



EDEN
GROUP

EIGL.CO.NZ

Auckland

6 WOODWARD AVE,
MĀNGERE BRIDGE

5 Architecturally Designed Homes



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EDEN GROUP

We specialise in developing and bringing to market high quality residential homes for the benefit of both investors and home buyers. Eden is a property development and investment business with a well rounded team with expertise from construction and consulting to business and finance.

With a friendship that has withstood the test of time, Eden was born out of a thirty-year-long friendship that co-founders James and Johan built from a young age.

Having met each other through a social soccer club in Auckland they continued on their own paths to building successful careers across property investment, wealth management, construction and consulting, both in New Zealand and overseas.

When the opportunity arose for them to collaborate on a development and investment business they quickly built a diverse team whose broad spectrum of skills and decades of experience provides a competitive edge and a truly unique proposition.

Founded on a shared vision of solid relationships, quality living spaces and honest business communication, Eden is designed for investors, home buyers and prospective developers looking for the right partner with which to create exceptional living spaces across Aotearoa



6 WOODWARD AVE

Welcome to 6 Woodward Avenue, Māngere Bridge – an exclusive collection of five architecturally designed homes offering the perfect balance of style, comfort, and convenience. Nestled in a prime southern location, this development provides easy access to a range of local amenities, scenic outdoor spaces, and key transport links, ensuring a lifestyle of both relaxation and connectivity.

Each thoughtfully designed home features high-quality finishes and spacious, functional layouts tailored to modern living. With a variety of floor plans to choose from, these homes cater to families, professionals, and investors alike, offering a seamless blend of suburban charm and urban accessibility.

Experience contemporary living in a vibrant and well-connected community, where everyday essentials, recreational opportunities, and major transport routes are all within easy reach. 6 Woodward Avenue is more than just a place to live – it's a place to thrive.





THE LOCATION

Nestled in the heart of Māngere Bridge, 6 Woodward Avenue offers residents a perfect blend of suburban tranquility and urban convenience. This prime location provides easy access to a wide range of local amenities, catering to diverse lifestyles. Combining suburban charm with urban connectivity, it is an ideal choice for discerning buyers seeking comfort, convenience, and a high-quality lifestyle.



1. Fresh Choice Supermarket - 500m
2. Māngere Domain - 800m
3. Ambury Regional Park - 2.1km
4. Mitre 10 Onehunga - 2.6km
5. Māngere Town Centre - 4km
6. Dress Smart Outlet Shopping Centre - 4.1km
7. Go Media Stadium - 6.4km
8. Middlemore Hospital - 7.2km (out of view)
9. Auckland Airport 7.8km (out of view)
10. Sylvia Park Shopping Centre - 10km (out of view)

WHAT'S NEARBY?

SUPERMARKETS AND RETAIL SHOPPING

A variety of supermarkets, including Countdown and Pak'nSave Māngere, are just a short drive away, ensuring convenient and hassle-free grocery shopping. Additionally, Māngere Town Centre and Onehunga Mall are located nearby, offering a wide selection of retail stores, specialty shops, and everyday essentials to cater to all your needs.

MEDICAL CARE AND HEALTHCARE SERVICES

Māngere Health Centre and other medical facilities are conveniently located, offering primary healthcare services for both families and individuals. Additionally, several nearby pharmacies provide quick access to prescriptions and professional health advice.

