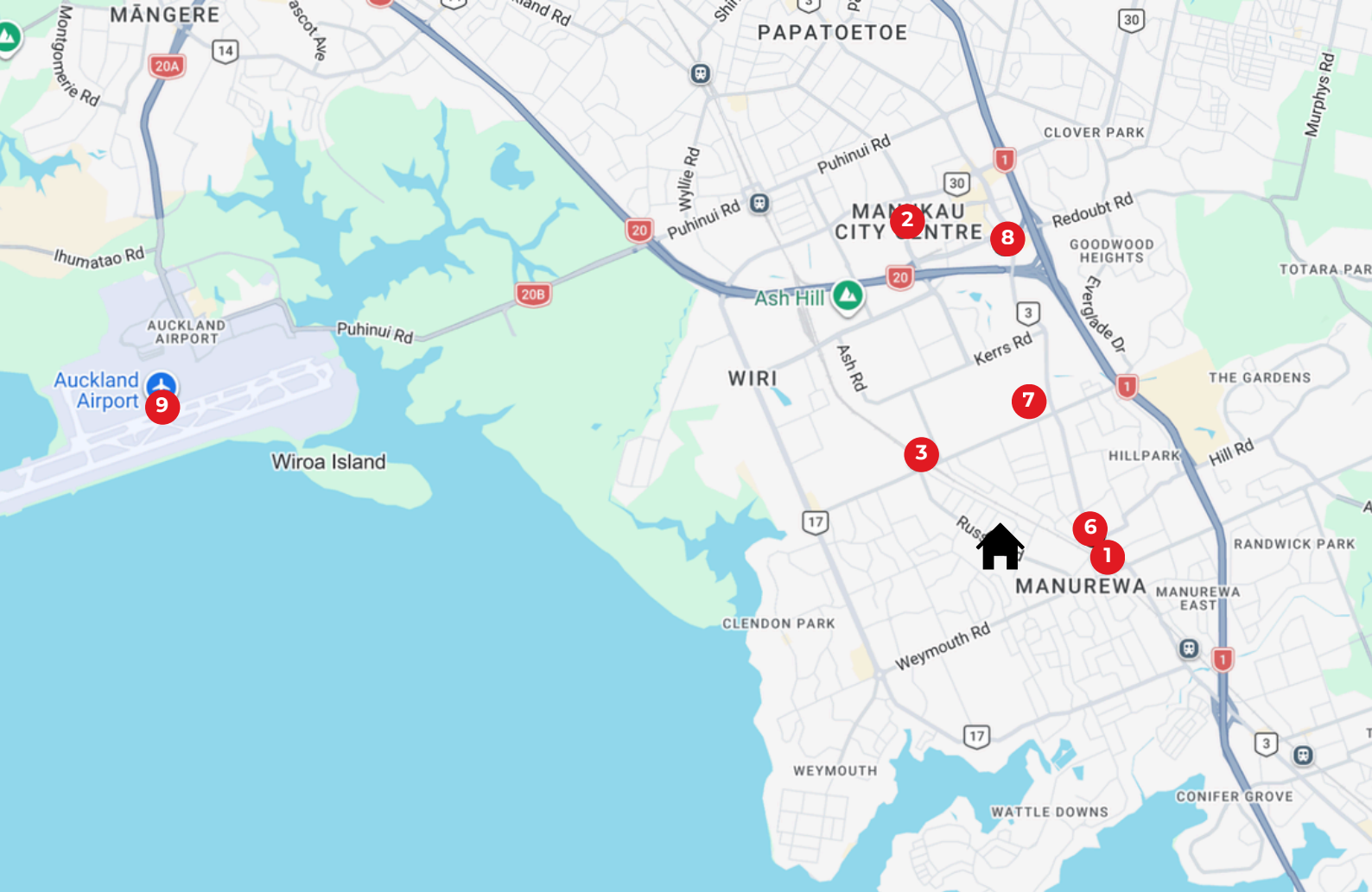


Russell Terraces, perfectly positioned in Manurewa, is a project shaped with purpose: to unlock the true potential of the land and transform it into a well-connected community. What began as a vision has come to life as a collection of 18 thoughtfully designed townhouses, forming a neighbourhood where a sense of safety, comfort, and belonging comes naturally.

