

Skeates Terraces

11 & 13 Skeates Ave, Wesley



 CITEUS



Welcome to Skeates Terraces



Explore the boutique collection of thirteen thoughtfully designed homes, each crafted to suit the diverse needs of modern living. This exceptional project combines style, functionality, and comfort with unique layouts tailored for every lifestyle.

For families looking for spacious, contemporary homes, our 2-bedroom units in Skeates Terraces offer a perfect home.

3&4-bedroom homes featuring 2 and 3 bathrooms in this project are perfect for small families or professionals who value simplicity without compromising on quality.

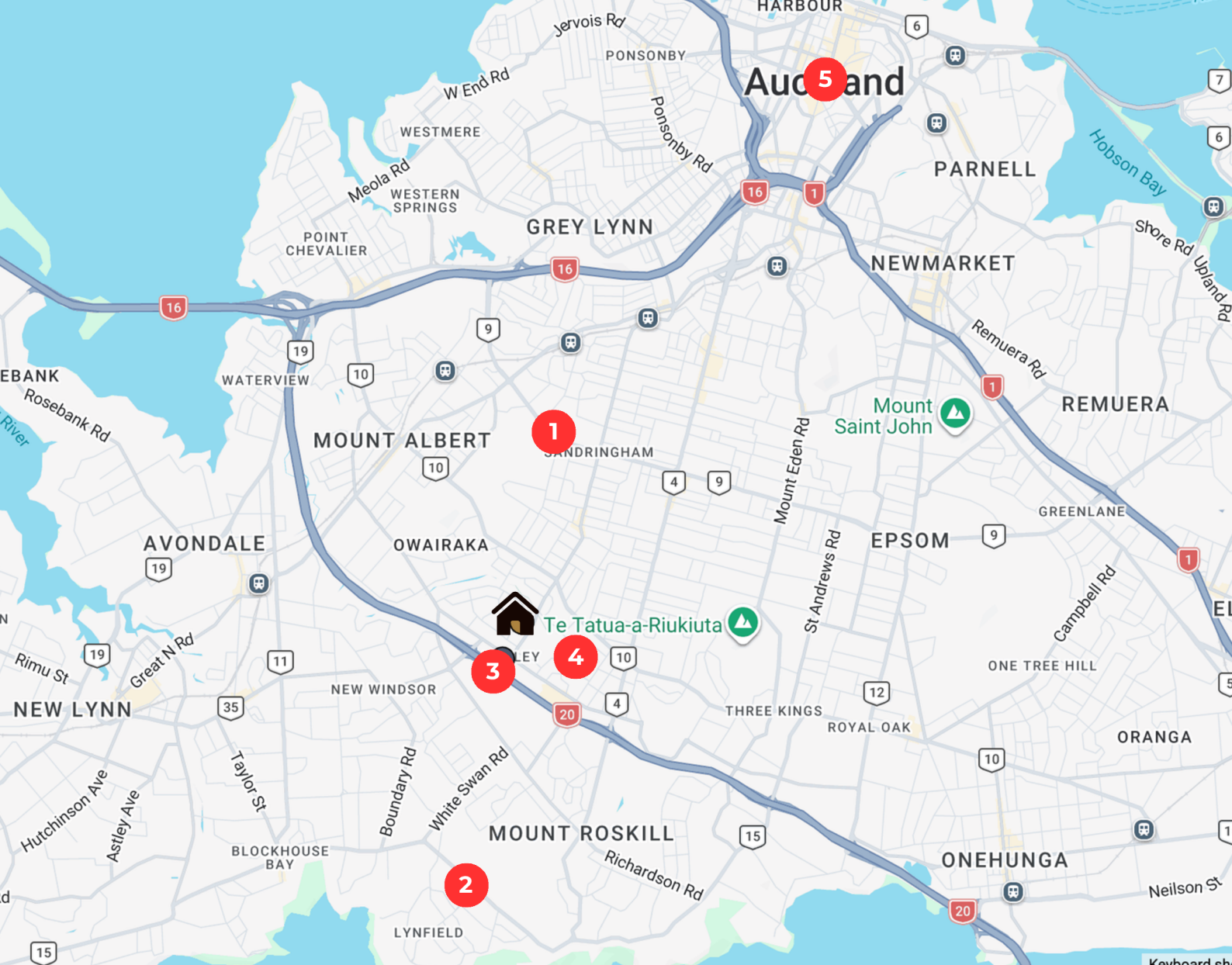
Located in the heart of Wesley, a culturally rich suburb in Auckland, these homes provide the perfect balance of suburban charm and urban convenience.

