



56 MILTON ROAD, PAPATOETOE

# RELIANCE

R E S I D E N C E S

# Project Overview

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56 Milton Road, Papatoetoe is a residential development by Reliance Residences, offering a collection of thoughtfully designed new homes in one of South Auckland's most connected and convenient locations.

## Prime Location

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Situated in Papatoetoe, residents enjoy easy access to Auckland Airport, Manawa Bay, Middlemore Hospital, and Māngere Centre Park – all within 10–15 minutes. Quality schools, local parks, and everyday amenities are right on the doorstep.

## Quality Craftsmanship

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Reliance Residences are qualified developers with over five years of experience delivering new homes to a high standard. Every home is completed with precision and care, on schedule.

## Built for Buyers & Investors

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Competitively priced for first home buyers and investors alike, these homes offer genuine value without compromising on quality or finish.

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56 Milton Road represents an opportunity to secure a well-built, move-in ready home in a location that continues to grow in demand. Whether you're looking for a place to call home or a smart addition to your portfolio, Reliance Residences has delivered a development that speaks for itself – quality you can see, in a neighbourhood that works for you.

## Modern, Low-Maintenance Living

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Each home is built with durable, high-quality materials designed for modern lifestyles. Stylish, functional interiors mean less time on upkeep and more time doing what matters.

## Premium Specifications Throughout

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Homes feature SPC flooring, fully tiled bathrooms, Bosch/Fisher & Paykel appliances, insulated glazing, metal roofing, and a video doorbell system – all included as standard.

## Peace of Mind

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All homes come with Stamford build warranties, healthy homes compliance, and smoke alarms installed to NZS standards – giving owners and tenants confidence from day one.



# Project Snapshot

## Lot 1 & 6

Bedrooms Bathrooms Living Areas  
3 | 2.5 | 1

## Lot 2 - 5

Bedrooms Bathrooms Living Areas Garage  
3 | 2.5 | 1 | 1

### Land Description

Freehold Titles

### Expected Completion

July 2026

### Warranty

Price includes Stamford  
Warranty



Price by Negotiation

# Area Highlights

## Location

Just 10-15 minutes from Manawa Bay, Auckland Airport and Mangere Centre Park. A few minutes away from schools, Middlemore Hospital and other local spots, Milton Road offers convenience with suburban calm.

## Education

Families have access to quality education, with Papatoetoe North School, Many Preschool options and Intermediate Schools. King's College, Papatoetoe High School and Otahuhu College is also just a short drive away.








## Activities

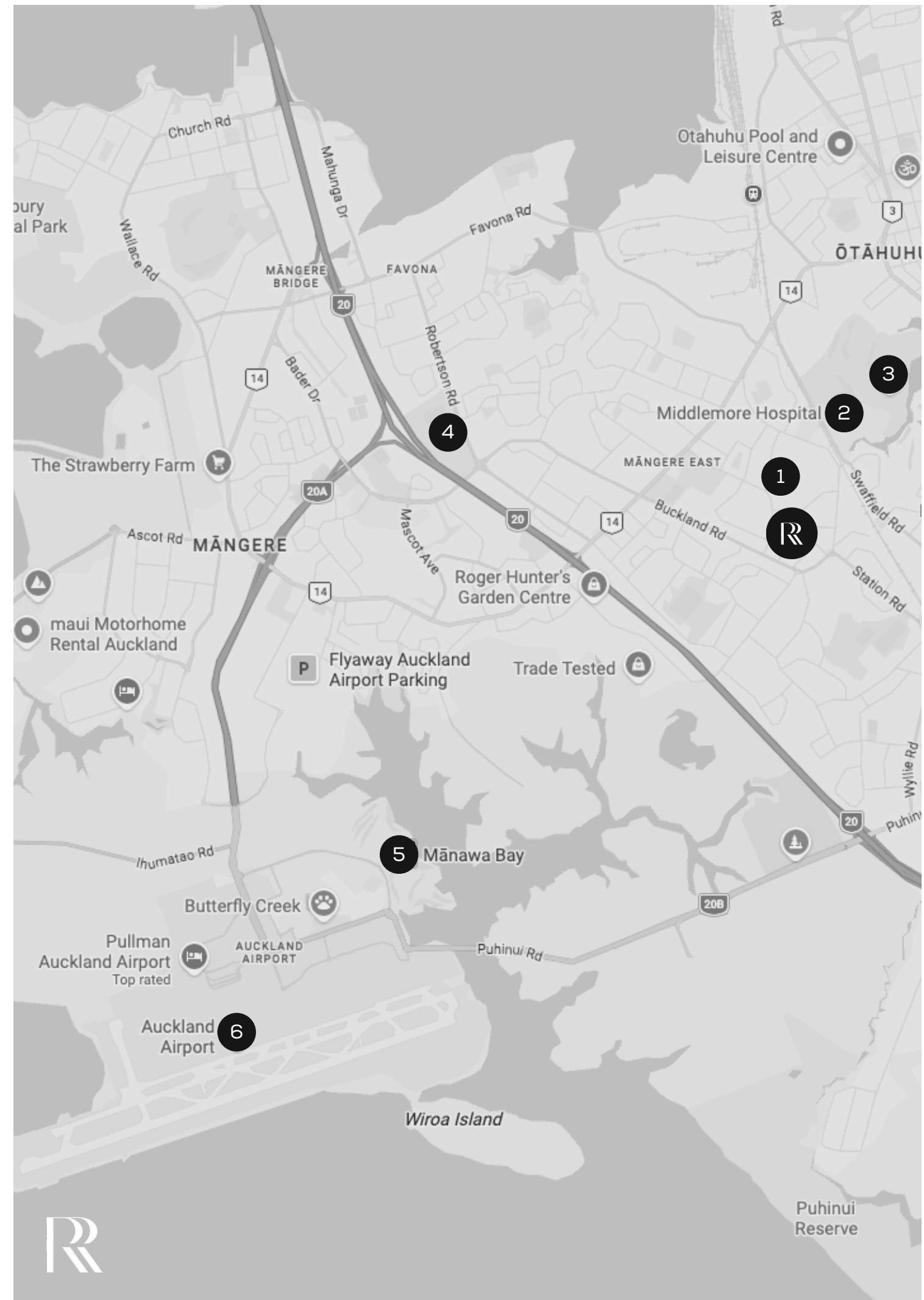
Milton Road is well placed for leisure and recreation, with parks, dining, and sports facilities nearby. Mangere Centre Park, Grange Golf Club, and popular restaurants are just a short drive away.

