

Timeless Design. Better Performance. *Guaranteed Income.*

TILBURY PUKEKOHE HILL

FOR SALE **$1,795,000**

SHOWHOME INVESTMENT OPPORTUNITY

A rare opportunity to own a flagship Platinum Homes showhome within one of Franklin's most anticipated new neighbourhoods.

Platinum Homes





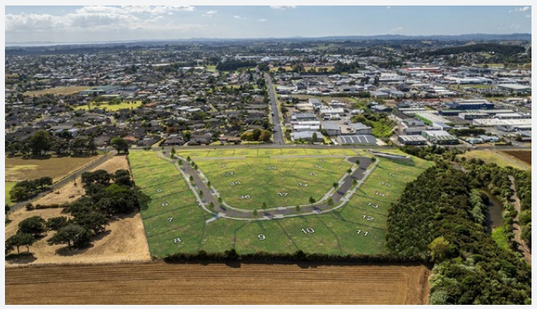
TILBURY
PUKEKOHE HILL

Welcome to Tilbury

Positioned on the elevated northern slopes of Pukekohe Hill, Tilbury has been carefully created to deliver something increasingly rare.

A neighbourhood where architecture, landscape and long-term quality have all been considered together.

Wide streets, thoughtful landscaping, modern rural design principles and carefully controlled architectural standards ensure every home contributes positively to the overall character of the development.



Crafted For Tilbury

The architectural inspiration behind Tilbury is drawn from Franklin's rural heritage.

Simple forms. Natural materials. Strong rooflines. A contemporary interpretation of traditional rural buildings. This Platinum Homes showhome has been specifically designed to reflect those principles. The result is a home that feels considered, enduring and unmistakably Tilbury.

EXTERIOR CLADDING
MIDLAND BRICK – TIPICO BOBAL WITH NATURAL MORTAR

ROOF
COLORCOTE TRIMRIB – THUNDER GREY

FASCIA & SPOUTING
BILDON TIMBER FASCIA WITH COLOURSTEEL SPOUTING – THUNDER GREY

GARAGE DOOR
DOMINATOR MONTANA (INSULATED) – THUNDER GREY

EXTERIOR CLADDING
LINEA OBLIQUE – RESENE TAPA

JOINERY
FAIRVEIW ALUMINIUM – SANDSTONE



Designed For *Easy Living*

Thoughtfully designed for those who want space without the upkeep, this substantial home combines generous proportions with everyday practicality.

The result is a home that feels open, comfortable and easy to live in, with room for visiting family, guests and the things you love to do.

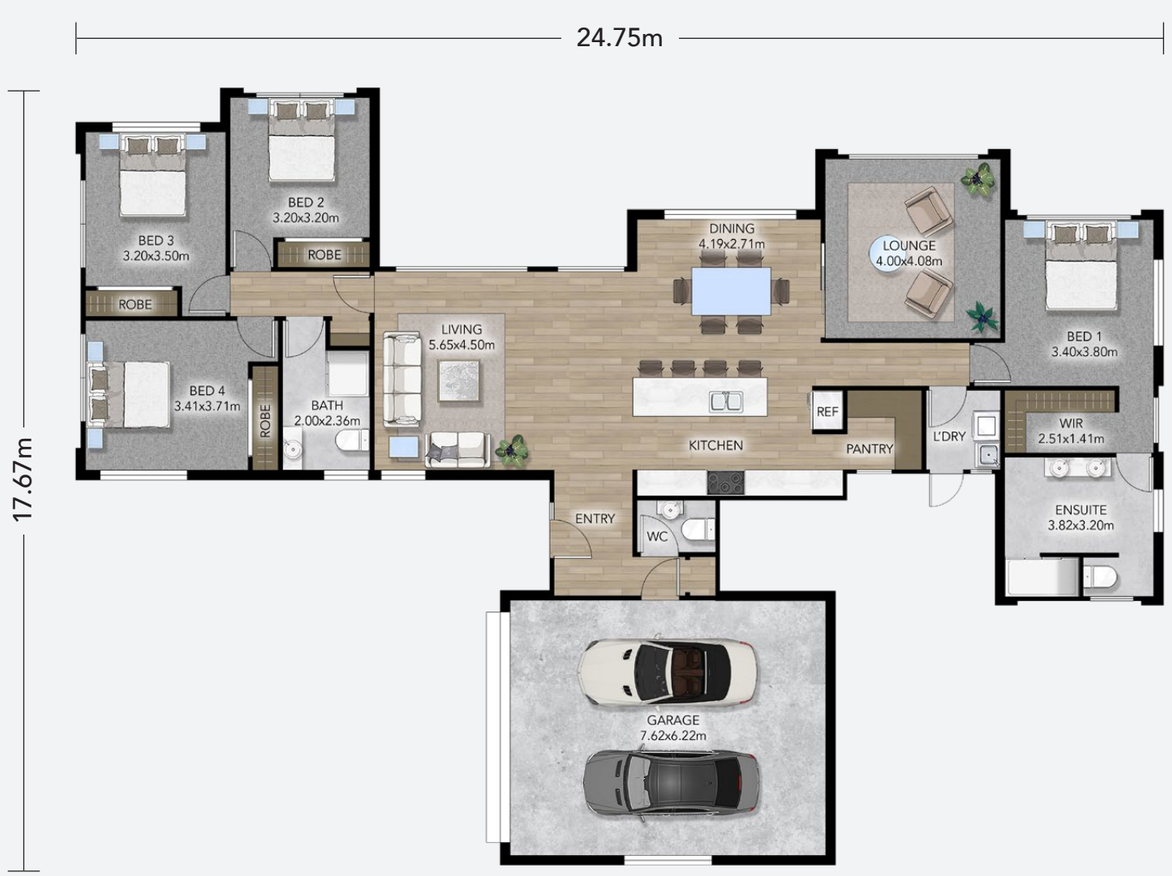
**Photographs shown are of a previous Platinum Homes build and are for illustrative purposes only. Final specifications, fixtures, fittings, finishes and appliances may vary.*