Experience secure, stylish, and convenient living at Skeates Terraces, a perfect place to call home.

We create homes that
breathe, speak, and
sing with the rhythm of
modern comfort.



A home designed
specifically for people
seeking comfortable
living space.

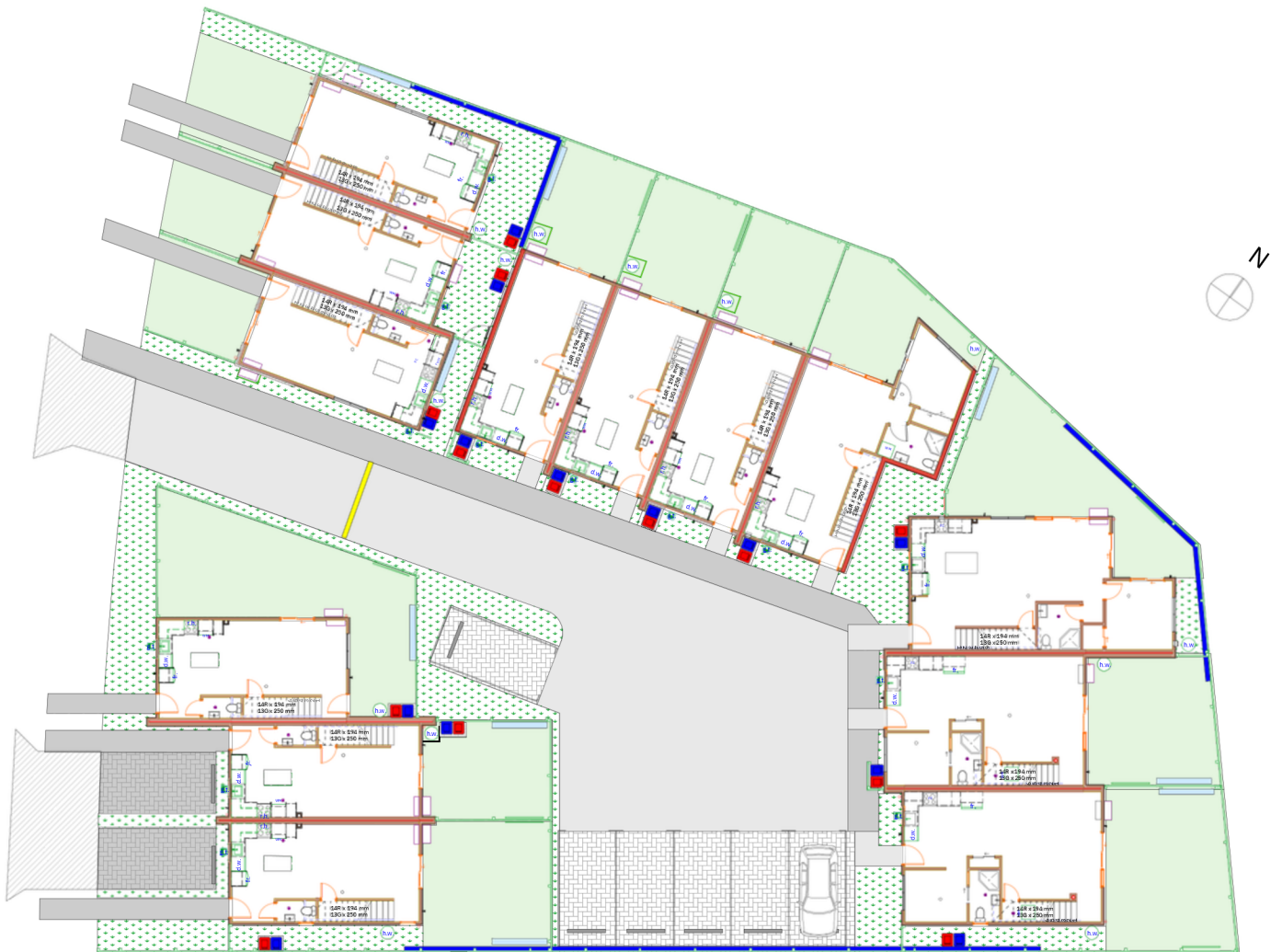


What's Nearby?

