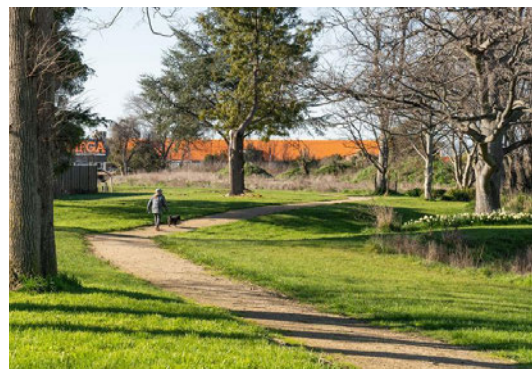


Westbush

Upper Plain Road, Masterton

Lots available 400m² and 700m²*

*as at 21.07.2026



Jennian
HOMES

in association with Ray White

How to purchase your section...

Step 1



Make contact with the team at Ray White to discuss buying and building at Westbush. They will send you an information pack and arrange a time for you to view the site and discuss prices and building options.

Step 2



Your Ray White agent will follow up with you to discuss whether you wish to take the next step of selecting a section and signing a 'Sale and Purchase Agreement', conditional on due diligence for four weeks. This will hold the section for four weeks and allow you to undertake any research required to ensure you are able to build your new home on your selected lot within your budget.

Step 3



Upon acceptance of the offer, a Jennian Homes team member will contact you to arrange a consultation to begin the design process for your new home. Choose from one of our many plans, talk to our design team or with the affiliated architect at Sandpit Design.

Step 4



Upon finalising your building plans and confirming the cost of your intended new build home, you will confirm if you wish to do a stage claim build or a turn key contract. What's the difference you ask? Stage claim is where you purchase the section as per the 'Sale and Purchase Agreement' and then you pay for the construction of the new build home as it progresses in stages. A turn key contract is where you pay 10% of the total cost to build, including the land purchase and Jennian Homes Wairarapa Limited fund the cost of the whole process. This option has a finance cost built into the turn key contract.

Step 5



Jennian Homes Wairarapa will arrange signing of any additional paper work required and will then apply for building consent for your new home. Construction will commence when agreed between parties. Upon issue of code compliance, settlement can be expected approximately two weeks after. All homes come with a peace of mind '36 month Defects Warranty' and a '10 year Master Builders Guarantee'.

WESTBUSH

Upper Plain Road,
Masterton

RayWhite

Titles now available.

Secure your ideal building spot at today's prices.

Varying section sizes from 410sqm

Established trees and mountain views will give this subdivision an open park like feel

Fully serviced sections

Popular westside position with westside school zoning,
close to rail + amenities

All homes must be of new construction built with Jennian Homes Wairarapa Limited.



in association with

Jennian
HOMES

Welcome

to New Zealand's Best Little Town,
Masterton (Whakaoriori)

Far enough to be peaceful, yet close enough for convenience. Masterton is the centre of Wairarapa, 90 minutes from downtown Wellington. Whether you're looking for a quiet weekend at the beach, an adrenalin-filled escape or even a new location to achieve work-life balance, it's all here.

Visitors to Masterton are spoilt for choice. Castlepoint is an hour from Masterton – it's a popular destination for locals and tourists alike and has been judged as one of New Zealand's top ten beaches.

Masterton is also home to vintage aircraft, the beautiful Henley Lake and serves as the gateway to some of the best walking tracks in the Tararua Ranges. Headline events include the annual Golden Shears competition, Wings over Wairarapa and the Wairarapa Balloon Festival.

**For all land enquiries
contact:**

Brad Chittick

0800 999 101

Licensed under REAA 2008

RayWhite

in association with
Jennian
HOMES



10 Great reasons to choose Jennian Homes Wairarapa

1. The Jennian 100% completion promise

The Jennian Homes Completion Promise states that “All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract”. Other builders feel they need to make a big deal out of this. We just do it, as we have done consistently for over three decades.

2. No surprises

Watch out for low-ball Provisional and Prime Cost sums. Your Jennian franchisee can provide you with a fixed-price contract with quotes on everything above the floor slab—up front. You’ll know exactly what your dream home will cost before you sign the contract.

