

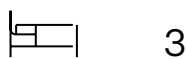


# DESIGNED FOR MODERN LIVING

## Lot 18, Harakeke Estate

Lot 18 brings together thoughtful design and a reserve-side setting in a home built for the way people actually live. This architecturally designed, single-level three-bedroom home offers 175m<sup>2</sup> of living space on a 583m<sup>2</sup> section, perched above the Styx Mill River Reserve with an infinity-style deck that blurs the boundary between indoor living and the natural landscape beyond. The open-plan kitchen, dining, and living areas flow naturally together, creating a warm, connected heart to the home, while a separate media room offers a dedicated space for downtime, movie nights, or a quiet retreat. The master bedroom features a private ensuite and walk-in robe, and large glazing throughout draws in abundant natural light. With a north-facing orientation, this home is positioned to make the most of the sun year-round.

**Lot Area** 583 m<sup>2</sup>  
**Floor Area** 175 m<sup>2</sup>



**David Reid Homes**  
Christchurch – North, Waimakariri & Hurunui  
Bolder Developments Ltd

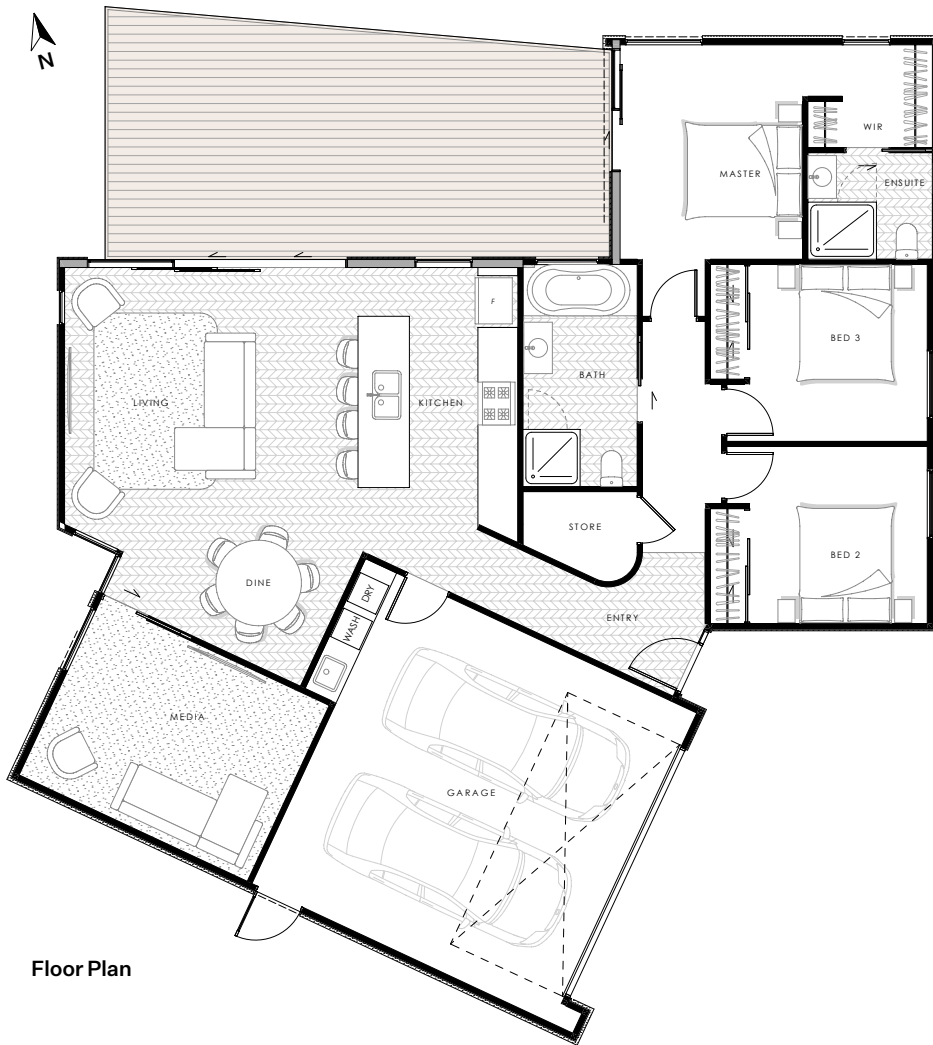
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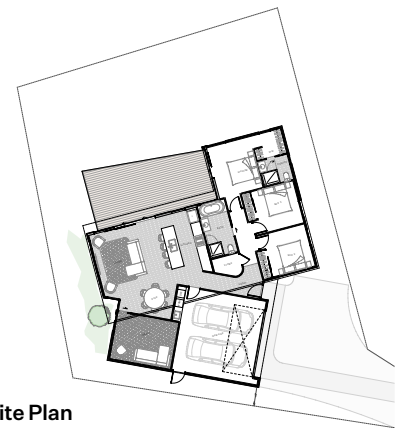
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## DAVID REID HOMES