## Retail & Shopping

Everything you need is nearby, with Manawa Bay Outlet Mall just minutes away from the Auckland Airport and many essentials. Local cafes and stores add everyday convenience.



-  56 Milton Road
-  Papatoetoe North School
-  Middlemore Hospital
-  Royal Auckland and Grange Golf Club
-  Mangere Centre Park/Playground
-  Mānawa Bay
-  Auckland Airport





# Specifications

## Flooring

SPC (Stone Plastic Composite) flooring throughout ground floor including kitchen area. Carpet to stairs and all first floor areas.

## Kitchen Appliances

Bosch / Fisher & Paykel appliances including: oven, dishwasher, range hood, and cooktop.

## Security & Entry

Video and audio doorbell with internal video and audio screen.

## Structure

FRR (Fire Resistance Rating) wall timber stud construction.

## Joinery & Glazing

Insulated glazing glass with selected window frames throughout.

## Bathrooms

Fully tiled bathrooms throughout. Heated towel rails. LED mirrors to all bathrooms.

## Exterior Lighting

Exterior lighting installed throughout the property.

## Safety

Smoke alarms installed in accordance with NZS 4514:2021.

## Ceiling

GIB ceiling board lining with R1.8 insulation to walls and R4.0 insulation to ceiling.

## Roofing

Metal roofing on purlins on roof underlay. Purlins sized, spaced and fixed to manufacturer's specifications. Steel box gutter on Colorsteel fascia.

## Wall Cladding

Vertical weatherboard on timber frame with insulation.

# Sales Map



\*Site plan as of January 2026

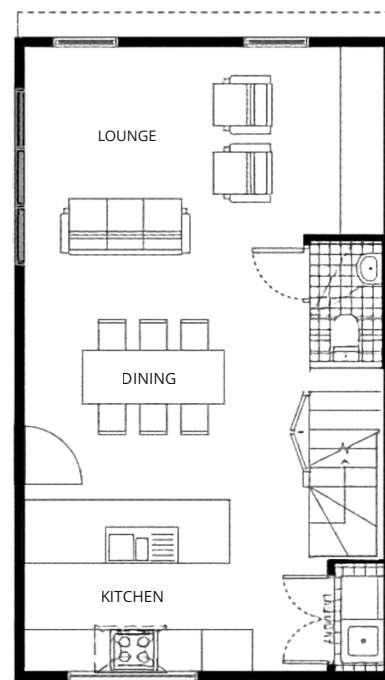
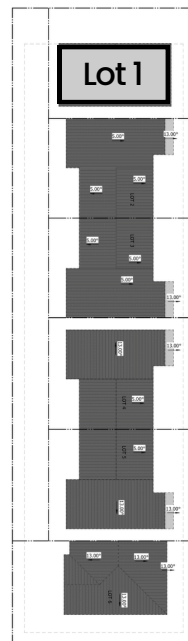
**RELIANCE**  
RESIDENCES