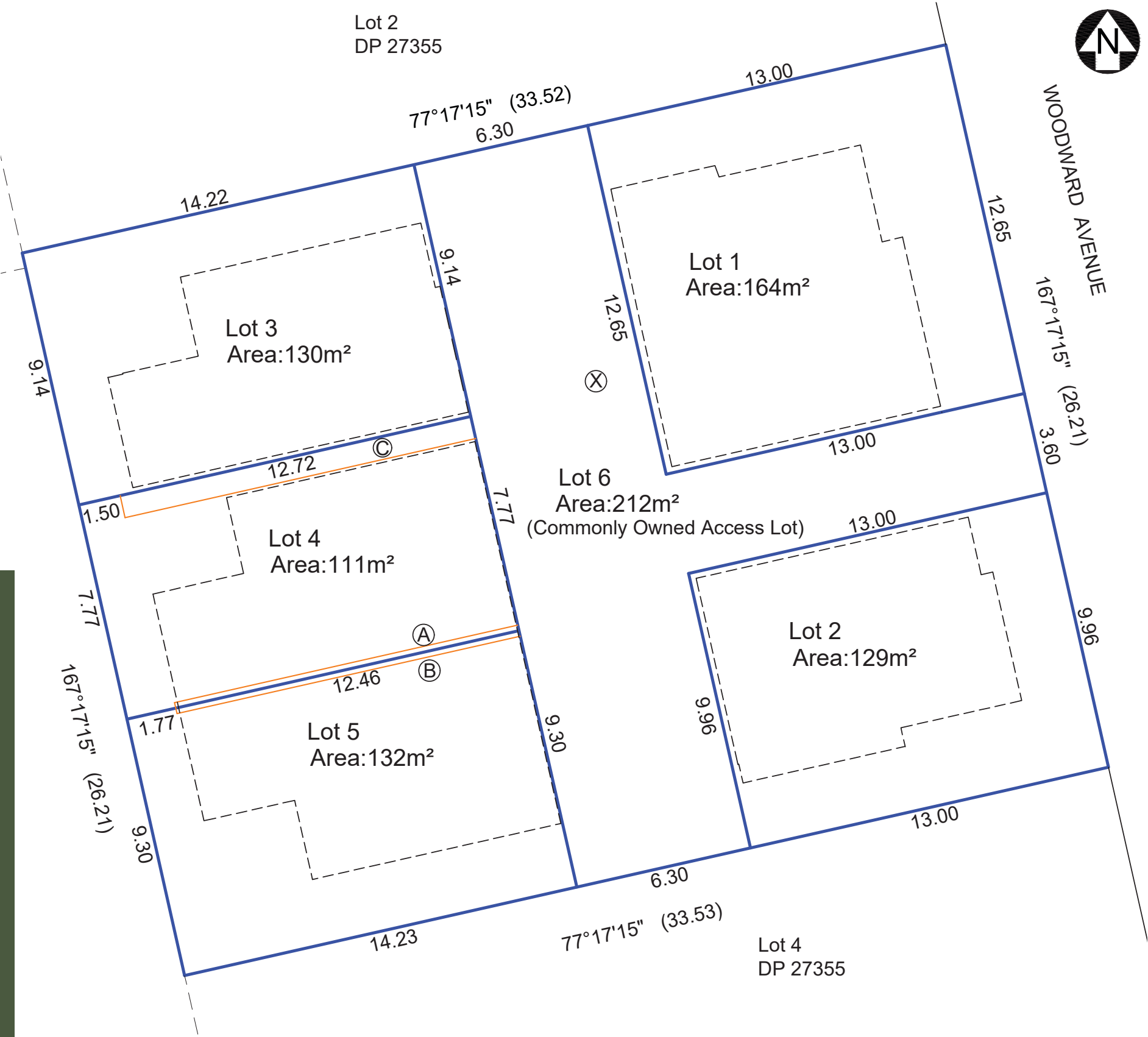
RECREATION AND AMENITIES

Māngere Bridge Village features boutique stores, cafes, and restaurants, creating a vibrant and welcoming atmosphere. Its proximity to Ambury Regional Park and the Kiwi Esplanade offers countless opportunities for outdoor recreation, family outings, and fitness activities.



SUBDIVISION PLAN

	Unit Size m ²	Land Size m ²
UNIT ONE	158.7	164
UNIT TWO	191.6	129
UNIT THREE	133.1	130
UNIT FOUR	140.6	111
UNIT FIVE	142.6	130



LANDSCAPE PLAN



- | | | | | |
|----------------------------|--|---|--|--|
| ① Hedge clipped to 1.2m | ⑤ Grass lawn | ⑨ Fold down clothesline fixed to fence / building | ⑬ Max 1.8m high timber slat fence / screen to site boundary/ between private gardens | ⑰ Palm tree planting to break up the bulk of proposed building |
| ② Hedge clipped to 1.8m | ⑥ Evergreen specimen tree planting to street front | ⑩ Permeable step pavers with gravel / planting infill | ⑭ 1.2m high 50% permeable timber fence | |
| ③ Mail box | ⑦ Native deciduous tree plating for seasonal | ⑪ Standard concrete driveway | ⑮ Timber decks off ground floor living area | |
| ④ Rubbish bin / bin screen | ⑧ Mixed shrub planting | ⑫ Standard concrete with black oxides | ⑯ Timber fences on top of retaining wall. Height of combined retaining and fence to max 1.8m | |

THE DESIGN

This exclusive development features five architecturally designed homes that seamlessly blend style, comfort, and functionality in one of Auckland's most convenient southern locations. Each townhouse offers thoughtfully planned layouts and high-quality finishes to suit a variety of lifestyles.

Townhouse 1 is a well-appointed 3-bedroom home designed for modern family living. The first floor features a family bathroom, while the master bedroom is complete with its own ensuite. A downstairs guest toilet provides added convenience. The open-plan kitchen and living area flow effortlessly, complemented by an internal access garage. The master bedroom also boasts its own private deck, perfect for relaxing.