- 1 Westfield St Lukes 7 min
- 2 Lynfield Shopping Centre 9 min
- 3 Woolworths Supermarket Roskill. 2 min
- 4 War Memorial Park. 1 min
- 5 Auckland CBD. 16 min
- 6 SH20. 4 min



Siteplan



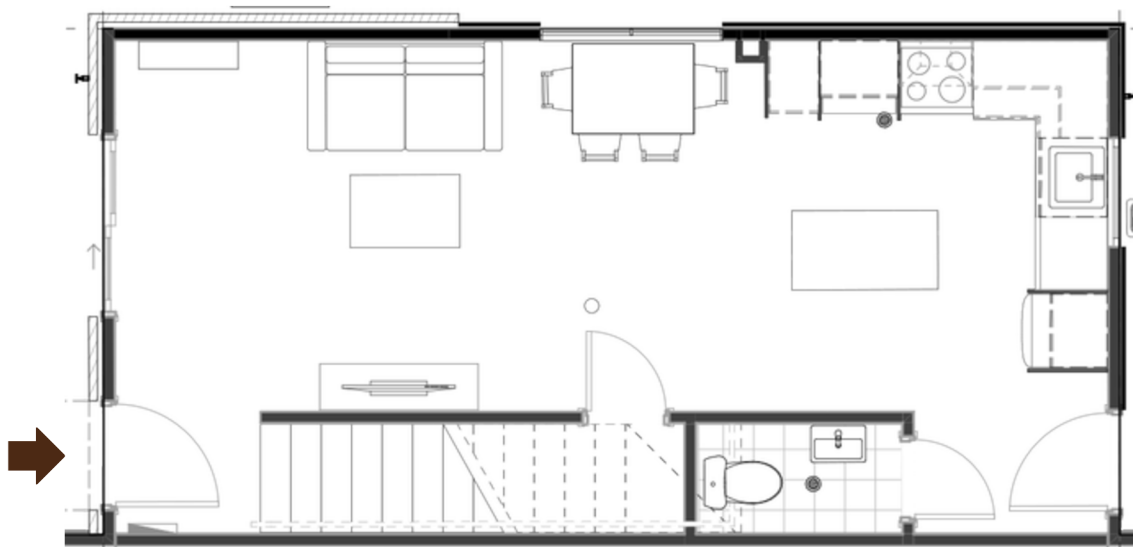
Typology

Unit	Bed	Bath	Car Park/ Garage	Study
1	2	1.5		
2	2	1.5		
3	2	1.5		
4	2	1.5		
5	2	1.5	1 CP	
6	2	1.5	1 CP	
7	3	2	1 CP	
8	4	3	1 CP	
9	3	3	1 CP	1
10	3	3	1 CP	1
11	2	1.5	1 CP	
12	2	1.5	1 CP	
13	2	1.5		