# Lot 1

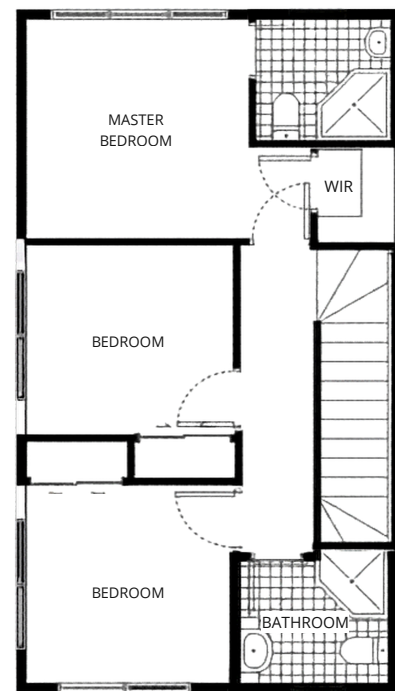


Bedrooms 3 | Bathrooms 2.5 | Living Areas 1 | Floor Area 94m<sup>2</sup> | Land Area 113m<sup>2</sup>

\$PBN



GROUND FLOOR



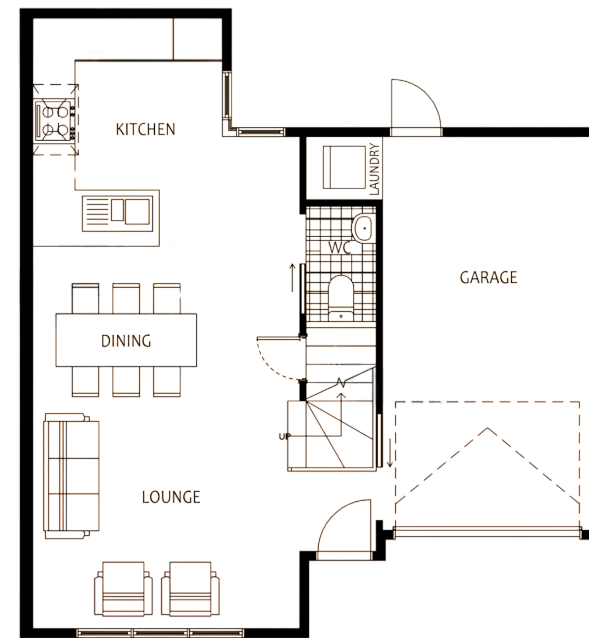
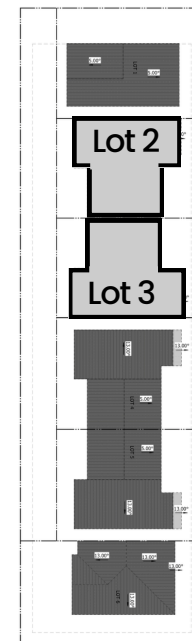
UPPER FLOOR

# Lot 2&3



Bedrooms 3 | Bathrooms 2.5 | Living Areas 1 | Parking 1 | Floor Area 116m<sup>2</sup> | Land Area 102m<sup>2</sup>