With a range of 2, 3, and 4-bedroom homes, this address welcomes everyone: from couples beginning a new chapter, to professionals stepping into their first home, investors seeking strong potential, and those looking to downsize without compromise. It's a place designed not just to live in, but to feel at home in.

Each residence has been carefully crafted to embrace natural light and openness, with spacious open-plan layouts that seamlessly connect the kitchen, living, and dining areas. Every detail, from materials to interior finishes, has been thoughtfully chosen to complement the rhythm of modern living. Step into a space where life slows down just enough for you to reset, recharge, and feel ready for what comes next.





WHAT'S NEARBY?

- 1 Southmall Manurewa 3 min
- 2 Manukau City Centre 9 min
- 3 Homai Train Station. 2 min
- 4 State Highway 20 (SH20). 5 min
- 5 State Highway 1 (SH1). 5 min
- 6 Manurewa Medical Centre. 3 min
- 7 Manukau Super Clinic. 7 min
- 8 Rainbow's End 9 min
- 9 Auckland Airport. 16 min



Located in the convenient suburb of Manurewa, Russell Terraces is a perfect choice for families looking for balanced lifestyle. With public transport, local amenities, and Westfield Manukau just a short stroll away, everything you need is at your fingertips. Set in the heart of a well-knit community, this development enjoys a prime location that perfectly balances convenience and connectivity.

With public transport, local amenities, and Southmall Manurewa mall a short stroll away, everything is easily accessible. The area offers seamless access to key destinations such as Manurewa Medical, Southgate Shopping Centre, Manukau City Centre, and both SH1 and SH20 motorways, ensures effortless travel for work, leisure, and daily errands.

With AUT South Campus just around the corner and several top-rated schools nearby, this property is an ideal choice for families with children.