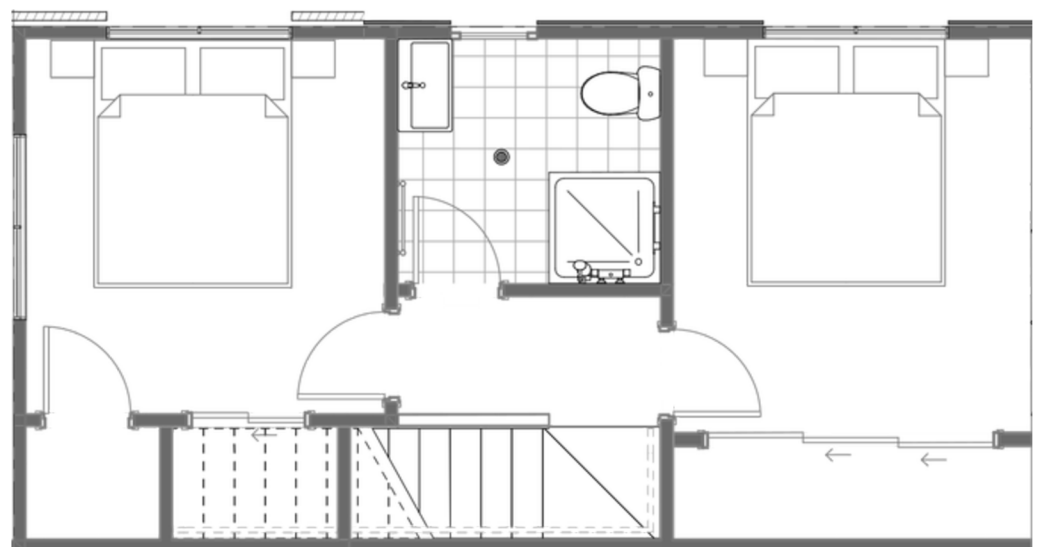
Floor Plan

Type 1

Ground Floor



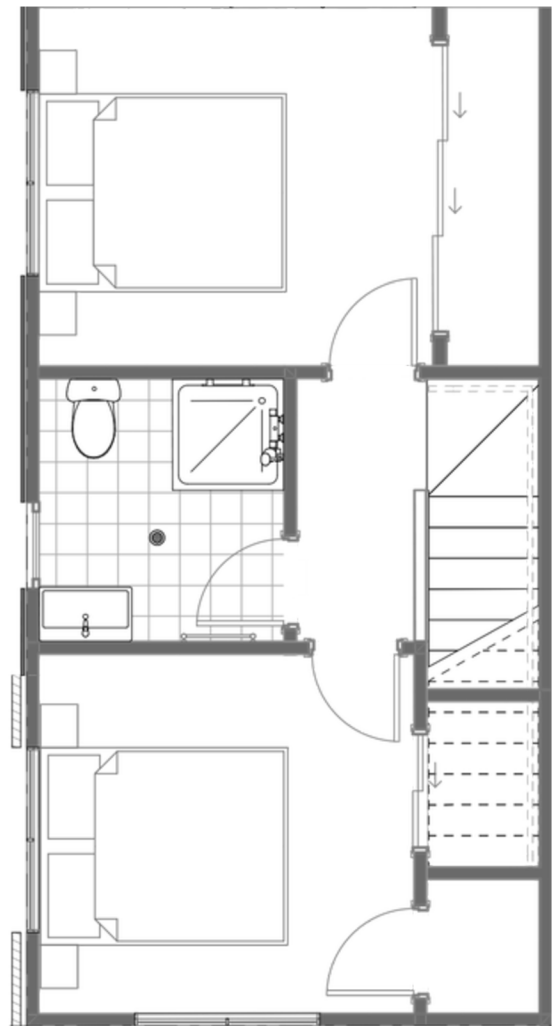
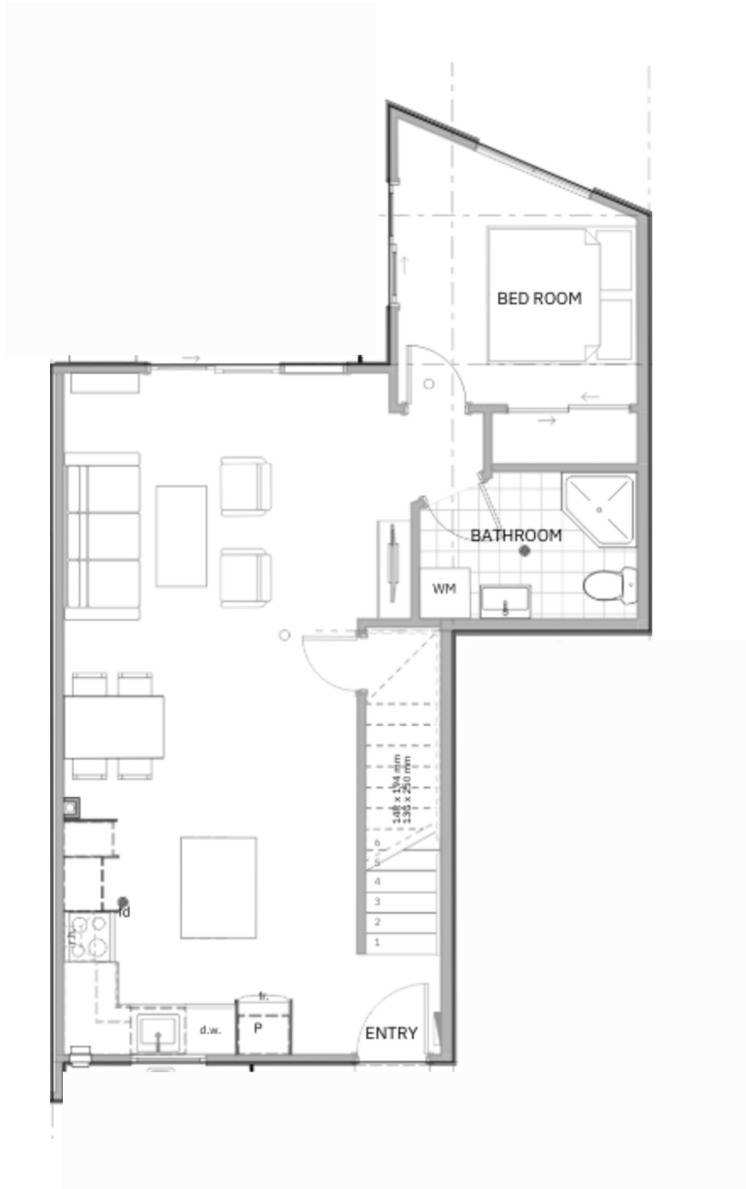
First Floor



