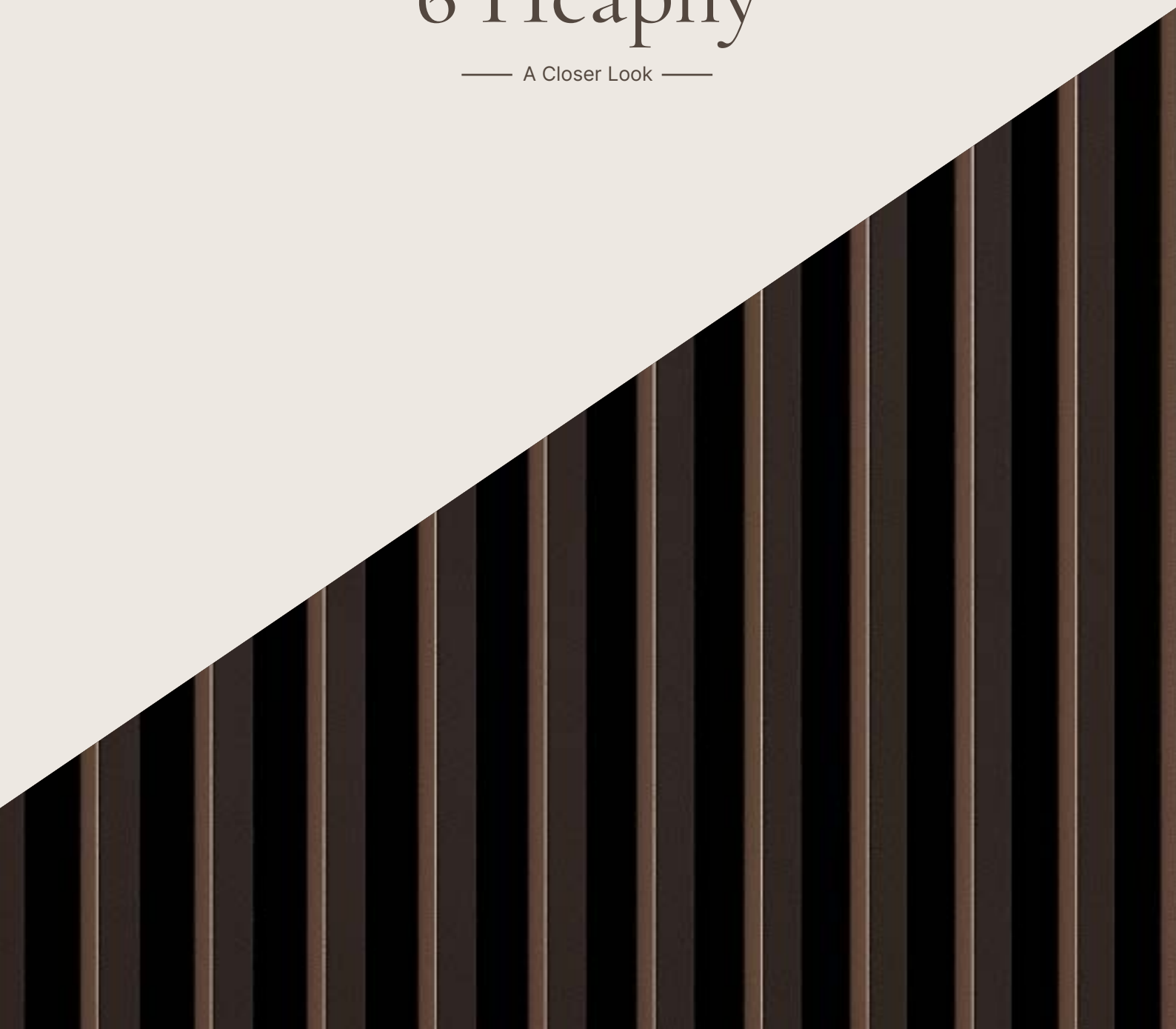


6 Heaphy

— A Closer Look —





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Overview

A boutique collection of 2 and 3 bedroom homes created by sought-after Auckland developer Maidstone Properties and designed by architectural designer FORMIS.

Two minutes from the cafés and community feel of Blockhouse Bay village, these homes sit on a warm, north-facing elevated site - whether you're downsizing, shifting up suburbs, or buying your first home, this is a considered move.

Striking gabled forms, tongue and groove vertical timber cladding, and considered use of louvres come together to create a confident street presence - changing rooflines and layered texture giving each facade its own quiet point of difference.

Inside, the attention to detail is immediate. The kitchen is built to entertain, the living and dining area open directly to a private courtyard - made for alfresco dining or a quiet morning coffee. Upstairs, light-filled bedrooms in a soothing palette of charcoal and cream offer genuine retreat, most with their own ensuite.



Why Buy Here

- **Gated & Secure** - A secure gated community provides peace of mind and a greater sense of privacy.
- **Designed to live in** - Generous storage, including integrated outdoor storage, provides practical space for everyday belongings.
- **Generous proportions** - Homes range from 75sqm to 101sqm, with two- and three-bedroom layouts offering generous proportions.
- **Light-filled interiors** - 2700mm stud heights, full-height ranch sliders and generous glazing create bright, open interiors.
- **North-facing & elevated** - A considered orientation takes advantage of natural sunlight, elevation and outlook.
- **Village living** - Just a two-minute walk from Blockhouse Bay village, with cafés, shops and a supermarket close by.
- **Connected location** - Public transport is close at hand, with a bus stop approximately 200m from the development.
- **Quality appliances** - Kitchens are fitted with premium European appliances selected for performance and longevity.
- **A trusted developer** - Developed by Maidstone Properties, with an established track record of delivering quality homes.
- **10-year building warranty** - Added reassurance with a 10-year builder's warranty.