3. New Zealand suppliers of quality products

Beware of cheap materials from overseas suppliers that could cost you a lot more over the life cycle of your home. We deal with trusted New Zealand market-leading brands and suppliers, ensuring that everything that goes into your home is quality and backed by New Zealand market-leading brands and warranties.

4. Most awarded

Jennian Homes is New Zealand’s most awarded builder brand in the Registered Master Builders House of the Year awards. You can rest assured that all Jennian houses are built to an award-winning quality standard.

5. Industry-leading maintenance follow-up

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading 36 Month Defects Warranty* for your increased protection and peace of mind. That’s a whopping 24 months longer than the current industry standard.

6. The best residential building contracts

We have worked with the Registered Master Builders Association to achieve a building contract resulting in progress payments that equal the physical progress of the construction of your home. We only need your money to build your home. Other builders will often ask for more—you should ask why.

7. Future-Proof building

Put simply, future-proof building means having a home that is better to live in today and worth more in the future. We are industry leaders in pioneering the focus towards homes that are safer, warmer, healthier, more energy efficient and more comfortable to live in now and into the future.

8. Superior customer experience - forever

Building your home should be one of the greatest experiences you will ever have. We’ll ensure that you’re kept completely informed throughout the adventure and we’ll keep in touch long after you’ve moved in to your dream home.

9. Uncompromised quality

It can be the hidden things behind the walls that reflect the true quality of your home. The Jennian specification ensures that your home has quality plumbing, frames, insulation and wall linings.

10. Become part of an iconic family

Jennian franchisees have been around for over four decades. Rest assured that your dream is safe with one of New Zealand’s most experienced franchise builders. Having built more than 20,000 homes for New Zealanders, we’re the name you can trust with your dream home.



Jennian
HOMES
Your personality Our expertise

Lot sizes 400m²

In addition to the Standard Jennian Homes specification, your home will also come with:

- Site services
- Concrete terrace, path, and drive.
- Colour steel fencing
- Lawns
- Mail box and clothesline
- Garage carpet

Jennian
HOMES

FROM \$552,100

156m² | 3 bdrm



Ashwood

 3	 1	 2	 2	 2
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Living	117.94m ²
Garage	37.62m ²
Total	155.56m ²

Jennian
HOMES

FROM \$463,300

105.16m² | 2 bdrm



Braeburn

 2	 1	 1	 2	 1
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Living	87.41m ²
Garage	17.75m ²
Total	105.16m ²

Jennian
HOMES

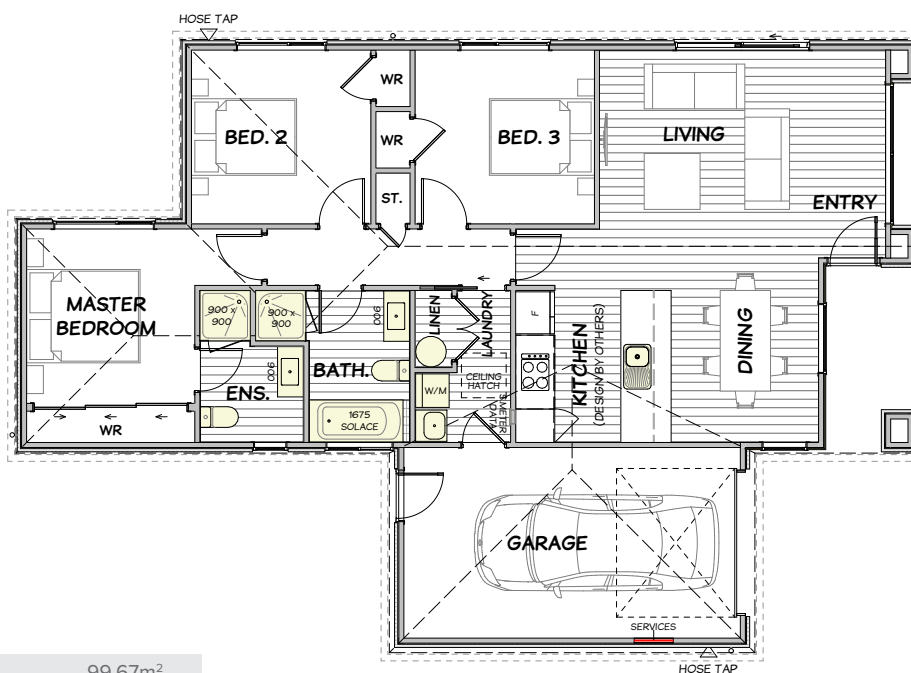
FROM \$519,020

121m² | 3 bdrm



Edward 3

 3	 2	 1	 2	 1
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Living	99.67m ²
Garage	21m ²
Total	120.67m ²

