



17 HILL ROAD, PAPATOETOE

RELIANCE

R E S I D E N C E S

Project Overview

17 Hill Road, Papatoetoe is a residential development by Reliance Residences, offering eight thoughtfully designed new homes in one of South Auckland's most connected and convenient locations. It's the largest Reliance Residences development to date, and brings a fresh design approach to the neighbourhood – including a distinctive dual-master layout across five of the eight homes.

Prime Location

Papatoetoe sits minutes from Middlemore Hospital, Māngere Centre Park, and local schools, with easy access to Auckland Airport and Mānawa Bay outlet shopping – all within 10–15 minutes.

Quality Craftsmanship

Reliance Residences are qualified developers with over 8 years of experience delivering new homes to a high standard. Every home is completed with precision and care, on schedule.

Built for Buyers & Investors

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

17 Hill Road represents an opportunity to secure a well-built, move-in ready home in one of South Auckland's most convenient suburbs. 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

Each home is built with durable, high-quality materials designed for modern lifestyles. Smart, efficient floor plans make the most of every square metre across all eight homes.

Premium Specifications Throughout

Homes feature quality flooring throughout, fully tiled bathrooms, premium kitchen appliances, insulated glazing, steel roofing, and a video doorbell system. All included as standard.

Peace of Mind

All homes come with Stamford build warranties, healthy homes compliance, and smoke alarms installed to NZS standards. Owners and tenants can move in with full confidence from day one.



Lot 1-2

Bedrooms	Bathrooms	Living Areas
 3	 1.5	 2

Lot 3 – 7

Bedrooms	Bathrooms	Living Areas
 2	 2.5	 1

Lot 8

Bedrooms	Bathrooms	Living Areas
 2	 2.5	 1

Land Description

Freehold Titles

Expected Completion

January 2027

Warranty

Price includes Stamford
Warranty

Project Snapshot



Price by Negotiation

Area Highlights

Location

Papatoetoe is one of South Auckland's most connected suburbs, sitting close to Middlemore Hospital, Māngere Centre Park, and a short drive from Auckland Airport – giving residents easy access to the wider Auckland region without the city noise.

Education

Papatoetoe North School is the local primary option, with King's College, Papatoetoe High School, and Ōtāhuhu College also serving the wider area.



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17 Hill Road, Papatoetoe
- 1