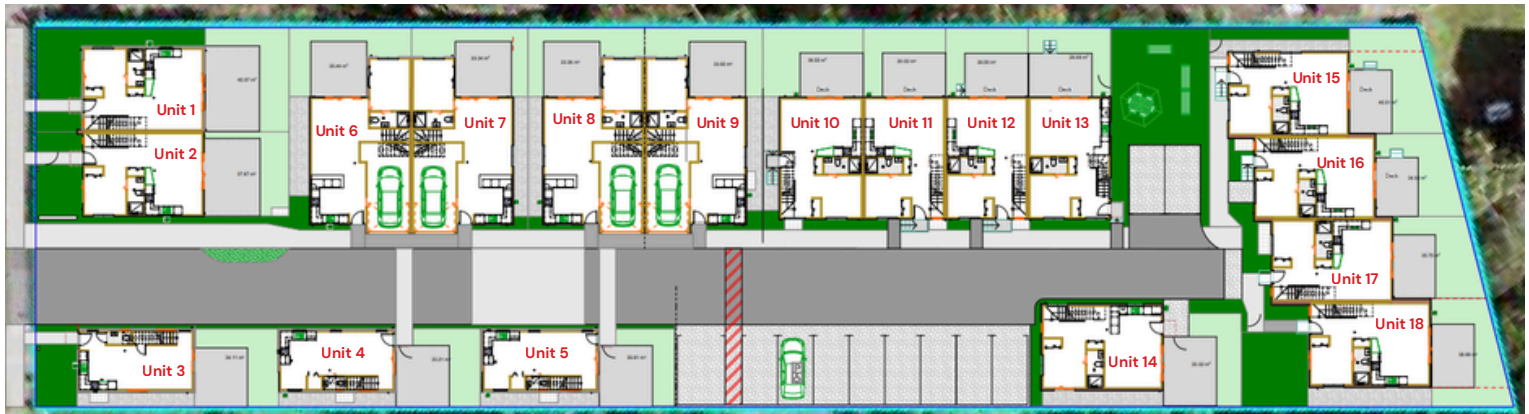


TPOLOGY

UNITS	BEDS	BATHS	CAR PARK/ GARAGE	STUDY
1	3	2.5	1	1
2	3	2.5	1	1
3	2	1.5		
4	2	1.5		
5	2	1.5		
6	4	3	1G	1
7	4	3	1G	1
8	4	3	1G	1
9	4	3	1G	1
10	3	2.5	1	1
11	3	2.5	1	1
12	3	2.5	1	1
13	3	2.5	1	1
14	3	2.5	1	1
15	3	2.5	1	1
16	3	2.5	1	1
17	3	2.5	1	1
18	2	1.5		