Units 1-6 & 11-13

Floor Plan

Type 2

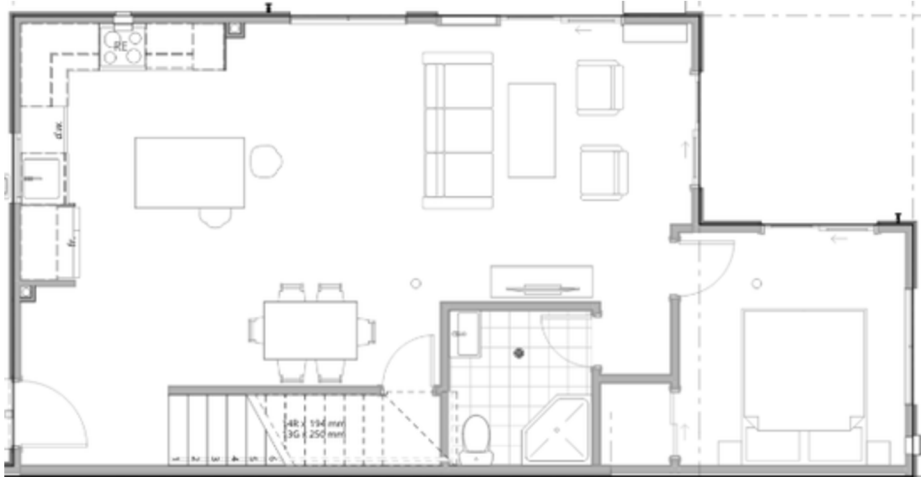


Unit 7

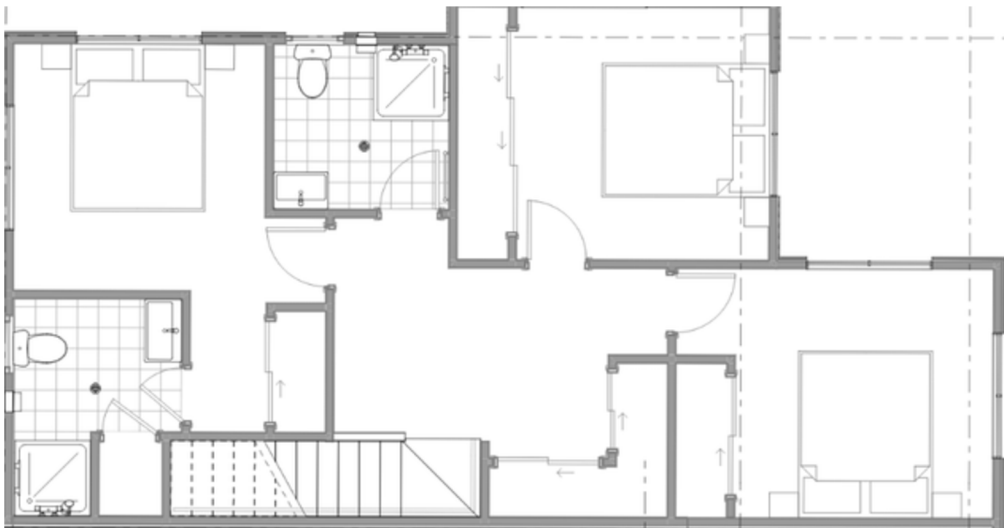
Floor Plan

Type 3

Ground Floor



First Floor

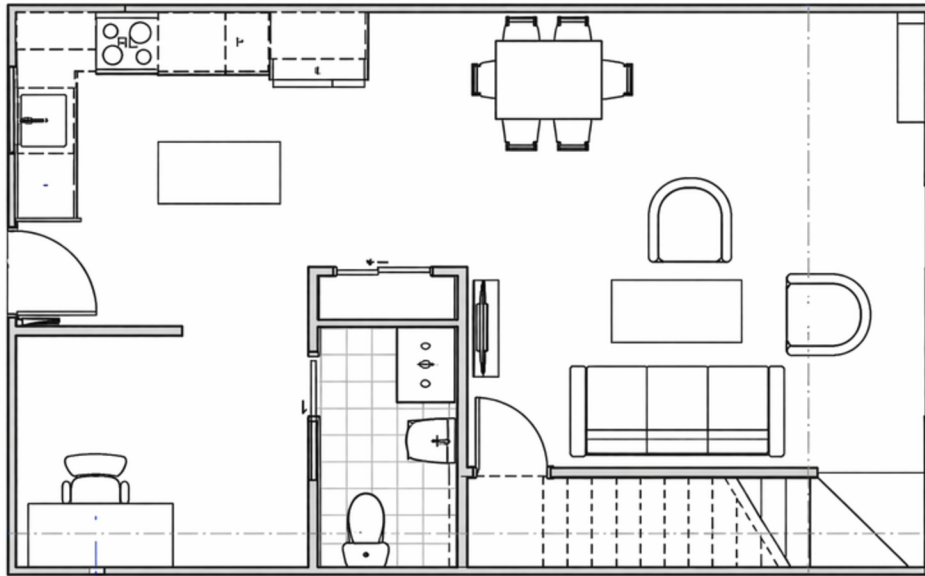