- **Architectural Design** - Architecturally designed homes featuring distinctive, thoughtfully considered details that balance character, functionality and contemporary living.
- **Refined Interiors** - Interior palettes and finishes have been carefully curated by a leading Auckland interior designer, creating considered spaces that feel contemporary yet enduring.
- **Quality Throughout** - Design-led kitchens, fully tiled European-inspired bathrooms, premium European appliances and Zucchetti tapware bring quality and attention to detail throughout.
- **Secure & Connected** - Keyless entry, secure gated access and a professionally managed Residents' Society provide convenience, security and peace of mind within a private community setting.



Location

6 Heaphy is ideally positioned in the established coastal suburb of Blockhouse Bay, celebrated for its relaxed seaside character, green reserves, and strong sense of community. Tree-lined streets and harbour-side outlooks create a calm, welcoming environment, with parks and foreshore walks close at hand.

Residents enjoy easy access to the local village centre, with cafés and everyday essentials nearby, along with convenient connections to Westfield New Lynn and surrounding hubs for dining and retail. Coastal walks, reserves and beach-side green spaces offer a lifestyle centred on outdoor living, while strong transport links and nearby schooling complete the appeal.



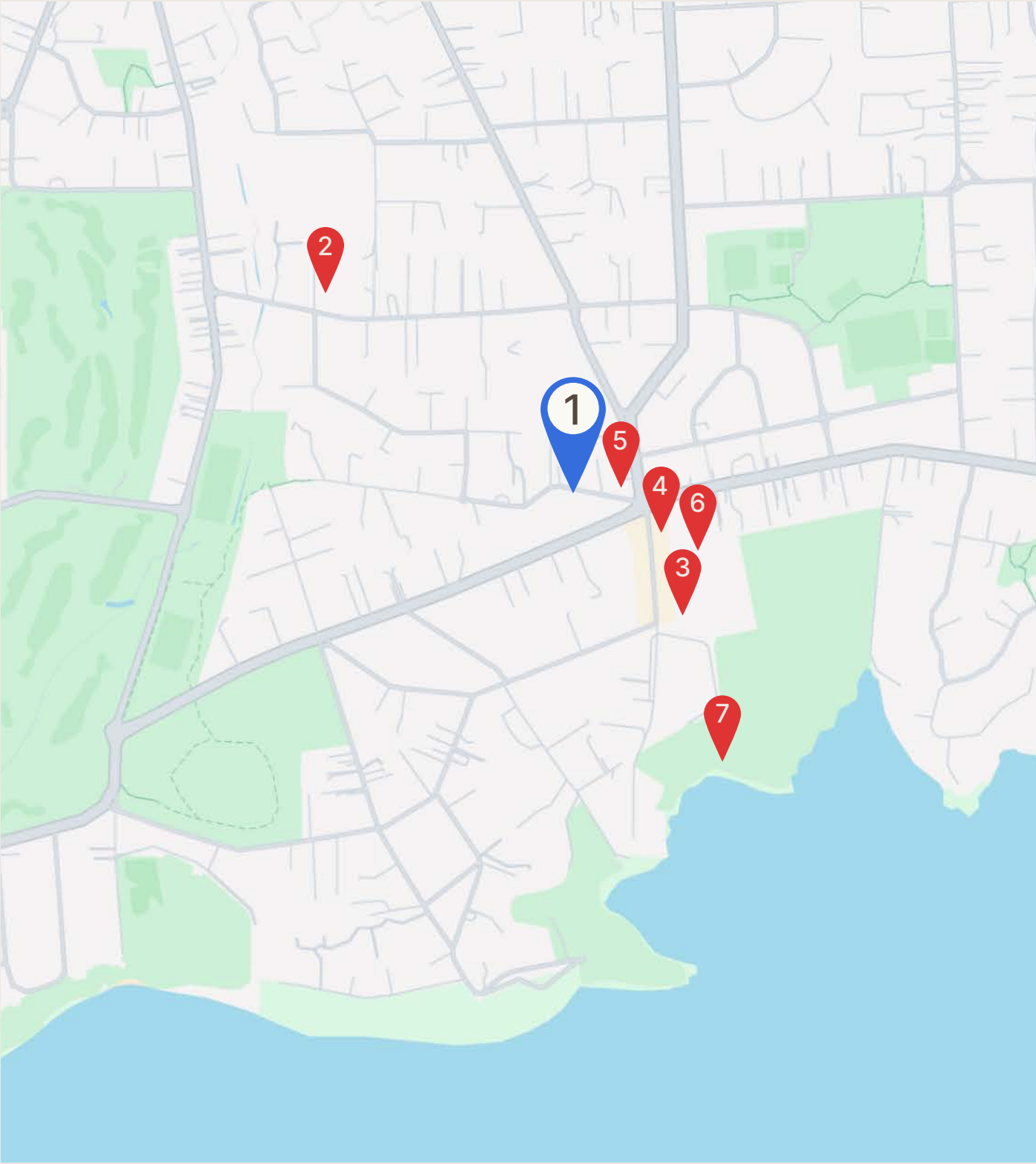
Private courtyard spaces, offering a calm setting for weekend brunches, evening gatherings and quiet moments.



Grab a relaxed morning coffee at one of the local Blockhouse Bay cafés.



Spend weekends by the water at Blockhouse Bay Beach Reserve.



Points of Interest

- 1. 6 Heaphy Street by Maidstone
- 2. Blockhouse Bay Intermediate
- 3. Blockhouse Bay Primary School
- 4. Cafe
- 5. Bus Stop
- 6. Supermarket
- 7. Blockhouse Bay Beach Reserve



Homes

The homes at 6 Heaphy are designed to suit a wide range of lifestyles, from first-home buyers and young families to downsizers and investors. Two and three bedroom layouts offer flexible living, with two bathrooms including a master ensuite options creating everyday convenience and privacy. Open-plan living zones flow effortlessly to private courtyard spaces, designed for relaxed outdoor living and entertaining.

Spacious interiors, generous storage and thoughtful acoustic treatments create calm, functional homes that feel comfortable from day one. Architectural features including tongue-and-groove timber cladding and European-style louvres add character, while premium kitchen appliances and soft, modern interior palettes deliver a refined and low-maintenance living environment. These are homes designed to be practical, attractive and easy to live in. Thoughtful design and generous storage mean these homes adapt seamlessly to the way you live, keeping your spaces tidy and functional.