\$PBN



GROUND FLOOR



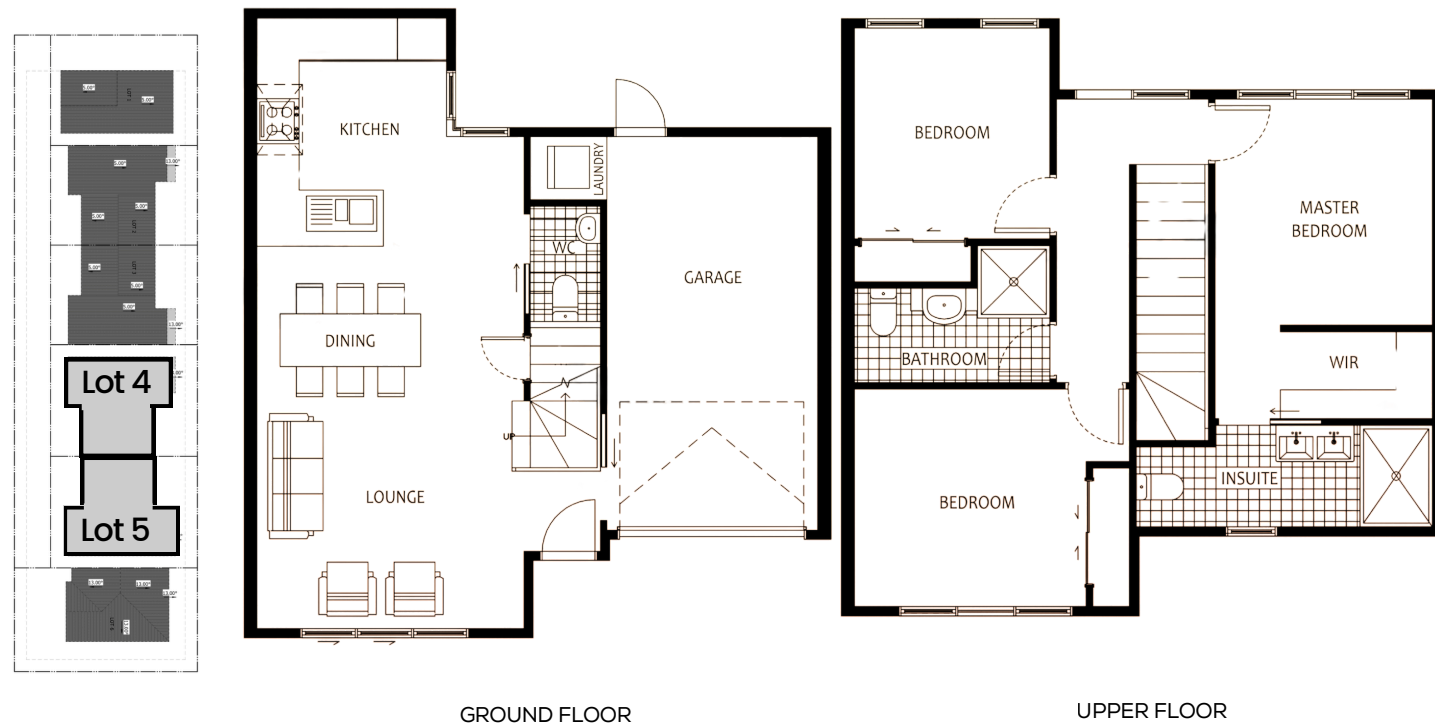
UPPER FLOOR

# Lot 4&5



Bedrooms 3 | Bathrooms 2.5 | Living Areas 1 | Parking 1 | Floor Area 116m<sup>2</sup> | Land Area 114m<sup>2</sup>