SITEPLAN

Russell Terraces

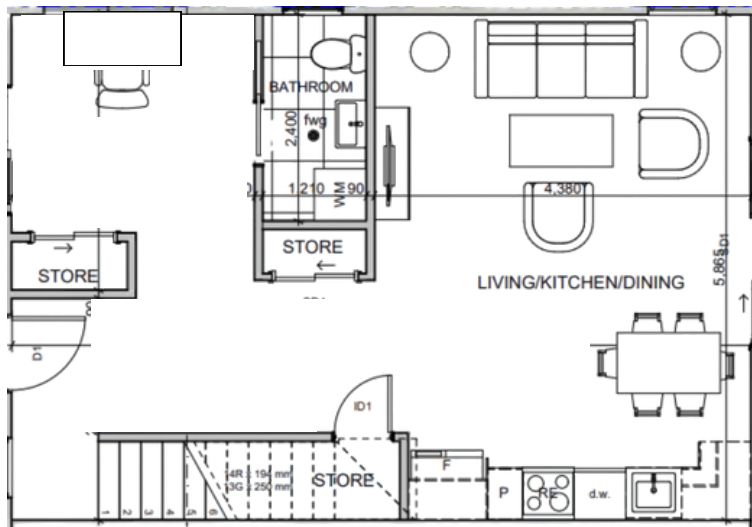


*All Plans in the Brochure are for Reference Purpose Only

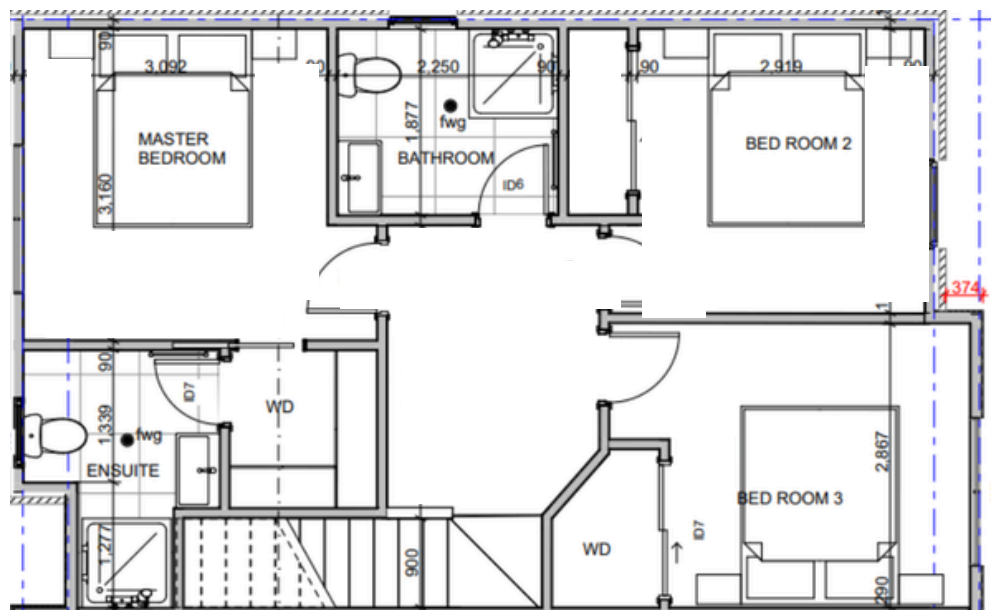
FLOOR PLANS

Type 1

Ground Floor



First Floor



Bedroom: 3

Bathroom: 2.5

Car Park: 1

Study: 1

Ground Floor



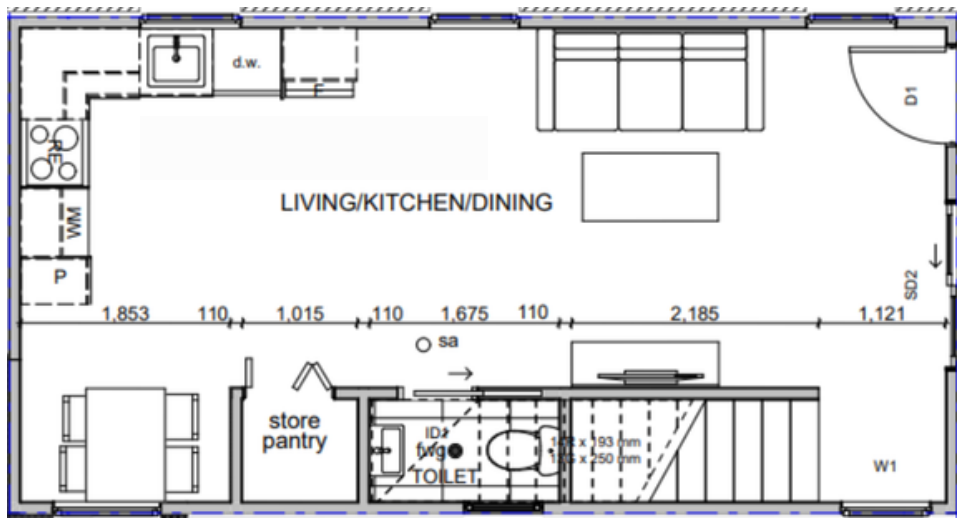
FLOOR PLANS

Type 3

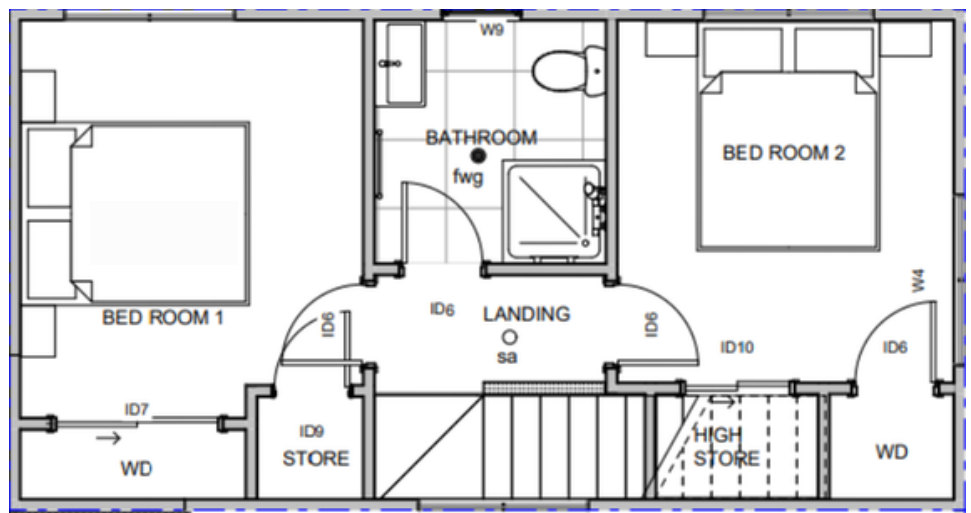
Bedroom: 2

Bathroom: 1.5

Ground Floor



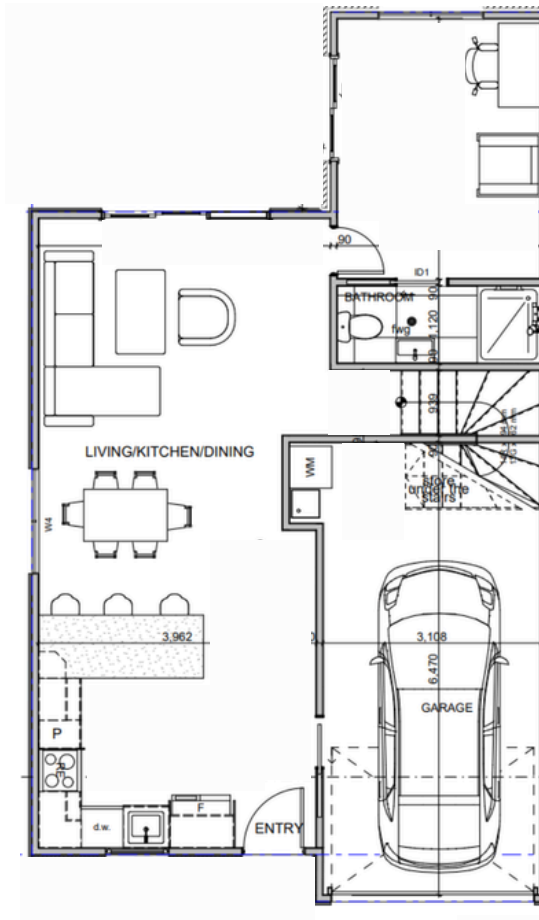
First Floor



FLOOR PLANS

Type 4

Ground Floor



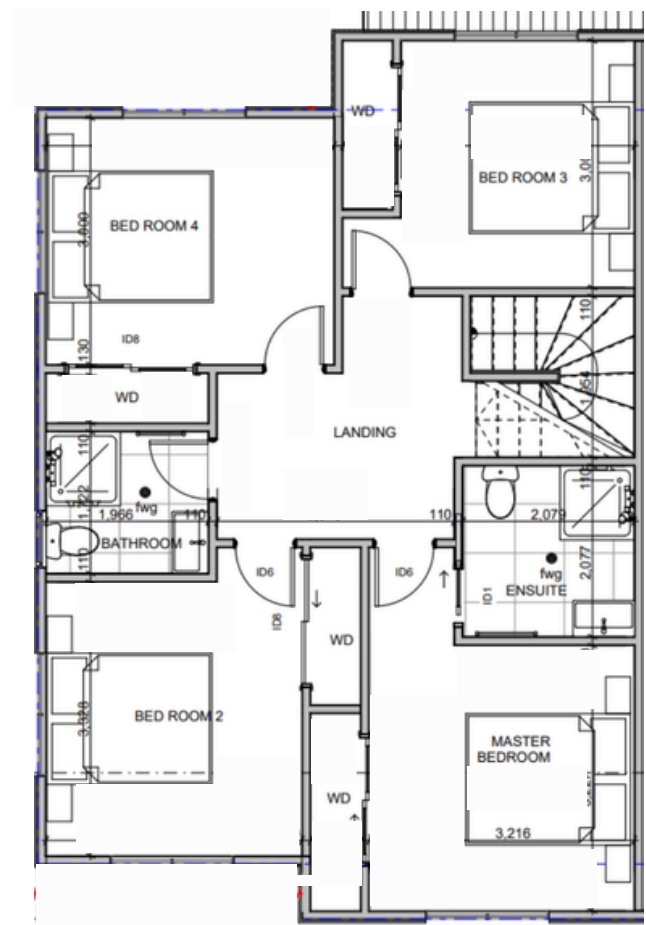
Bedroom: 4

Bathroom: 3

Garage: 1

Study: 1

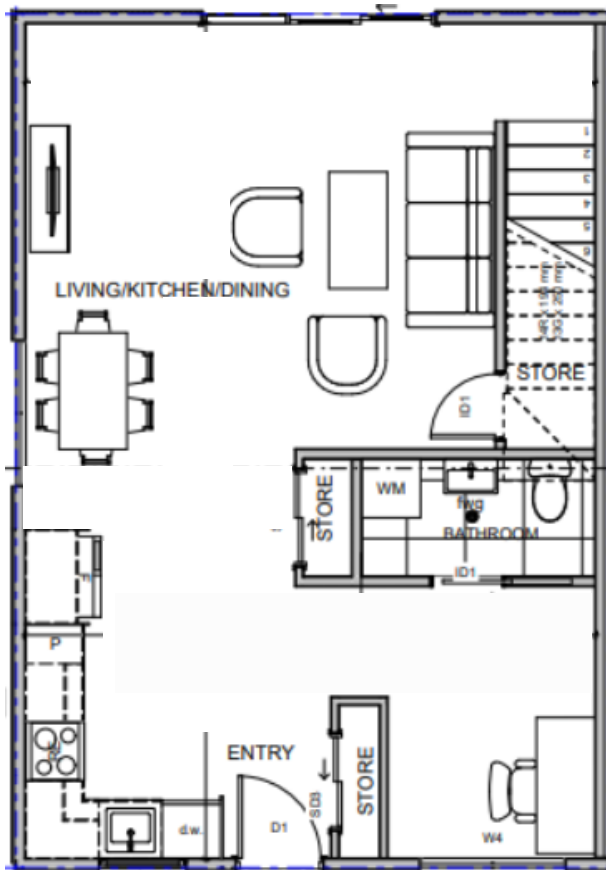
First Floor



FLOOR PLANS

Type 5

Ground Floor



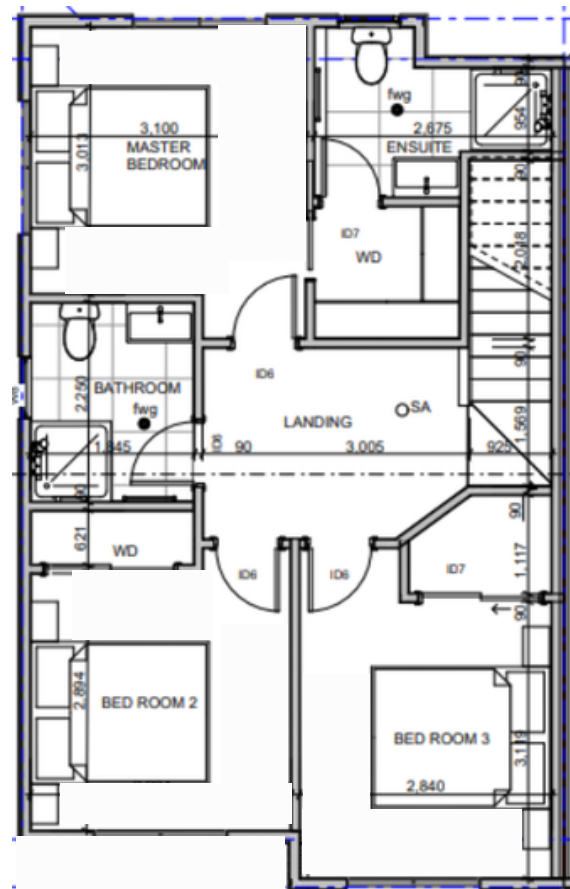
Bedroom: 3

Bathroom: 2.5

CarPark: 1