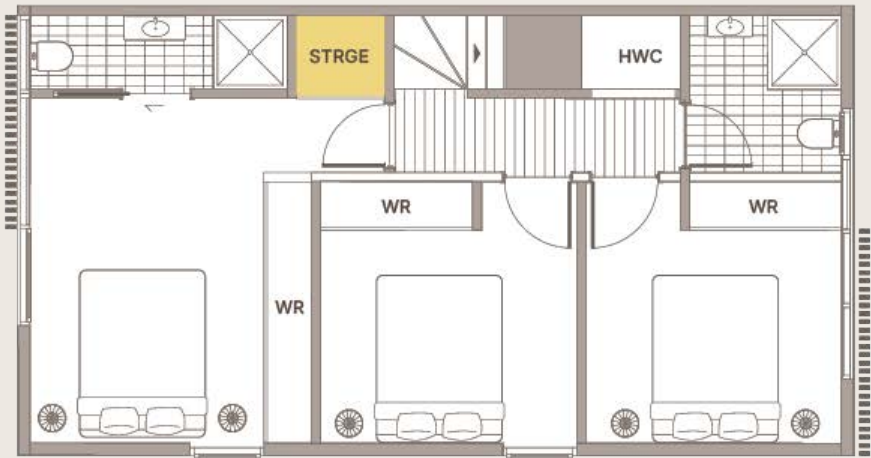


Site Plan

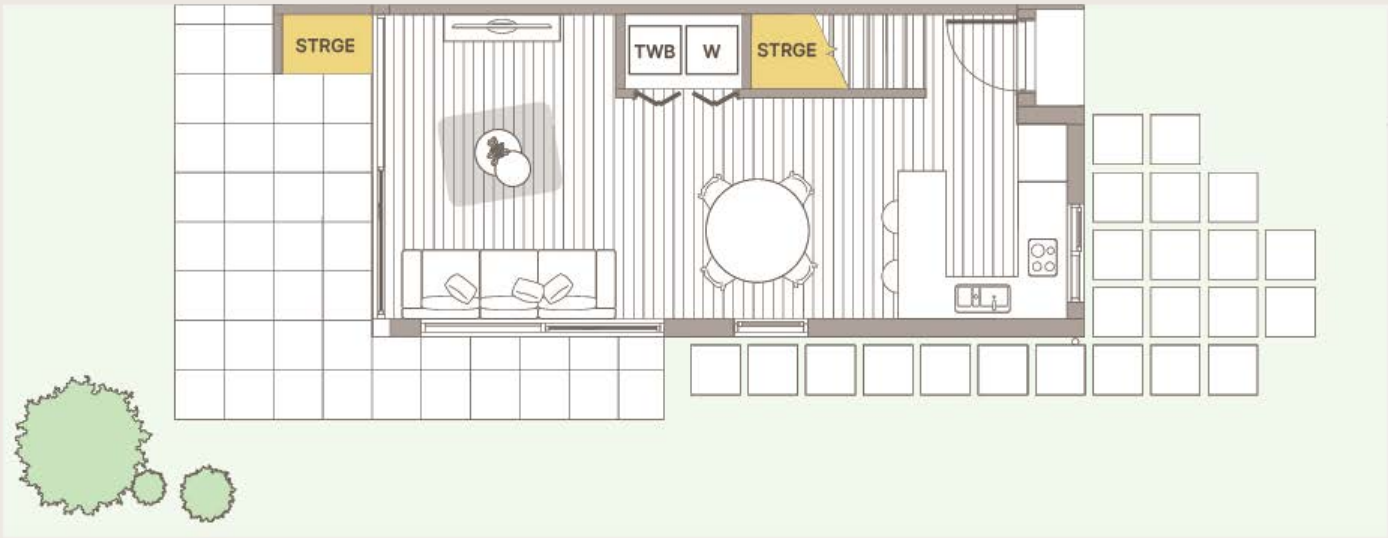


Home 1

First Floor

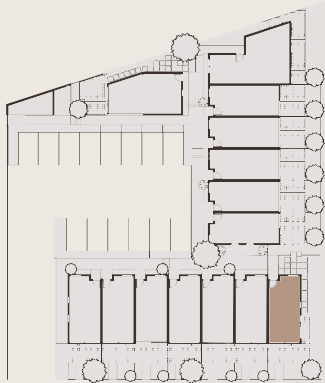


Ground Floor



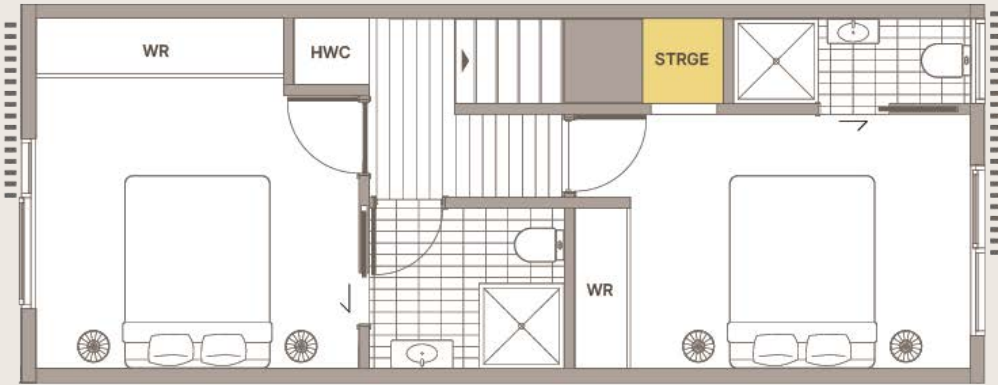
Overview

3 Bedrooms
2 Bathrooms
1 Carpark
Floor Area 91m²
Land Area 101m²



Home 2-6

First Floor

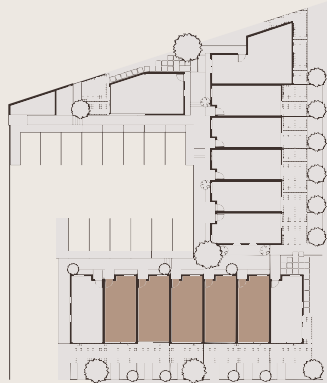


Ground Floor



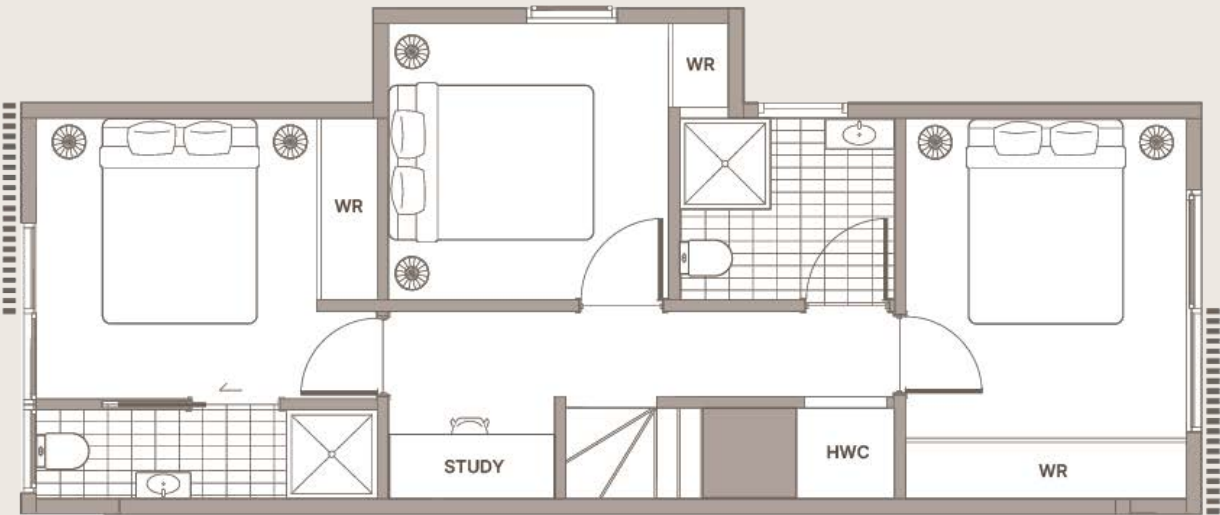