Townhouse 2 is a spacious 4-bedroom home spread across three levels. The ground floor includes a double internal access garage, the first bedroom, a bathroom, and a laundry. On the first floor, an expansive open-plan kitchen, dining, and living area offers plenty of space for entertaining, alongside a guest bedroom, a second bathroom, and access to a generous deck. The second floor features the master suite with an ensuite, walk-in wardrobe, and private deck.

Additionally, there is a fourth bedroom that also opens to a deck, as well as a family bathroom.

Townhouses 3 and 4 follow a similar design, offering 4 bedrooms across two well-planned levels. The ground floor consists of an internal access garage, a bedroom, a bathroom, and an open-plan kitchen, living, and dining area. Upstairs, you'll find three bedrooms, including the master with an ensuite, a family bathroom, and space for a dedicated study nook, providing space for work or study.

Townhouse 5 is a 4-bedroom home that offers a practical and stylish design. The ground floor features an internal access single garage, a bedroom, a bathroom, and a spacious open-plan kitchen, living, and dining area. The first floor hosts three additional bedrooms, including the master with an ensuite and walk-in wardrobe. A family bathroom and an inviting deck area provide the perfect space for outdoor living and entertaining.

Each home is meticulously crafted with modern finishes and smart layouts to enhance everyday living, making 6 Woodward Avenue an exceptional choice for families, professionals, and investors alike.





FLOOR PLANS & LAYOUT



UNIT ONE

 3 | BED

 2.5 | BATH

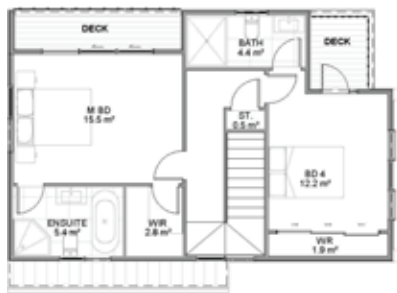
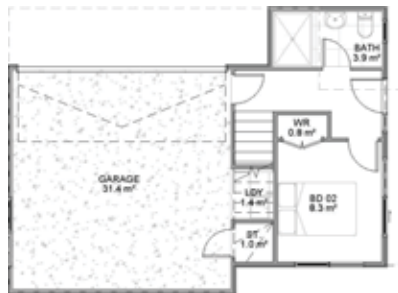
 GARAGE

UNIT TWO

 4 | BED

 4 | BATH

 GARAGE





UNITS THREE & FOUR



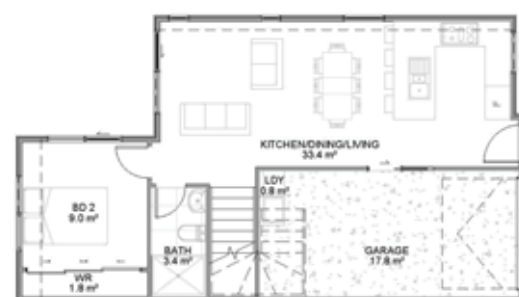
4 | BED



3 | BATH



GARAGE



UNIT FIVE



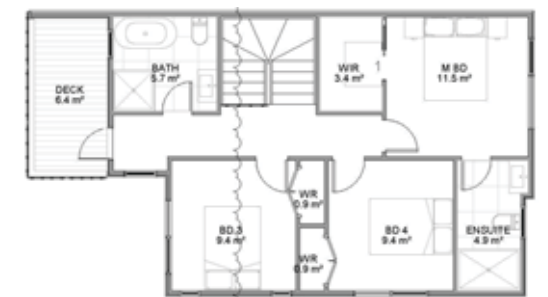
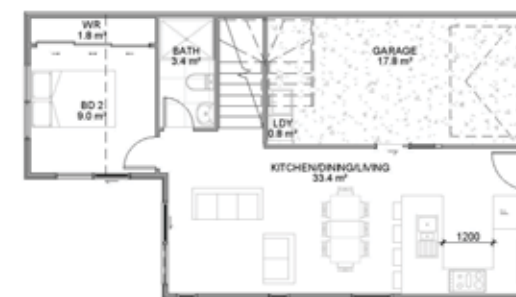
4 | BED



3 | BATH



GARAGE



FINISHES

At Eden Group, we believe that exceptional design lies in the details. Our homes are crafted with high-quality materials and premium finishes, ensuring a seamless blend of style, durability, and functionality. From the ground up, every element is thoughtfully considered to provide a home that is both visually striking and built to last.