Jennian
HOMES

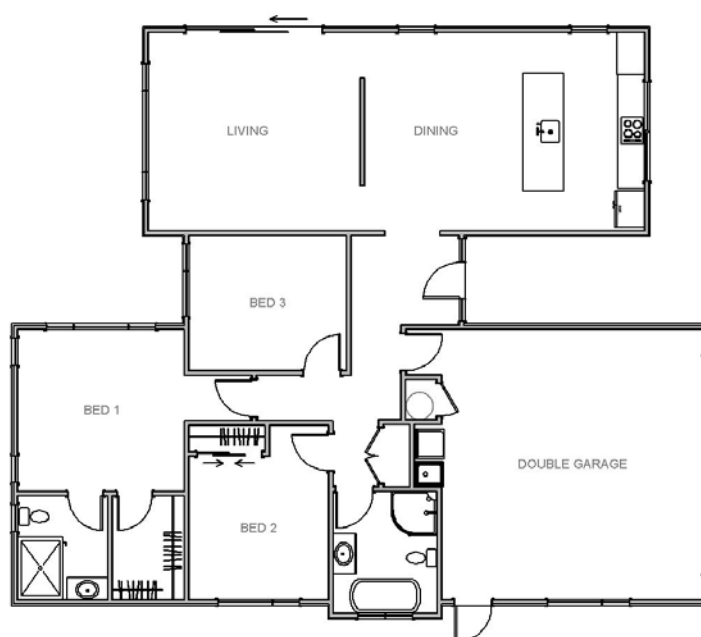
FROM \$561,045

160m² | 3 bdrm



George 2

 3	 1	 2	 2	 2
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Living	121.9m ²
Garage	38.2m ²
Total	160.1m ²

Jennian
HOMES

Lot sizes 700m²

In addition to the Standard Jennian Homes specification, your home will also come with:

- Site services, concrete works
- Colour steel fencing
- Lawns
- Mail box and clothesline
- Garage carpet
- Level entry pine deck to front door