Overview

2 Bedrooms
2 Bathrooms
1 Carpark
Floor Area 75m²
Land Area 56m²

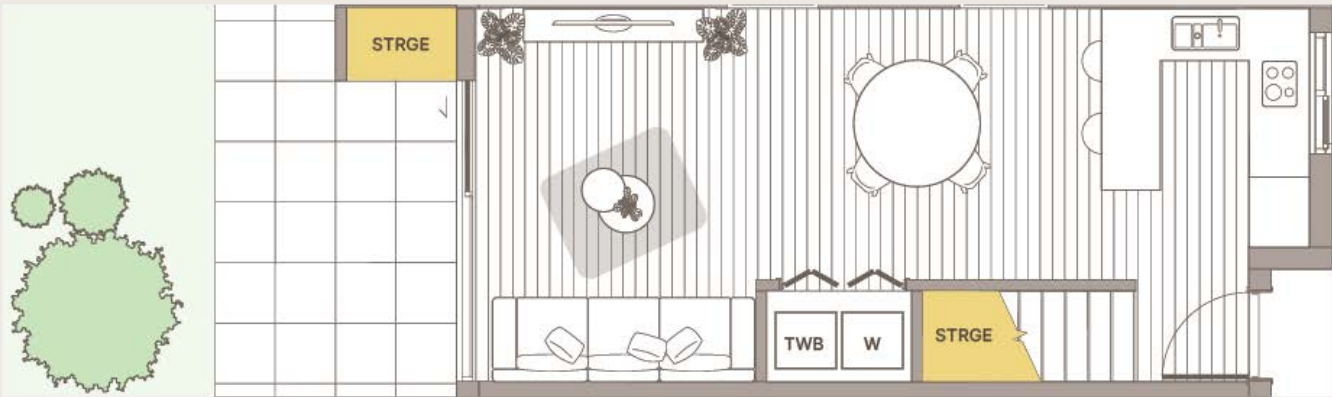


Home 7

First Floor



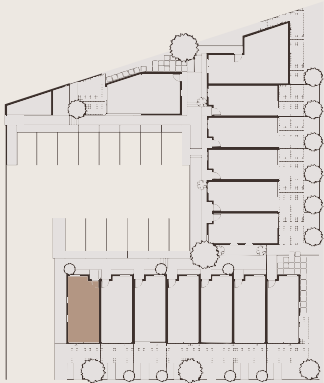
Ground Floor



North.

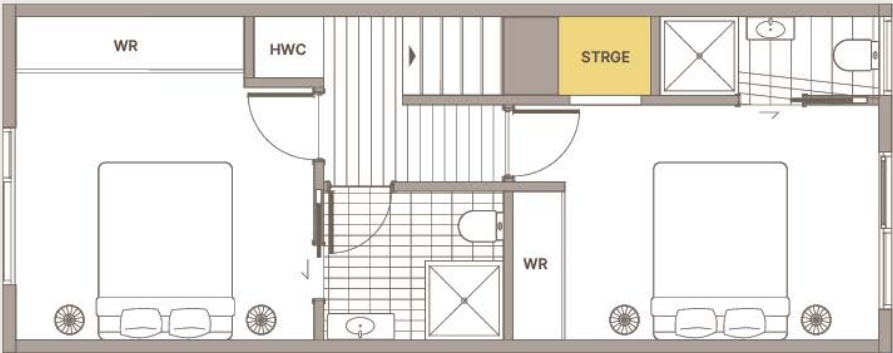
Overview

3 Bedrooms
2 Bathrooms
Study
1 Carpark
Floor Area 86m²
Land Area 72m²



Home 8-12

First Floor



Ground Floor

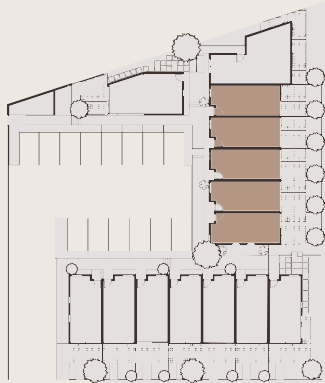


North.