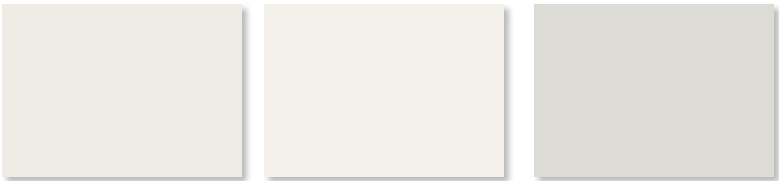
Inside, the interiors are defined by a meticulous level of craftsmanship. Winstone Wallboard internal linings are finished to a Level 4 standard, complemented by timber skirting and architraves. The lighting scheme features soft white flush LED downlights and Vynco switchgear. Security and convenience are paramount, with a Yale electric front door lock and an Elite control house alarm system ensuring peace of mind.

Throughout the home, a harmonious colour palette from the Dulux White and Neutral range enhances the sense of space and light across walls, ceilings, and doors. Flooring selections include a refined mix of Nouveau vinyl plank, carpet and tiles, ensuring a perfect balance of practicality and style.

With every detail meticulously chosen, our finishes embody the Eden Group commitment to quality, ensuring that your home is not just a place to live, but a sanctuary to enjoy for years to come.

COLOUR SCHEME

PAINT



Dulux - Cardrona, Cardrona Half, Lyttelton Quarter

TILES



Floors - 600x600mm | Splashbacks - subway

FLOORING



A mixture of carpet & vinyl plank



BUILDING SPECIFICATIONS

Foundations	RibRaft X-POD or Rib-raft.
Block work	Concrete slab.
Walls	Timber framing as per NZ3604.
Roof	Colorsteel roofing - Colorsteel selected range.
Cladding	Jame Hardie Linea weatherboard vertical & horizontal.
Joinery	Aluminium double glazed joinery.
Fascia & Gutter	Continuous Colorsteel fascia, gutters & spouting.
Soffits	James Hardies 4.5mm.
Garage door	Colorsteel sectional garage doors - Colorsteel selected range.
Deck	Timber pine decks.
Landscaping	Architecturally designed soft landscaping.



Made to withstand our harsh and unpredictable climate, Linea™ Weatherboard is both tough and beautiful. The superior durability, low maintenance and design flexibility set this product apart from its weatherboard alternatives.



COLORSTEEL® Roofing is designed, tested and trusted to be a durable and low-maintenance option even in changeable weather. New Zealand’s weather throws a lot at the nation’s roofing with snow, rain, hail, and wind along with the baking sun in the summertime. Getting a roofing material that can stand up to these conditions is essential to the longevity of your building.



INTERIOR SPECIFICATIONS & CHATTELS

Internal walls	Winstone wallboard internal linings with level 4 square stopping finish. Timber skirting & architraves.
Internal hardware	Brushed chrome lever door handles, door stops & hinges.
House alarm	Elite control house alarm.
Smoke alarms	Type 1 battery operated smoke detectors.
Mechanical ventilation	Simex Hyper 150 mechanical ventilation.
Heatpumps	Gree Hyper+ AI high wall heat pumps
Heated towel rail	Gold Air ladder heater towel rails.
Water Cylinder	Rheem electric HWC 180L.
Tapware & Mixers	Kohler Pull kitchen polished chrome mixer. Phoenix industries variety polished chrome taps. Phoenix industries variety polished chrome shower mixers.
Bathroom	Phoenix industries polished chrome towel ring & toilet roll holder. Kohler toilet pan and concealed cistern. Raymor wall hung vanity. Adesso acrylic shower polished chrome enclosure.
Kitchen	Professionally designed kitchens with engineered stone bench tops & subway tiled splashbacks.
Appliances	Bosch series 4 appliances (dishwasher, cooktop, waste disposal, rangehood & oven).
Flooring finishes	Nouveau vinyl plank, carpet and tiles.

Why choose Vinyl plank flooring?

Vinyl plank flooring is strong but soft and warm underfoot, with insulating properties to maintain a comfortable temperature in all seasons. It is also resilient, reducing sound for a quieter home environment. Vinyl plank flooring is flexible, featuring a water resistant surface and easy to clean, making it the perfect choice for high spill zones like kitchens and dining areas.



- Hyper+ AI air conditioners incorporate Gree’s G10 inverter along with the new G-AI, high speed, DSP computer chip for precise inverter control and system learning. This ensures greater control which leads to greater efficiency.
- High density filters oxidise and degrade organic contaminants eliminating bacteria, viruses and unpleasant smells. iFeel remote controller delivers customised comfort.



Why choose Bosch? Quality comes from experience.

All Bosch products are manufactured to highest possible standards, using only premium quality materials. We undertake quality and endurance tests for our products under continuous usage conditioning. Not a single appliance leaves our factory until it has been proven to meet our high standards.





GET IN TOUCH

Ready to take the next step toward securing your home or investment property at 6 Woodward Avenue? Our team are here to provide you with all the information you need, answer any questions, and guide you through the purchasing process.

Get in touch with James to schedule an appointment and make 6 Woodward Avenue your new address.



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