Unit 8

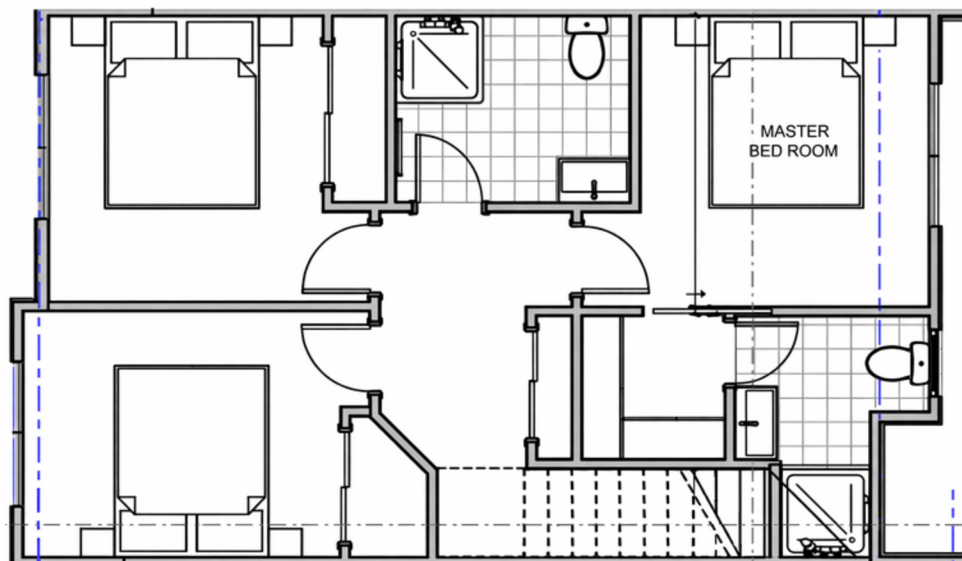
Floor Plan

Type 4

Ground Floor



First Floor



Units 9-10

Rental Appraisal

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.