Papatoetoe North School
- 2

Middlemore Hospital
- 3

Royal Auckland and Grange Golf Club
- 4

Mangere Centre Park/Playground
- 5

Mānawa Bay
- 6

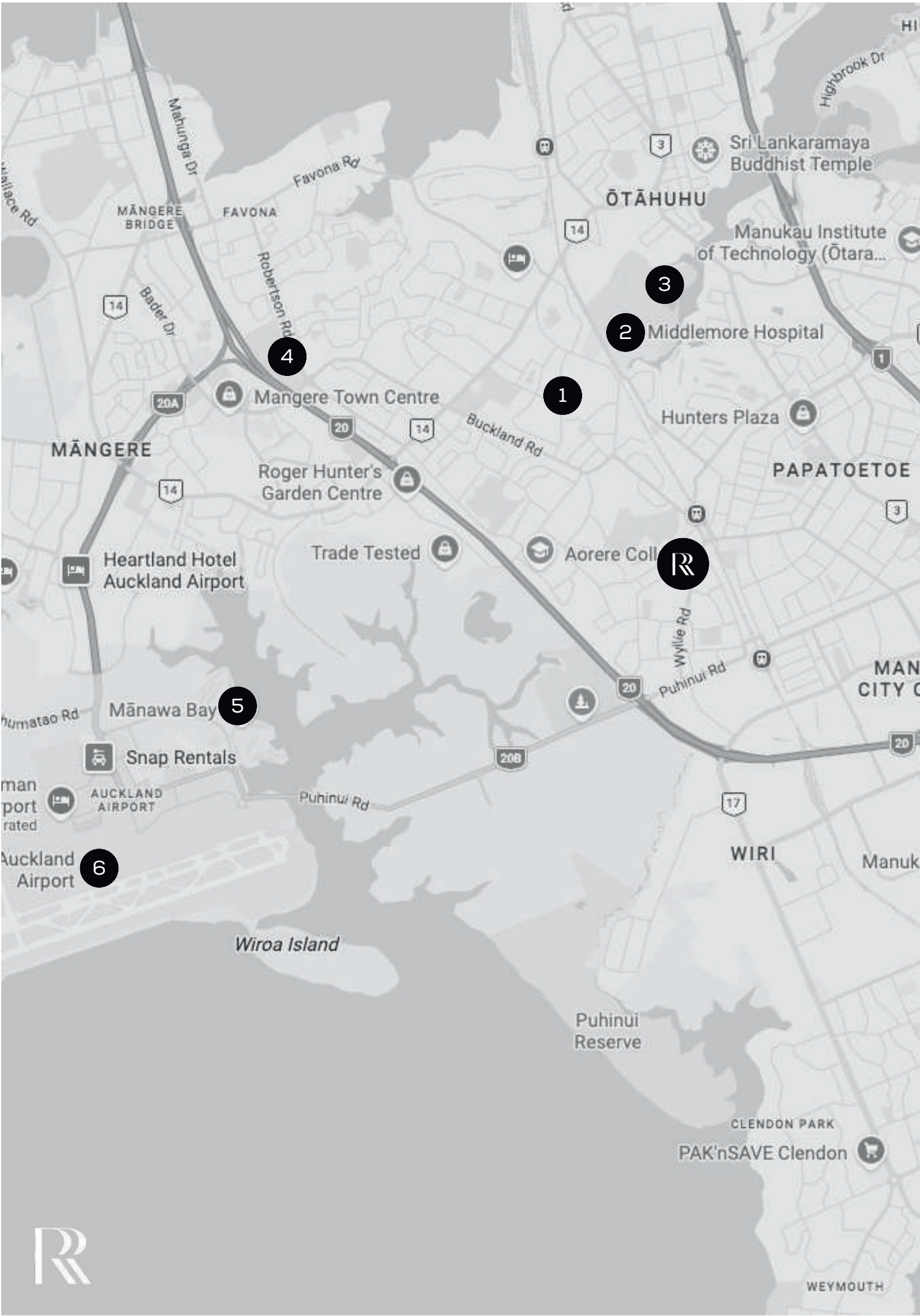
Auckland Airport

Activities

Māngere Centre Park offers walking paths, playgrounds, and open green space close by, with further parks and reserves within easy reach across Papatoetoe and Māngere.

Retail & Shopping

Mānawa Bay, one of Auckland's newest outlet shopping destinations, is a short drive away near the airport, covering everyday essentials plus a wide range of retail and dining.





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.

Driveway & Paths

Brush finish concrete driveway. Exposed aggregate concrete pedestrian walkway.

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, dark colour paint. Selected brick veneer, light colour paint.

Sales Map



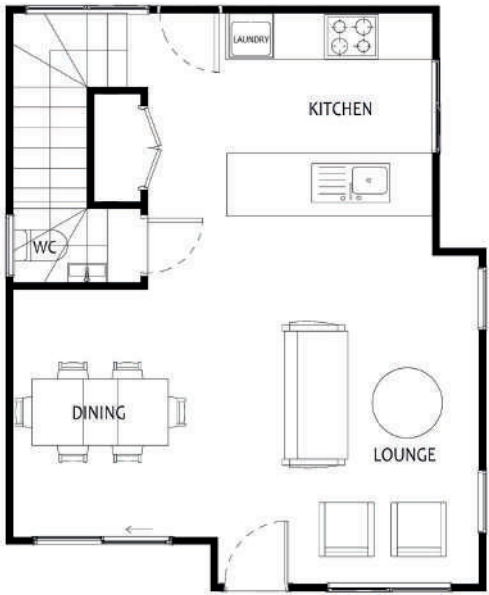
*Site plan as of July 2026

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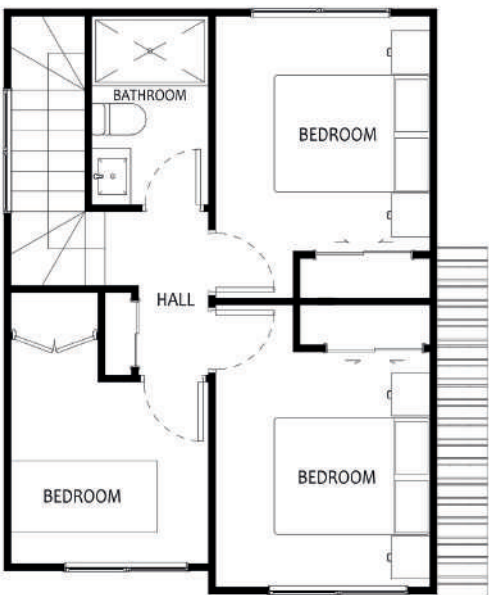
Lot 1-2