Study: 1

First Floor



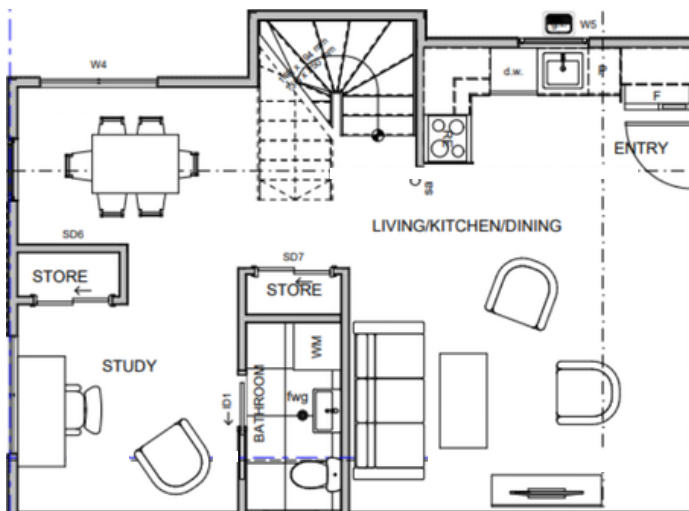
UNIT 10 to 13

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FLOOR PLANS

Type 6

Ground Floor



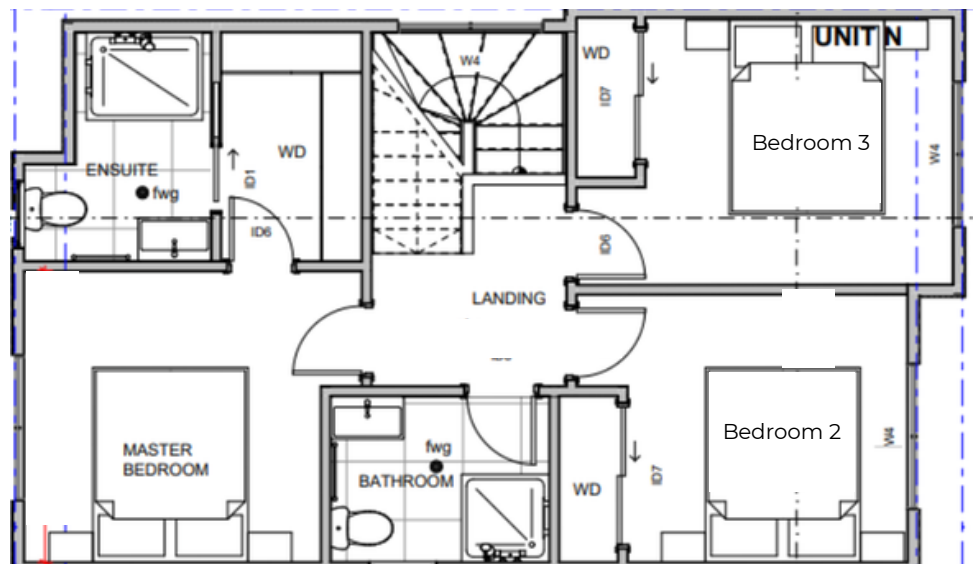
Bedroom: 3

Bathroom: 2.5

CarPark: 1

Study: 1

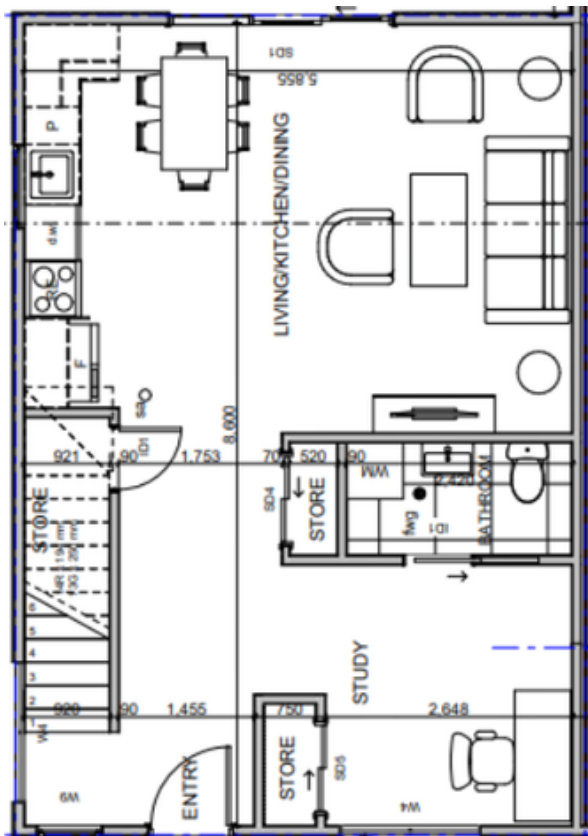
First Floor



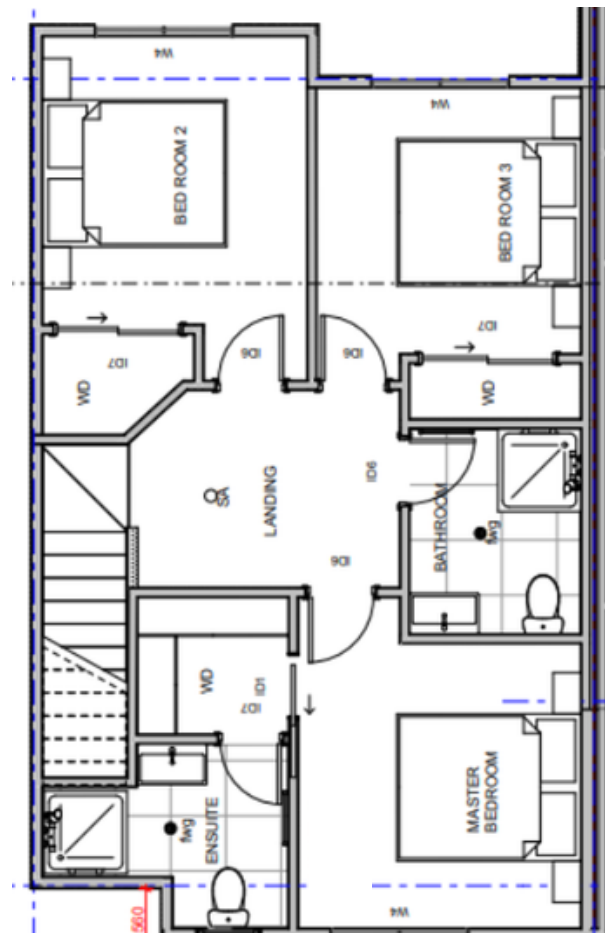
FLOOR PLANS

Type 7

Ground Floor



First Floor



UNITS 15 & 17

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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.



**75 Russell Road,
Manurewa**

2 1.5

Property Description

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

Situated in the ever-popular Manurewa area, this property is perfectly positioned to offer you the best of both worlds. You'll find yourself