EXPERIENCE THE NEW






Floor Plan



Site Plan

## Lot 18, Harakeke Estate

Lot Area 583 m<sup>2</sup>  
Floor Area 175 m<sup>2</sup>

	2
	3
	2

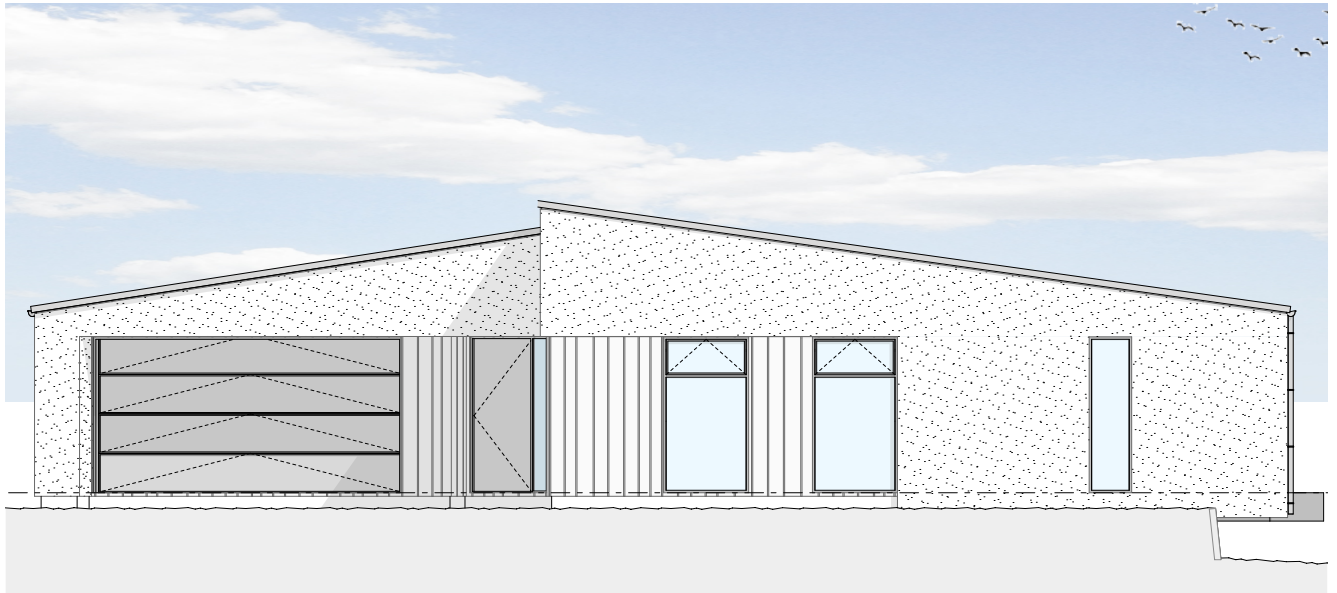
Practical and flexible in equal measure, the separate media room adds real versatility to daily life, serving equally well as a home office, guest room, or hobby space as your needs evolve. Three well-proportioned bedrooms, a generous family bathroom, and a dedicated internal laundry keep the everyday running smoothly, while the double internal garage provides secure parking and additional storage.

The north-facing orientation keeps living areas naturally warm and bright through the cooler months, keeping energy costs down without compromising comfort. Sitting right on the edge of the Styx Mill River Reserve, this is a home that delivers both the space and the setting to truly settle in and enjoy life.