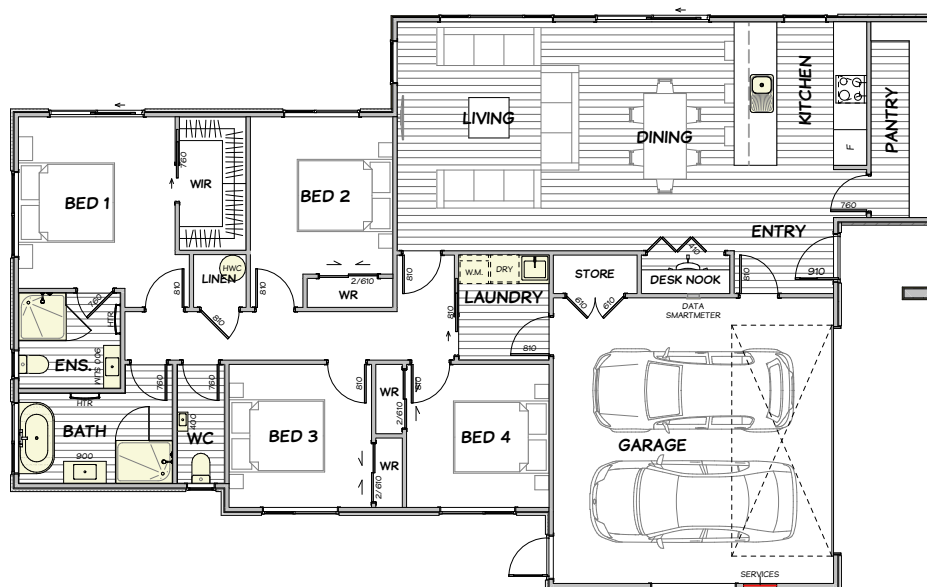
Jennian
HOMES

FROM \$622,310

171m² | 4 bdrm



Alexandra



Living	131.7m ²
Garage	39,32m ²
Total	171.02m ²

Jennian
HOMES

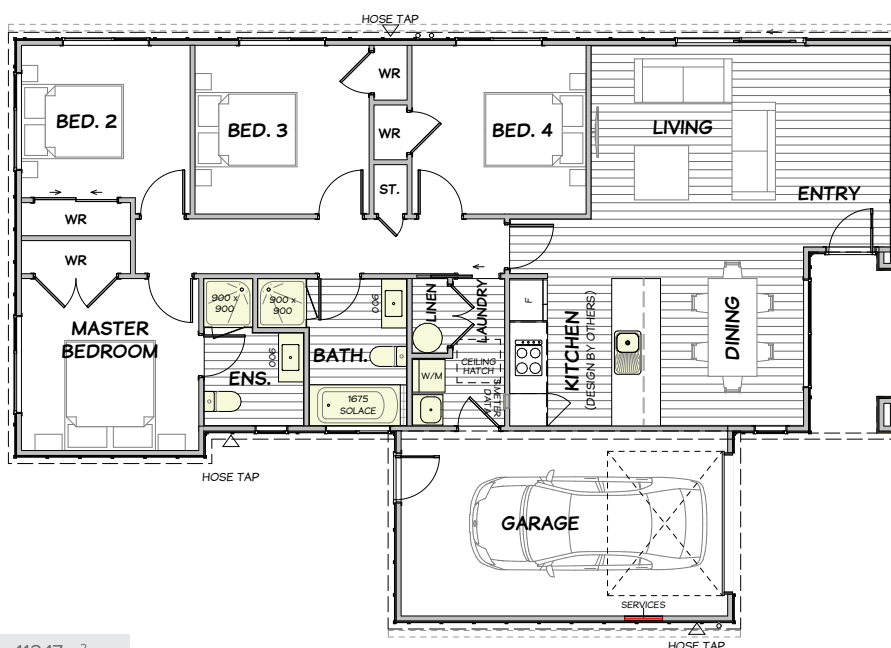
FROM \$587,070

133m² | 4 bdrm



Edward 4

4 1 2 2 1



Living	112.17m ²
Garage	21m ²
Total	133.17m ²

Jennian
HOMES

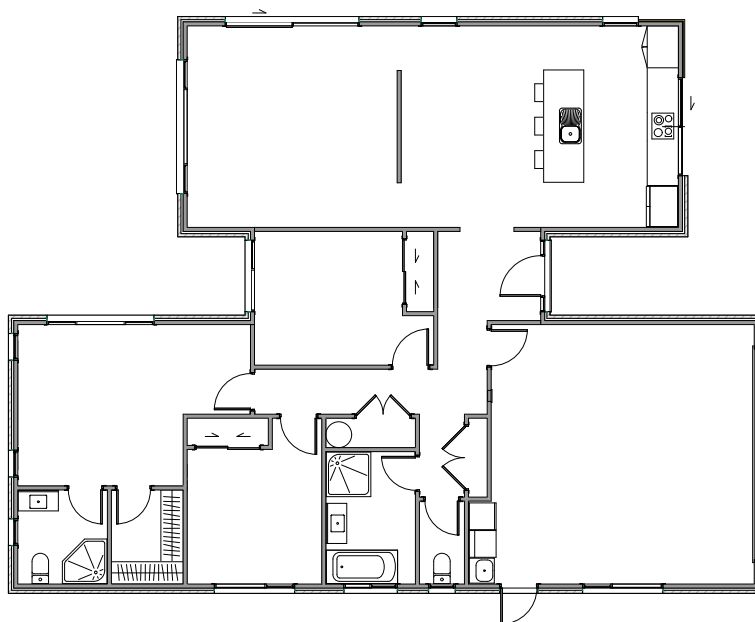
FROM \$597,710

166m² | 3 bdrm



George

 3	 1	 2	 2	 2
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Living	129.39m ²
Garage	37.06m ²
Total	166.49m ²

Jennian
HOMES

FROM \$634,500

169m² | 3 bdrm



Mia

 3	 2	 2	 2	 2
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Living	130.12m ²
Garage	38.73m ²
Total	168.85m ²