Overview

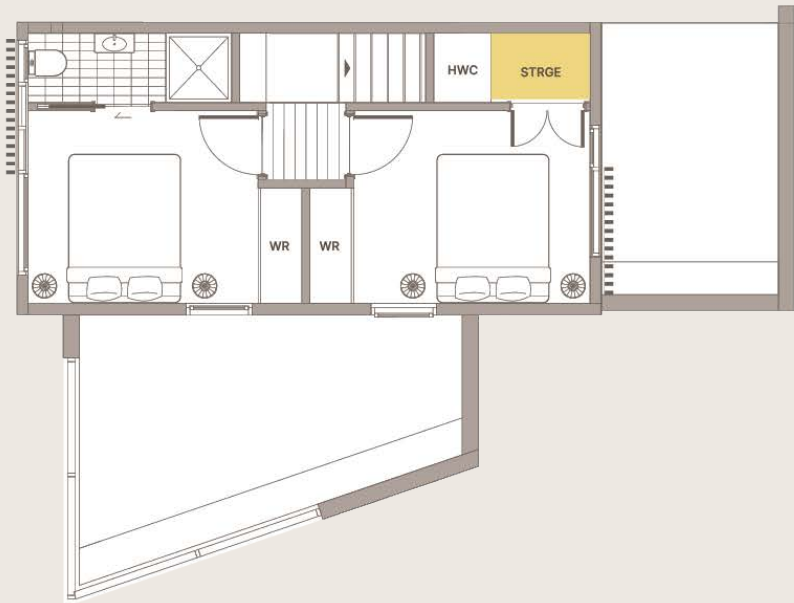
Home 8
2 Bedrooms
2 Bathrooms
1 Carpark
Floor Area 77m²
Land Area 76m²