just a stone's throw away from local Schools, Middlemore Hospital, ensuring peace of mind for you and your loved ones. Plus, with schools and local amenities in close proximity, you'll never have to venture far for all your daily needs.

Rental : \$600 - \$650 per week



Contact Hemant Patel

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DISCLAIMER:

This report has been prepared by your property manager based on information entered, selected and/or reviewed by your property manager. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home 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, misuse, 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 in all respects at their own risk.

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**75 Russell Road,
Manurewa**

3



2.5



1



Property Description

- Newly Built
- 3 x Bedrooms
- 2.5 x Bathrooms
- 1 x Study
- Open plan kitchen, living and dining
- 1 x Car Park

Situated in the ever-popular Manurewa area, this property is perfectly positioned to offer you the best of both worlds. You'll find yourself just a stone's throw away from local Schools, Middlemore Hospital, ensuring peace of mind for you and your loved ones. Plus, with schools and local amenities in close proximity, you'll never have to venture far for all your daily needs.

Rental : \$680 - \$730 per week



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**75 Russell Road,
Manurewa**

4



3



1



Property Description

- Newly Built
- 4 x Bedrooms
- 3 x Bathrooms
- Open plan kitchen, living and dining
- Internal Single Garage

Situated in the ever-popular Manurewa area, this property is perfectly positioned to offer you the best of both worlds. You'll find yourself just a stone's throw away from local Schools, Middlemore Hospital, ensuring peace of mind for you and your loved ones. Plus, with schools and local amenities in close proximity, you'll never have to venture far for all your daily needs.

Rental : \$750 - \$820 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.



ARTISTS IMPRESSION ONLY

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.

Heated towel rails – Added comfort with chrome heated towel rails.

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

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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