Jennian
HOMES

FROM \$771,314

185m² | 4 bdrm



Georgia

 4	 2	 2	 2	 2
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Living	146.12m ²
Garage	39.1m ²
Total	185.34m ²

Jennian
HOMES

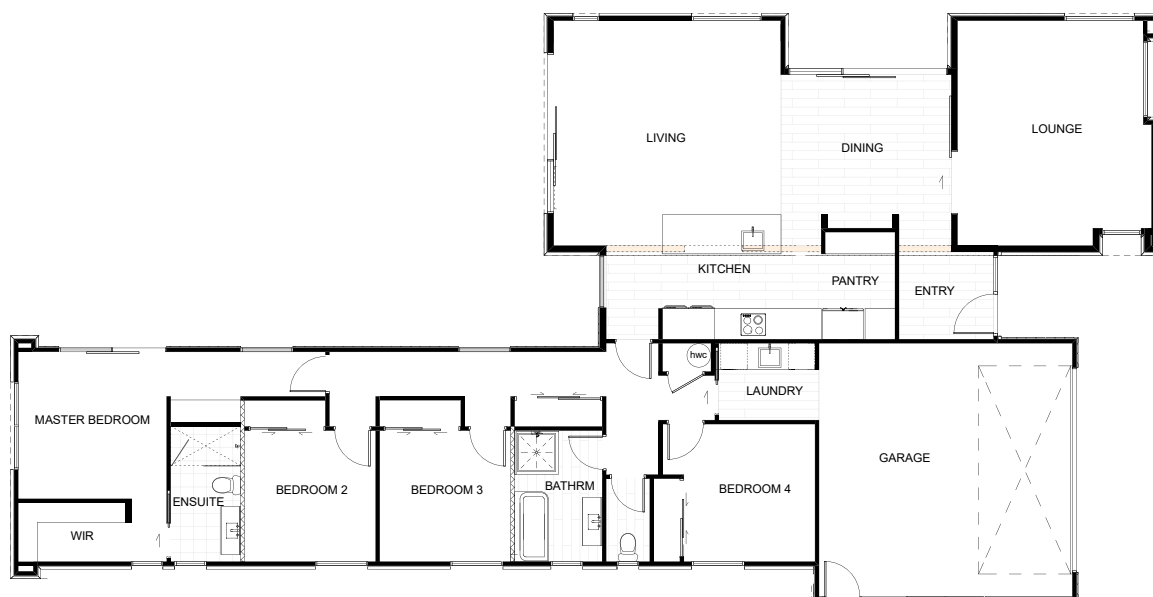
FROM \$799,760

216m² | 4 bdrm



Finn

 4	 2	 2	 2	 2
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Living	176.97m ²
Garage	39.1m ²
Total	216.07m ²

Jennian
HOMES

Westbush Specification

Jennian Homes Wairarapa Ltd

Wind Zone High up to 8m

Guarantee & Insurance

- Master Build Standard 10 year Guarantee
- 36 Month Defects Warranty
- Contract All Risk Insurance
- Public Liability Insurance

Inclusions

- Working Drawings and Specification for Building Consent application
- Building Consent Fees Allowance (PC SUM)
- Complimentary Colour Consultant service
- Complimentary Kitchen Design service
- All required scaffolding for construction of the home
- Waste bin for construction refuse and construction toilet

All Weather Site Access • All weather site access from the existing driveway to the proposed house position

Soil Removal • Spoil removal Allowance (PC SUM)

Excavation • Building platform clearing, Excavation of soil & Hardfill - based on 'good ground' at 200mm depth

Floor • Insulated Raft type Pod Floor - based on 'good ground' at 200mm depth

Frames

- All wall and roof framing to be H1.2
- 90 x 45 KD Radiata Pine machine stress graded
- All framing building code - generally 600crs for horizontal GIB fixing
- Stud Height 2420mm

Trusses

- Truss framing all H1.2
- Pre-consent plan will be included in the working drawings

Roof • Longrun Colorcote

Fascia & Guttering

- Continuous Colorsteel metal fascia & guttering system
- 80mm White PVC down pipes

Exterior Cladding

- James Hardie 180mm Linea Weatherboard on a cavity system. Corner Type: Corner soakers. Window Trim: 40x18 scribes
- 70mm Bricks Selected from Studio J range with Coloured mortar

Soffits • Hardisoffit lining

Windows & Doors

- Thermal residential suite, powder-coated aluminium joinery to entire home including garage
- Double glazed, Low E glass and argon gas
- Etchlite obscure glazing to Bathroom, Ensuite and WC, with clear glazing to all other joinery
- Window hardware is to be colour-matched to joinery

Front Doors

- Aluminium TH-PTF entrance door
- Verta Long-Plate SS.