Home 9 - 12
2 Bedrooms
2 Bathrooms
1 Carpark
Floor Area 75m²
Land Area 57m²

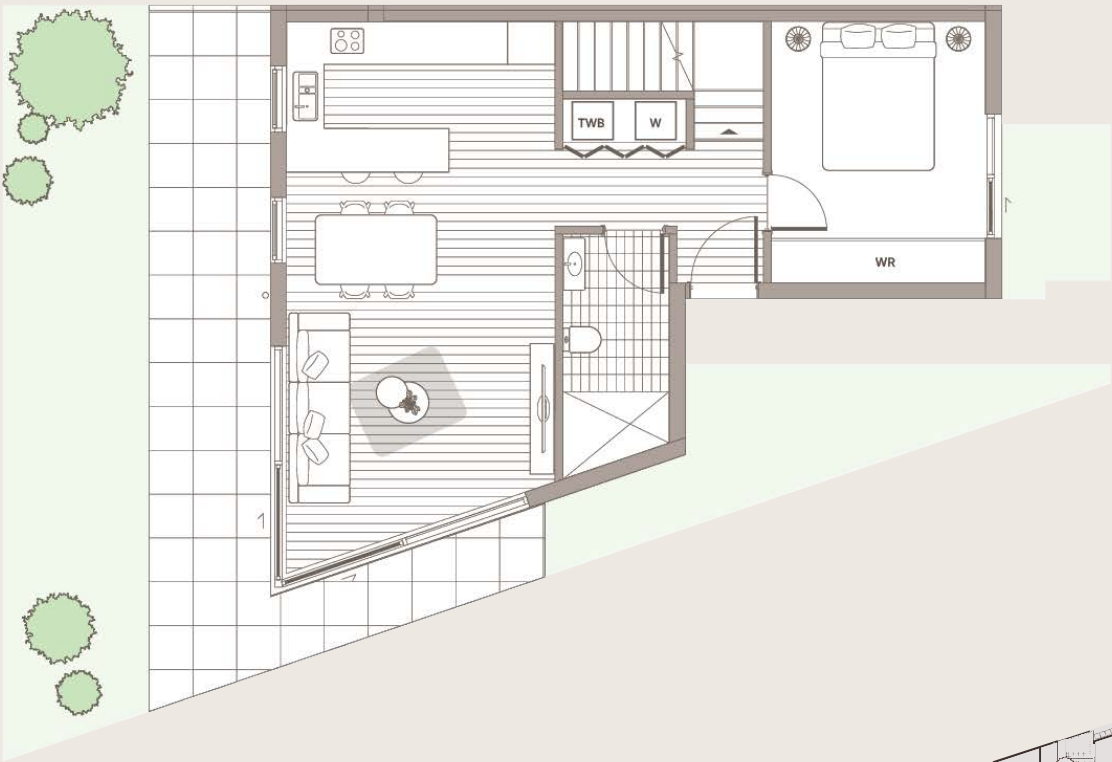


Home 13

First Floor

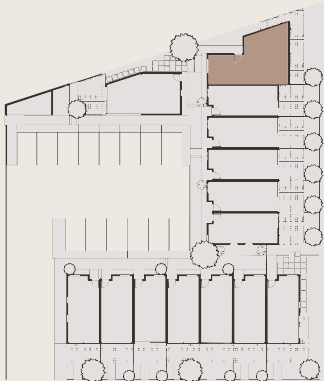


Ground Floor



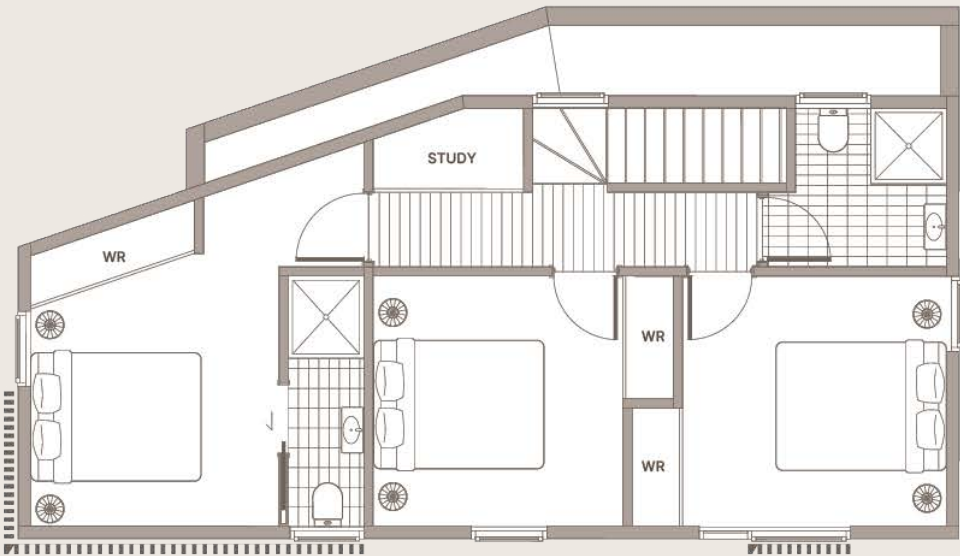
Overview

- 3 Bedrooms
- 2 Bathrooms
- 1 Carpark
- Floor Area 90m²
- Land Area 118m²

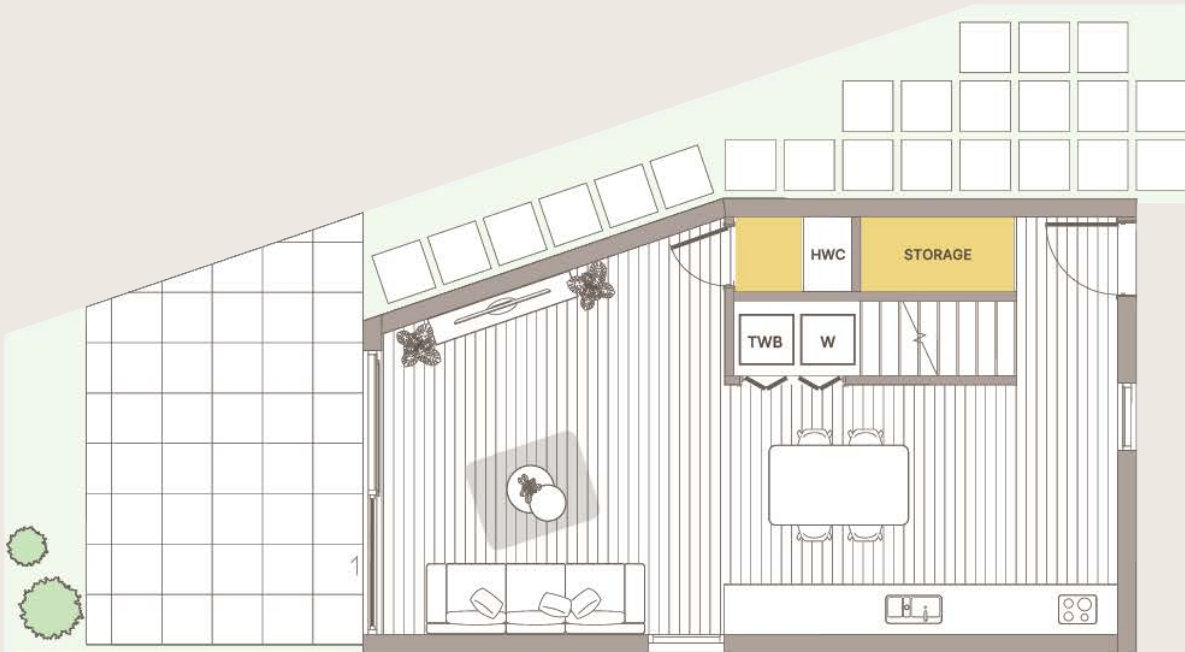


Home 14

First Floor

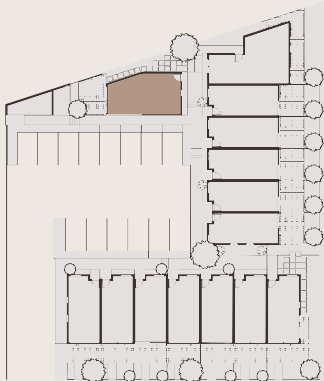


Ground Floor



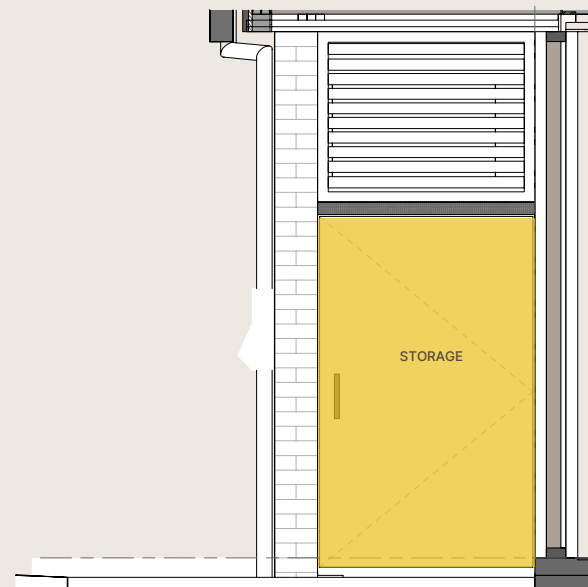
Overview

- 3 Bedrooms
- 2 Bathrooms
- Study
- 1 Carpark
- Floor Area 101m²
- Land Area 106m²