- Approx. 236m² floor area
- Four bedrooms
- Two living spaces
- Master suite with ensuite and walk-in wardrobe
- Family bathroom
- Guest toilet
- Internal access double garage
- 2.55m stud height

Every Space Has a Purpose

Whether entertaining friends, hosting family for the weekend, or simply enjoying everyday comfort, the floorplan has been designed to provide flexibility without complexity – right down to a double garage with room for a workshop, hobbies or storage.





4 | 2 | 3 | 2 | 2

You Deserve *Better* Than The Minimum

When building a new home, most people focus on kitchens, bathrooms and floorplans. But one of the most important questions is often overlooked.

How will the home actually feel to live in?



Why Would We Not Want to Build Better Homes?



Because everyone deserves more than the minimum.

For years, better-performing homes have often been treated as a specialist niche. Something separate. Something difficult. Something expensive.

We saw it differently.

If we can build homes that are warmer, drier, healthier and more comfortable to live in, why would we not?

Platinum+ was created to bring better home performance into everyday family homes, making better living both practical and achievable.

Built *Better* Than the Minimum

Included within this home is Platinum+, Platinum Homes' better approach to home performance.

Platinum+ brings together AeroBarrier airtightness treatment and balanced DVS ventilation. Together, these systems are designed to help create a home that feels better to live in every day.

WARMER

DRIER

FRESHER

LESS DRAUGHTY

MORE STABLE IN TEMPERATURE

MORE COMFORTABLE YEAR ROUND



Landscape *Matters*

At Tilbury, landscaping is not an afterthought.

The development vision encourages structured planting, specimen trees and outdoor environments that reinforce the surrounding rural character while contributing positively to the streetscape.

The landscaping proposed for this showhome complements the architecture, softens the site and strengthens the relationship between home and landscape.





A Flagship Showhome *Investment*

During the leaseback period, this home will operate as the Platinum Homes Auckland South Showhome.

While Platinum Homes occupies the property, the owner receives a fixed leaseback return while retaining ownership of the underlying house and land asset.

The leaseback provides certainty. The home provides lasting value.

- Premium house and land ownership
- Secure tenant occupancy
- Immediate income
- Long-term capital growth potential

Investment *Summary*

PURCHASE PRICE	$1,795,000
FIXED LEASEBACK	4% P.A.
ANNUAL LEASE INCOME	$71,800 FROM COMPLETION
SITE AREA	920M²
FLOOR AREA	236M²*
TENANT	PLATINUM HOMES AUCKLAND SOUTH
USE	SHOWHOME
EXPECTED COMPLETION	DECEMBER 2027

*Subject to final working drawings.

Platinum Homes

Own A Flagship Home in Tilbury

A PREMIUM HOME. A BOUTIQUE NEIGHBOURHOOD. A BETTER WAY OF LIVING.

FEATURING PLATINUM+
WARMER. DRIER. HEALTHIER.

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