Garage Door • Garador Sectional Insulated Newport Smooth door, Precision GTS-2 Auto Opener with Belt Rail. Two remotes and one wireless wall remote

Insulation	• Pink Batts installed to all external walls and ceilings including the garage • Walls R2.8 • Ceilings R6.0
Interior Linings	• Ceilings - 13mm Gib standard • Steel ceiling battens direct fixed to trusses at 600crs • Walls - 10mm Gib standard • GIB Aqualine to wet areas walls and ceilings
Interior Trim	• 60 x 10mm Pine F/J P/P single bevelled skirting and architraves • Square stopped finish and 40mm x 18mm MDF to cupboards and wardrobes
Ceiling Access	• Sellwood CH1300600 1300mm x 600mm.
Interior Doors	• Flush panel Hollow Core with pine jambs to suit architraves. • Door Hardware Windsor Furtura Apex Brushed Nickel • Privacy locks will be fitted to Bathroom, Ensuite and WC doors • Flush pull handles to all sliding doors 5318 • Dummy handles and Door Magnet to all hinged cupboard, wardrobe and double doors • Doorstops, Windsor 5229 skirting mounted • Internal lock, Windsor Jura 9012 to internal garage door.
Wardrobes	• 18mm Melamine organiser to Walk-in-wardrobe and ventilated wire shelf system with hanging rail to all wardrobes, linen and storage cupboards
Kitchen	• Designer Kitchen with 38mm thick high-pressure laminate Bench tops, Selected from Studio J range • Tile splashback behind Cooktop up to 2000mm wide to the underside of the Rangehood.
Appliances	• 60cm 4 Zone Ceramic Cooktop - Fisher and Paykel CE604CBX2 • 60cm 6 Function 85L Single Oven - Fisher and Paykel OB60SC6CEX3 • 90cm Rangehood Stainless Canopy- Fisher and Paykel HC90DCXB4 • Dishwasher Stainless Steel - Fisher and Paykel DW60FC2X2 • F&P GD75IA1 with air switch.
Electrical	• External mains and earthing connected to meterboard • Internal 28 inch communications cabinet, fibre ready • Internal distribution board for electrical circuits • Solar pre-wire provision for future installation of Photovoltaic system • Temporary power for construction • Single phase sub main to internal distribution board • Power supply for water heating system • Power supply for cooking appliances • External ventilation for rangehood • Single powerpoint • Single powerpoint with isolation switch • Double powerpoint • Double powerpoint with USB & USC charger socket • Security Sensor, connected to exterior light • HPM DSL 10w Dimmable Sealed LED Warm White Downlight • Ambius 1200mm Wave LED ceiling light • Pendant Light - Wire and installation of owner supplied Kitchen Pendant light • Single gang light switch • Two gang light switch • Two-way light control wiring • Data outlet single • TV outlet single • 150mm ceiling fan vented to the exterior • Heiman Wireless Interlinked SMOKE ALARM with Remote Control