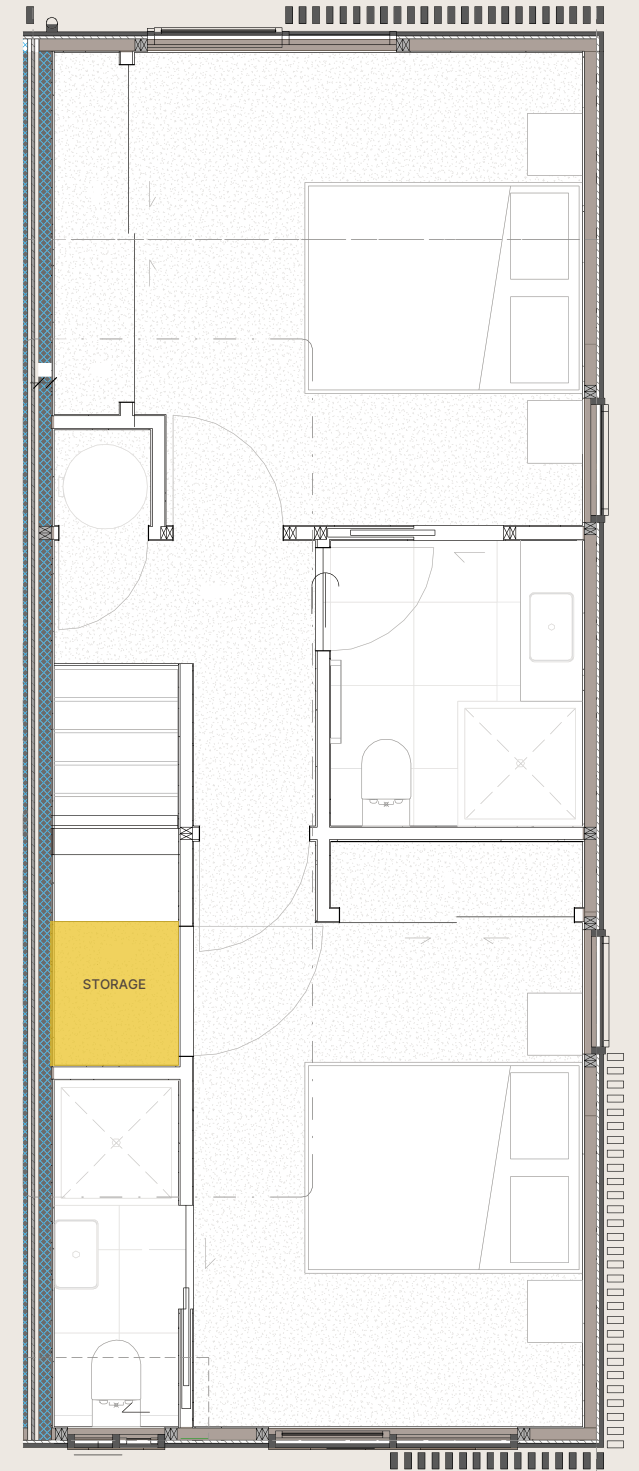
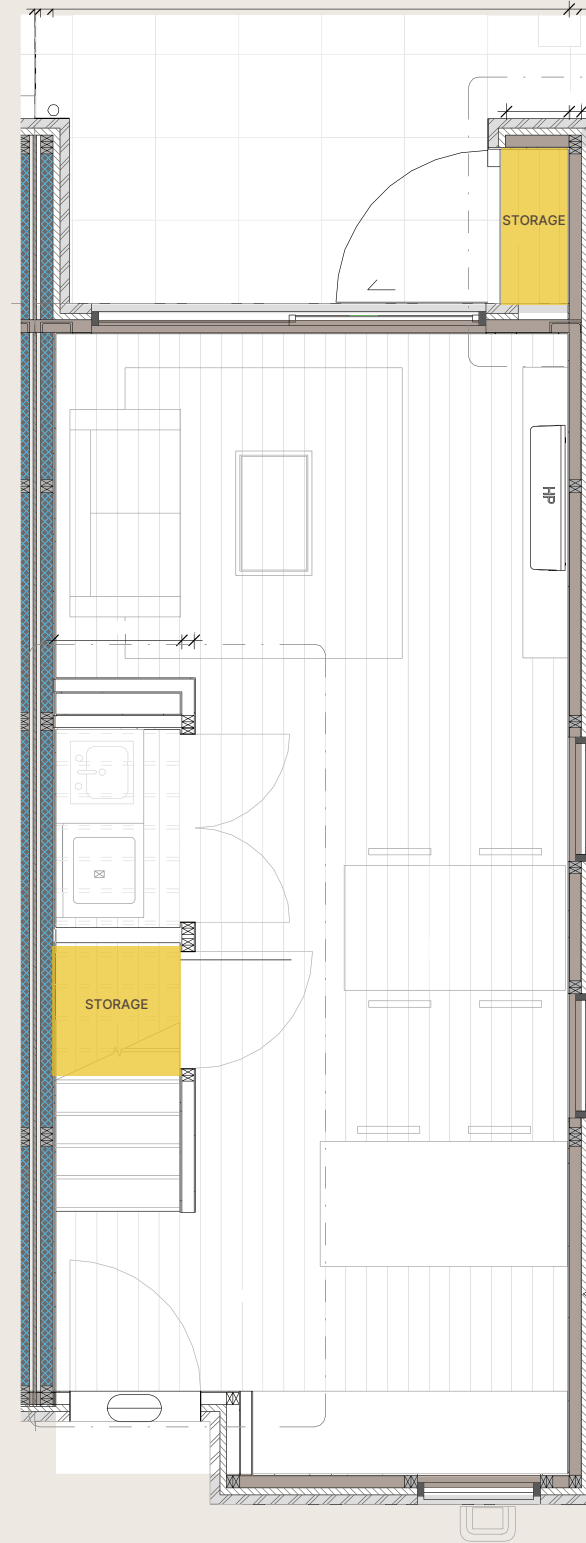


Thoughtful Storage

Carefully considered storage is integrated throughout the home, creating practical spaces that maximise functionality while maintaining a clean and uncluttered living environment.