Bedrooms	Bathrooms	Living Areas	Floor Area	Land Area	\$PBN
3	1.5	1	85m ²	87m ² & 101m ²	



GROUND FLOOR

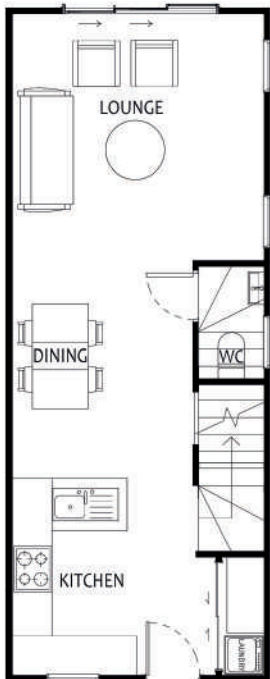
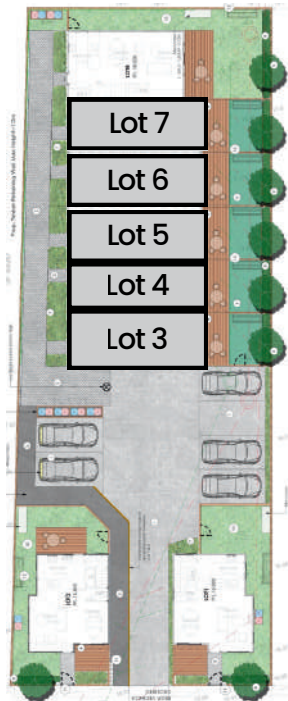


UPPER FLOOR

Lot 3-7



Bedrooms	Bathrooms	Living Areas	Floor Area	Land Area	\$PBN
2	2.5	1	85m ²	71m ²	



GROUND FLOOR

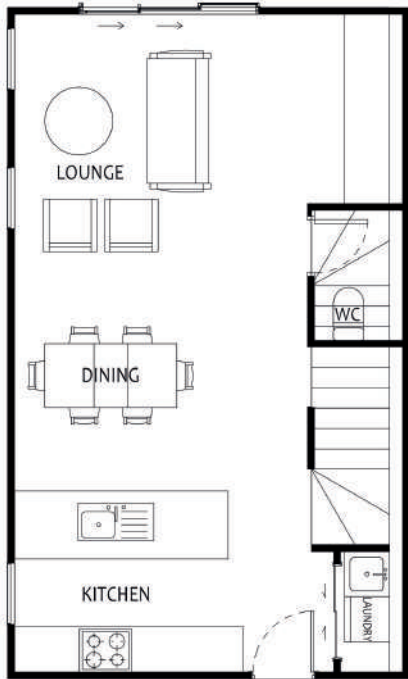


UPPER FLOOR

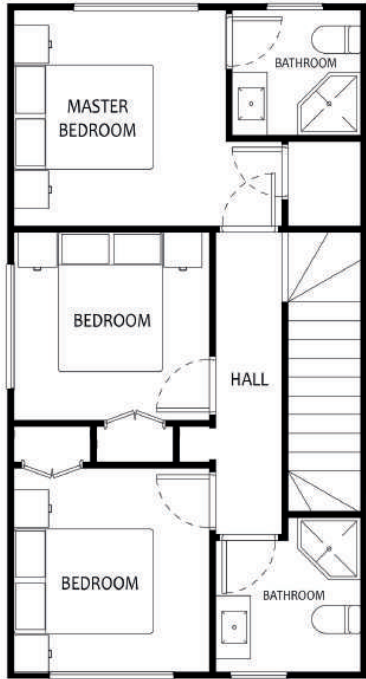
Lot 8



Bedrooms	Bathrooms	Living Areas	Floor Area	Land Area	\$PBN
3	2.5	1	94m ²	127m ²	



GROUND FLOOR



UPPER FLOOR



How to buy

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

Who is Reliance Residences?

Reliance Residences have more than 8+ 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

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 it's better spending time doing things you want, not housework.

Affordable Prices

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

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

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

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.

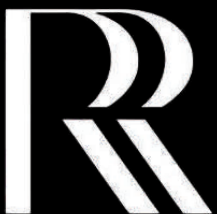
Proven track record

We have a proven track record with vast experience of 8+ years building new homes. You can count on us to deliver your new home to a high standard.



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