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## Specifications

### Exterior

- Timber Cladding
- Rockcote Graphex
- Colorsteel TRib Longrun
- Colorsteel downpipes & fascia
- Window joinery

### Interior

- Interior design package by Next Dore

### Ensuite

- Designer bathroom fittings
- Fully tiled shower
- Tiled underfloor heating

### Kitchen

- Engineered stone benchtop
- Blum hardware
- Bosch appliances

### Heating

- 2 x heatpumps
- Heated towel rails

### Insulation

- R3.6 insulation to ceiling
- R2.8 insulation to walls (including garage)
- Insulated garage door

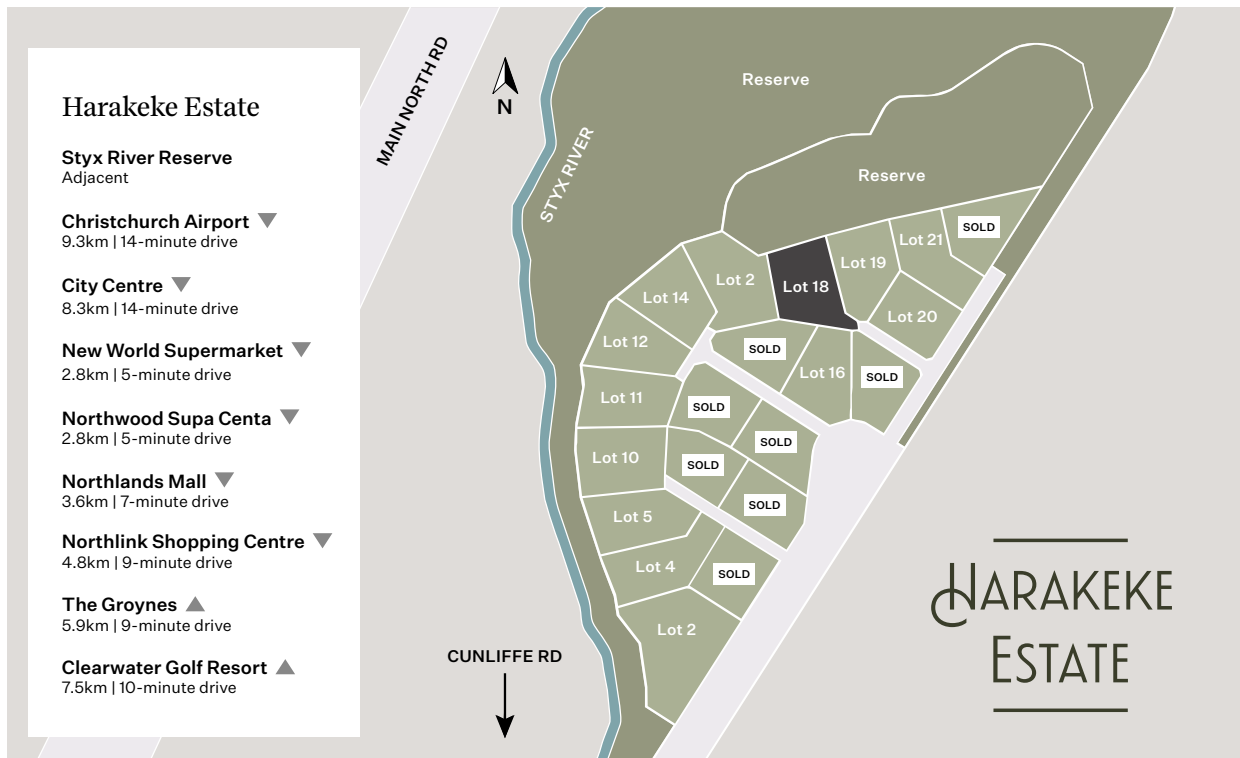
### Extra features

- Elevated site with reserve views
- Infinity-style deck overlooking the reserve
- 2200 standard door & wardrobe height

# Location

Redwood's Harakeke Estate sits right on the edge of the Styx Mill River Reserve, offering a boutique community of just 22 sections with sweeping reserve views, walking and riding tracks, and peaceful river walks on your doorstep. Despite the serene setting, Northwood Supa Centa, New World supermarket, healthcare services, and great cafes and restaurants are all within a few minutes' drive, Northlands Shopping Centre and Christchurch Airport are easily accessible, and the central city is just 14 minutes away.

Lot 18 presents a rare opportunity to secure a reserve-side lifestyle in one of Christchurch's most connected northern suburbs, with all titles issued and ready to build.



Contact Carl today to find out more!

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