External Storage



Development Outline

	Bed	Bath	Car	Floor Size	Land Size	Availability
Home 1	3	2	1	91m ²	101m ²	Available
Home 2	2	2	1	75m ²	56m ²	Available
Home 3	2	2	1	75m ²	56m ²	Available
Home 4	2	2	1	75m ²	56m ²	Available
Home 5	2	2	1	75m ²	56m ²	Available
Home 6	2	2	1	75m ²	56m ²	Available
Home 7	3	2	1	86m ²	72m ²	Available
Home 8	2	2	1	77m ²	76m ²	Available
Home 9	2	2	1	75m ²	57m ²	Available
Home 10	2	2	1	75m ²	57m ²	Available
Home 11	2	2	1	75m ²	57m ²	Available
Home 12	2	2	1	75m ²	57m ²	Available
Home 13	3	2	1	90m ²	118m ²	Available
Home 14	3	2	1	101m ²	106m ²	Available





Specifications

Exterior		
Wall Cladding:	Aluminium, timber and creamy brick veneer on cavities.	
Joinery:	Powder-coated aluminium joinery.	
Glazing:	Double glazing.	
Roofing:	Colorsteel profile metal roof cladding.	
Soffit:	James Hardie HardiFlex.	
Patios:	Firth concrete pavers or similar exposed aggregate concrete.	
Fencing:	Timber fencing.	

Living Room		
Flooring:	Engineered timber flooring.	
Walls:	GIB stopped and painted.	
Ceiling:	GIB stopped and painted.	
Skirting:	Timber skirting – colour to match walls.	

Kitchen		
Flooring:	Engineered timber flooring.	
Walls:	GIB stopped and painted.	
Ceiling:	GIB stopped and painted.	
Benchtop:	Engineered stone – 40101 Fresh Concrete or similar.	
Splashback:	Ceramic tiles – speckle finish mosaic or similar.	
Cabinetry:	Melamine Danish Walnut or similar.	
Sink:	Stainless steel.	
Tapware:	Elementi Due Kitchen mixer or similar in Gun Metal.	
Lighting:	LED fittings.	
Appliances:	Premium brand appliances; oven, cooktop, dishwasher, rangehood.	



Bathroom		
Flooring:	Lucca Limestone Look Tiles or similar.	
Walls:	Grey ceramic tiles; GIB Aqualine stopped and painted.	
Ceiling:	GIB Aqualine stopped and painted.	
Shower:	Splash pro slide shower, Zucchetti Gill Shower Mixer, Brushed metal black.	
Tapware:	Zuchetti Gill basin mixer, Brushed metal black.	
Toilet:	Uno close-coupled back-to-wall suite or similar.	
Vanity & Mirror:	Wall hung vanity with basin and mirror.	
Heated Towel Rail:	Brushed Nickel.	
Extractor Fan:	In accordance with NZ Standards.	

Laundry		
Flooring:	Engineered timber flooring.	
Walls/Ceiling:	GIB Aqualine stopped and painted.	
Tapware:	Elementi Due Mixer or similar in Gun Metal.	
Tub:	Levivi Supertub or similar.	

Stairs & Corridor		
Flooring:	Godfrey Hurst carpet on underlay.	
Walls:	GIB stopped and painted.	
Ceiling:	GIB stopped and painted.	
Skirting:	Timber skirting – colour to match walls.	
Stairs:	Timber stairs with carpet on treads.	

Each residence at 6 Heaphy has been thoughtfully specified with a focus on durability, performance and timeless design.

Homes feature engineered timber flooring, quality stone benchtops, premium appliances and quality tapware throughout. Carefully selected materials, double glazing and modern construction methods ensure each space feels refined, practical and built to stand the test of time.

Architect

Architectural studio Formis has delivered a considered masterplan that prioritises both privacy and connection to the streetscape.

Some homes are positioned along the northern and street-facing boundaries, creating strong architectural presence and generous street-facing courtyards, while a discreet central parking zone is accessed via a single dual-entry driveway. This approach preserves an attractive, pedestrian-friendly frontage and a continuous footpath, seamlessly integrating the development into its suburban surroundings. The elevated, north-facing site has been carefully planned to maximise the sun, natural light and outlook.



Developer

Maidstone Properties is an Auckland-based boutique development company with a reputation for delivering beautiful, well-crafted homes. Founded by David Southcombe, the company places equal value on design, build quality and the lived experience of each home. David's hands-on leadership and uncompromising standards ensure every project reflects the care, craftsmanship and integrity that defines the Maidstone name.

With over 139 homes completed across apartment and townhouse projects, Maidstone continues to grow thoughtfully, focusing on locations and designs that stand the test of time. Each new development builds on a clear philosophy: create homes that people are proud to own and love to live in.

Want to learn more?

If you're interested in learning more about 6 Heaphy St, Blockhouse Bay. Contact David Southcombe;

info@maidstone.co.nz
maidstone.co.nz



How To Buy

Purchasing a home at 6 Heaphy has been designed to be a straightforward and supported process. Whether you are buying your first home, upgrading, or investing, the experienced sales team at Whitestone Group will guide you through each step — from selecting the right home and understanding the contract, through to settlement and handover.

With expert advice and a clear, transparent process, buyers can move forward with confidence knowing they are supported from start to finish.

The Purchase Process

1. Select You Home

Explore the available homes at 6 Heaphy and choose the layout that best suits your lifestyle or investment goals, with guidance from the sales team to help you understand plans, pricing and options.

2. Review Contract & Finance

Work through the sale and purchase agreement, due diligence and finance arrangements at your own pace, with support from your legal and financial advisors.

3. Sign & Secure

Once contracts are approved, secure your home with a deposit and move forward with confidence, knowing your purchase is confirmed.

4. Build & Updates

While construction is underway, you'll receive progress updates and key milestones, keeping you informed as your new home takes shape.

5. Settlement & Move In

At completion, final settlement takes place and keys are handed over — allowing you to move in or place the home into rental with ease.

Agents Details

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— maidstone.co.nz —