\$PBN

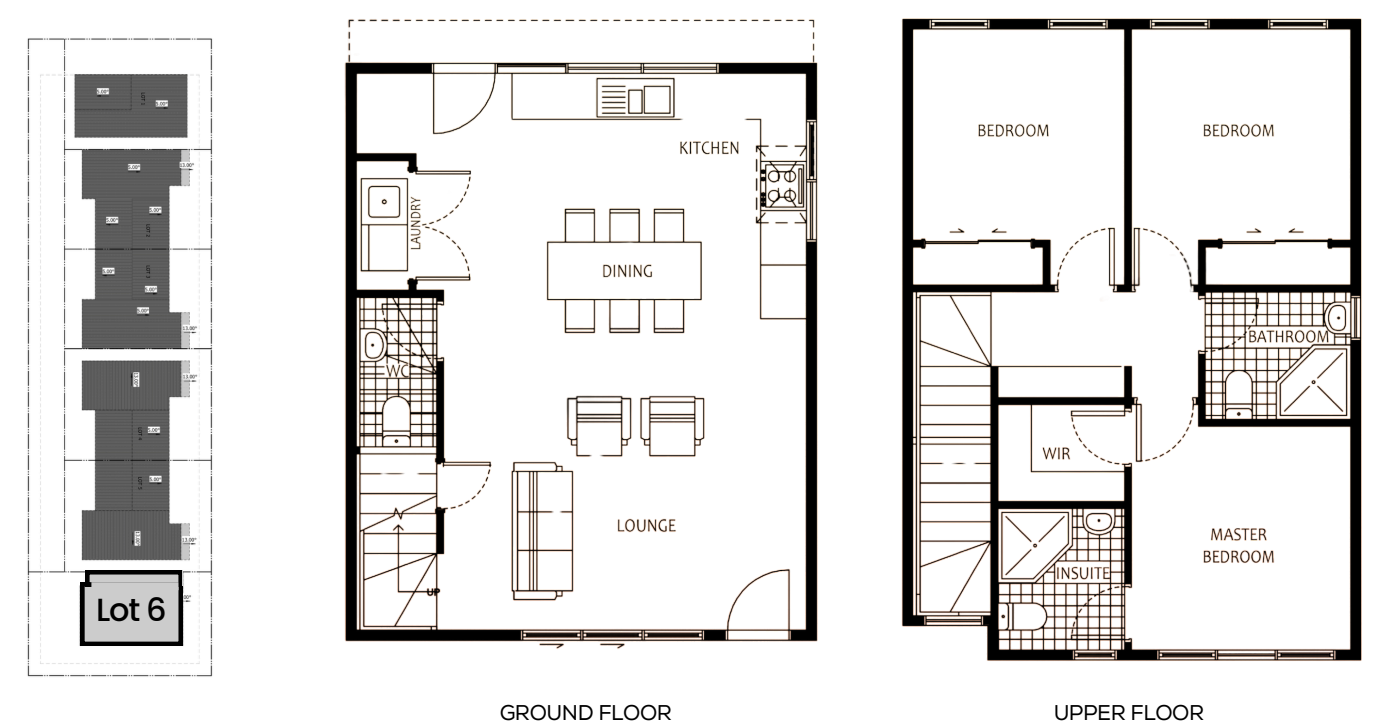


# Lot 6



Bedrooms 3 | Bathrooms 2.5 | Living Areas 1 | Floor Area 96m<sup>2</sup> | Land Area 132m<sup>2</sup>

\$PBN







# How to buy

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## Step 1 - Contact Us

You can reach us on our website or our social media page. One of the team will talk to you about your property goals and what your requirements are, so we can then find the right property for you, whether it's a home we have for sale now, or something coming soon.

## Step 2 - Sign Up

Now we have found you a new home, it's time to take the property off the market. You will need to sign a Sales & Purchase Agreement, and our salesperson will help walk you through this process.

## Step 3 - Due Dilligence

You now have 10 working days to work through due diligence where you will have discussions with your Lawyer, Mortgage Broker, to make sure you are happy to purchase and move forward. We can help with any questions during this timeframe.

## Step 4 - Unconditional

Congratulations, you have now purchased a home with Reliance Residences. The deposit is now due and payable into our solicitor trust account. Now you just have to wait until the build is completed. We will send your bi-monthly updates on the progress of your brand-new home, and get you through once everything is finished.

## Step 5 - Settlement Day!

Your home is finished and ready for settlement. You'll do a pre- settlement inspection of your home to ensure it matches the plans & specifications as well as quality workmanship. You will then sign drawdown your loan, pay the balance and settlement is complete. We handover the keys to your new home and now you get to move in and enjoy your brand-new home.

# Frequently Asked

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## Who is Reliance Residences?

Reliance Residences have more than 5+ years experience in property development. Bringing a lot of experience in development and confidence in delivering projects. Crafted with care, guided by your vision, and finished with uncompromising quality.

## What deposit is required?

We require a 10% deposit to secure your property. The remaning payment is due upon settlement.

## Is my deposit safe?

Yes, your deposit is safe. It is held in a trust account with a Solicitor until settlement.

## Can the price increase from what is agreed on the Sale & Purchase?

No, the agreed price is what you will pay for your property.

## Can I make any changes to the design?

All of our designs are crafted alongside Architects and are all final designs.

## Will I be kept up to date on the progress of my property?

Yes! We provide bi-monthly video updates for our clients. This means you can get a real time update of the construction from start to finish.

## Will the properties be compliant with Healthy Homes Standards?

Yes, all of our properties are Healthy Homes certified. Your contract will also contains a Healthy Homes Compliant clause.

**More questions.**  
Contact our team.



# Why Choose Us?

## Modern Living

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Our homes are stylish, functional and durable. We use solid trusted materials that are low maintenance to save you money and time over the long term. Life is busy, and its better spending time doing things you want, not housework.

## Affordable Prices

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Our homes are priced in an affordable space, so they are within reach for first home buyers and investors looking for a good return. Well priced homes that don't skim on the features provide good value for money to our customers.

## Quality, On Time

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Being qualified developers gives us an advantage for delivery. We know our craft and move at speed, whilst maintaining outstanding quality. We meet our timeframes so you can rely on completion dates and plan your life.

## New Build Warranties

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Our Stamford build warranties give you peace of mind that you've got a quality build and a solid investment. You can rest easy and enjoy your home knowing you're covered.

## Healthy Homes

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Our brand new properties are built to meet all healthy homes standards so they are warm, dry homes ready for tenants or owners to move in.

## Proven track record

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We have a proven track record with vast experience of 5+ years building new homes. You can count on us to deliver your new home to a high standard.



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