Heating	Panasonic high wall heat pump
Plumbing	- Aquatherm Green Pipe reticulation piping for hot and cold water 300 Litres mains pressure cylinder 2 Exterior hose taps - Elementi UNO Square Kitchen Mixer, Chrome. 43935.02 - Elementi Savon Shower Mixer Chrome. 43170.02 - Elementi Splash Plus round Slide Shower 900mm 3 Fct Chrome. 40360.02 - Elementi Savon Basin Mixer Chrome. 43151.02 - Elementi Savon Bath Spout Chrome. 43157.02
Ensuite	- Clearlite Millennium Rectangle 2 Sided Pivot Door, Corner moulded acrylic wall, Centre waste. Joinery Colour: White - Clearlite Classic Aura wall hung - One row of 75mm high Tiles, Selected from Studio J range - Polished edge high mirror to match width of vanity - Elementi Uno BTW CC Toilet Suite - Heated Towel Rail - Carora Ladder 7 Bar 630x122x800mm - Chrome - Toilet Roll Holder - Elementi Pari Chrome - Bathroom wall heater – Vynco Crete Brushed Steel – VH2124S - Laminte Flooring, Belgotex Solido Elite WR - Selected from Studio J range
Bathroom	- Clearlite Millennium Rectangle 2 Sided Pivot Door, Corner moulded acrylic wall, Centre waste. Joinery Colour: White - Clearlite Classic Aura wall hung - One row of 75mm high Tiles, Selected from Studio J range - Polished edge high mirror to match width of vanity - Elementi Uno BTW CC Toilet Suite - Athena Contro 1600mm BTW free standing bath. 400mm high of tiles to bath splashback, Selected from Studio J range - Heated Towel Rail - Carora Ladder 7 Bar 630x122x800mm - Chrome - Toilet Roll Holder - Elementi Pari Chrome - Bathroom wall heater – Vynco Crete Brushed Steel – VH2124S - Laminte Flooring, Belgotex Solido Elite WR - Selected from Studio J range
Laundry	Robinhood Supertub Series 3 with Gooseneck Tap ST3103
Paint	- Resene Paint System - Exterior - 1 coat Resene Primer. Topcoat - 2 coats of Resene Lumbersider - Interior walls - 1 coat Resene Sureseal & 2 coats of Resene Zylone Sheen - Ceilings - 1 coat Resene Sureseal & 2 coats of Resene Ceiling Paint flat - Wet Areas - 1 coat Resene Sureseal and 2 coats of Resene Spacecote Low sheen K&B - Doors and Trim - 1 coat Resene Acrylic primer undercoat & 2 coats of Resene Lustacryl semi gloss finish
Flooring	- Belgotex Forest Grove 100% solution dyed nylon carpet, Selected from Studio J range 10mm foam underlay - Laminte Flooring, Belgotex Solido Elite WR - Selected from Studio J range
Site Services	- Electrical - Single phase mains cable connected to services on site, 5m site setback allowance (PC SUM) - Phone - Conduit and cable to garage, 5m site setback allowance, if connection is on site (PC SUM) - Greywater Drainage - Connected to services on site, 5m site setback allowance (PC SUM) - Stormwater Drainage - Connected to services on site, 5m site setback allowance (PC SUM) including one above ground 5000 LTR water Tank on a sand base.
Hard Landscaping	- An allowance has been made for plain exposed aggregate concrete as per plan - Plain concrete vehicle crossing with a broom finish 1800mm high Sector Frontier, Colorsteel fencing with concrete mowing strip

- Living side fences & gate to be 1500mm high Sector Frontier, Colorsteel fencing. Garage side fence & gate to be 1500mm high Sector Frontier, Colorsteel fencing
- One Black metal type mail box, from the Studio J: Builders Select Range, installed
- Austral standard 28 fold down clothesline with a frame size of 2.23m x 1.6m finished in woodland grey colour, fixed to the side of the home or to a ground mount kit, as per site plan

Soft Landscaping

- Soft Landscaping Allowance (PC SUM) Lawns & Pebbled area

Exclusions

- Unless expressly stated in this document, these items are NOT included as in quotation:
- Letterbox, clothesline, television aerial, curtains, blinds, drapes
- If a Council Vehicle Crossing Bond is required at time of building consent, then it is to be paid directly by owner. Allow \$6,250.00 Including GST
- Resource Consent application and Development Contributions and/or Service Levies. If required by the local consenting authority

Disclaimer

All prices shown include GST unless otherwise stated and are valid for 30 days. Please take time to carefully assess this proposal. I suggest mark any aspects that you feel require clarification, as it is imperative that the builder has a clear understanding of your expectations and that you have an awareness of the procedures necessary to satisfy all regulations, standards and most importantly your overall satisfaction.

Find out more

Get in touch and
secure your
section today...

Land enquiry and availability

Brad Chittick

P 0800 999 101

Licensed under REAA 2008

Plans, Design and Build

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jennian.co.nz

Pricing and availability are subject to change.

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