**11&13 Skeates Avenue,
Owairaka**

2 1.5

Property Description

- Newly Built Townhouse
- Modern living
- 2 x Bedrooms
- 1.5 x Bathrooms

Bespoke residences of timeless design and solid construction. Capping it all off, the address is walking distance to the vibe of cafes, eateries, boutiques, Westfield St Lukes and a short stroll to popular schools and in zone for Mount Albert Grammar School. Owairaka Park nearby for walks, fitness and fun for the kids to enjoy. These homes reflect great value for money in this fast appreciating location, close to the CBD.

Rental : \$620 - \$660 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 receive and is not a guaranteed valuation. The rental income estimate is on the assumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. This acknowledges that the information on which this report is compiled is sourced from the parties and the nature of the property, and, as such, it makes no representation and gives no warranty either express or implied as to 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 acting 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 address. Any person, other than the property owner or addressee who relies on this report for any purpose does so at all risks at their own risk.

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**11&13 Skeates Avenue,
Owairaka**

2 1.5 1

Property Description

- Newly Built Townhouse with modern living
- 2 x Bedrooms
- 1.5 x Bathrooms
- Single Car Park

Bespoke residences of timeless design and solid construction. Capping it all off, the address is walking distance to the vibe of cafes, eateries, boutiques, Westfield St Lukes and a short stroll to popular schools and in zone for Mount Albert Grammar School. Owairaka Park nearby for walks, fitness and fun for the kids to enjoy. These homes reflect great value for money in this fast appreciating location, close to the CBD.

Rental : \$650 - \$700 per week



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**11&13 Skeates Avenue,
Owairaka**

3 3 1

Property Description

- Newly Built Townhouse with modern living
- 3 x Bedrooms
- 3 x Bathrooms
- 1 x Study
- Single Car Park

Bespoke residences of timeless design and solid construction. Capping it all off, the address is walking distance to the vibe of cafes, eateries, boutiques, Westfield St Lukes and a short stroll to popular schools and in zone for Mount Albert Grammar School. Owairaka Park nearby for walks, fitness and fun for the kids to enjoy. These homes reflect great value for money in this fast appreciating location, close to the CBD.

Rental : \$750- \$800 per week



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**11&13 Skeates Avenue,
Owairaka**

4 3 1

Property Description

- Newly Built Townhouse with modern living
- 4 x Bedrooms
- 3 x Bathrooms
- Single Car Park

Bespoke residences of timeless design and solid construction. Capping it all off, the address is walking distance to the vibe of cafes, eateries, boutiques, Westfield St Lukes and a short stroll to popular schools and in zone for Mount Albert Grammar School. Owairaka Park nearby for walks, fitness and fun for the kids to enjoy. These homes reflect great value for money in this fast appreciating location, close to the CBD.

Rental : \$850 - \$900 per week



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**11&13 Skeates Avenue,
Owairaka**

3 2 1

Property Description

- Newly Built Townhouse with modern living
- 3 x Bedrooms
- 2 x Bathrooms
- Single Car Park

Bespoke residences of timeless design and solid construction. Capping it all off, the address is walking distance to the vibe of cafes, eateries, boutiques, Westfield St Lukes and a short stroll to popular schools and in zone for Mount Albert Grammar School. Owairaka Park nearby for walks, fitness and fun for the kids to enjoy. These homes reflect great value for money in this fast appreciating location, close to the CBD.

Rental : \$725 - \$775 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.



*“Ravishing Exterior with
quality that speaks of
excellence”*

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.

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 & 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 months 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 Guarantees Act.

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've

Citeus Properties

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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