

Jennian

Living

RIGHT-SIZE YOUR FUTURE

The Complete Guide for
New Zealand Homeowners
Planning Their Next Chapter

Downsize the maintenance,
not your lifestyle.





What today's homeowners are really looking for.

The traditional idea of downsizing is changing. Homeowners aren't searching for cramped floor plans, tiny sections or homes that require compromise. What they want is a home that supports their lifestyle while removing unnecessary maintenance and effort from their daily lives.

Research shows a clear preference for single-level living, secure garages, guest accommodation, privacy, outdoor space and generous storage solutions. These priorities aren't about having more house. They're about having the right house.

The most successful right-sized homes are carefully designed to maximise comfort, convenience and liveability while reducing the ongoing maintenance that often comes with larger family homes.

The home that worked for your family may not be the home you need for your future.

More freedom, more comfort, more life

A well-designed right-sized home allows homeowners to focus less on maintaining property and more on enjoying life. Modern open-plan layouts, seamless indoor-outdoor flow, quality insulation, energy-efficient materials and thoughtful storage solutions combine to create homes that are easier to live in all year round.

Downsize the maintenance, not your lifestyle

A home designed for your next chapter

At Jennian Homes, we understand that moving isn't simply about changing address. It's about creating a home that reflects how you want to live for the years ahead.

That's why our Right-Sizing Collection focuses on practical, future-focused designs that balance comfort, functionality and style.

From efficient layouts with minimal maintenance through to spacious homes designed for entertaining family and friends, each design has been created to help homeowners embrace the next stage of life with confidence.



Wish List

- ✓ Single-level living
- ✓ Reduced maintenance
- ✓ Double garage
- ✓ Space for visiting family
- ✓ Plenty of storage
- ✓ Indoor outdoor flow
- ✓ Warm and energy-efficient
- ✓ Room for hobbies
- ✓ Future-proof features
- ✓ More freedom to enjoy life

Complete our self assessment to see if you are right-size ready!

Daily Living

- ☐ We regularly use every room in our home.
- ☐ Our current home is easy to maintain.
- ☐ We want less time spent on maintenance.
- ☐ We want less maintenance and more freedom.
- ☐ We want more time to do what we love.

Future Planning

- ☐ We're planning for the future.
- ☐ A single-level home appeals to us.
- ☐ We want a home that supports us as we age.
- ☐ We value ease of access and future flexibility.
- ☐ We want a home that adapts with us.

Space & Functionality

- ☐ We have more space than we currently need.
- ☐ Several rooms are rarely used.
- ☐ We want an easier-to-move-around home.
- ☐ We want a layout that works for us.
- ☐ We would like more efficient use of space.

Lifestyle Goals

- ☐ We would like the freedom to travel more.
- ☐ We want a lower-maintenance home.
- ☐ We want a warmer, energy efficient home.
- ☐ We want enough space for family and friends.
- ☐ We're thinking about our next chapter.



What Your Answers Mean

0-5 ticks

Your current home may still be the right fit for your lifestyle today.

6-10 ticks

You may be entering a stage where reviewing your future housing needs could be beneficial.

11-20 ticks

A right-sized home could offer significant lifestyle advantages and may be worth exploring further.

The question isn't whether you need a smaller home...

It's whether your current home is helping you live the life you want. The most successful right-sizing decisions happen before a home becomes difficult to manage, allowing homeowners to make thoughtful choices on their own terms and create a home that supports the future they want to enjoy.



View Our Right-Size Collection

Thoughtfully designed homes for your next chapter

Each home in our collection has been designed with downsizers in mind, offering modern, low-maintenance living without sacrificing comfort or style. From open-plan layouts to single-level options, every plan is built around how you want to live today and into the future.

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Bellbird

Right-Sized Living Without Compromise

The Bellbird plan offers the perfect balance of comfort, practicality and low-maintenance living. With open-plan spaces that bring everyday living together and three bedrooms providing flexibility for visiting family, hobbies or a dedicated guest room, it's a home designed to adapt to your lifestyle. Thoughtfully sized and easy to live in, Bellbird allows you to enjoy all the benefits of a modern home without the upkeep of a larger family property.

KEY FEATURES

- 3 BEDROOMS
- 1 LIVING/DINING ROOMS
- 2 BATHROOMS
- 2 TOILETS
- 2 CAR GARAGE



Home Area	141.4m ²
Home Width	11.45m
Home Length	18.95m

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Living

141.4m² | 3 bdrm



George

Designed For Life's Next Chapter

The George plan combines spacious open-plan living with the practicality and comfort that make everyday life easier. The heart of the home creates a welcoming space for entertaining, relaxing and spending time with family and friends. Flexible living areas and well-proportioned bedrooms provide room for visiting grandchildren, overnight guests or hobbies, while the modern layout ensures every square metre works harder for the way you live today. Balancing comfort, functionality and low-maintenance living, this is a home designed to support your lifestyle now and well into the future.

KEY FEATURES

- 3 BEDROOMS
- 1 LIVING/DINING ROOMS
- 2 BATHROOMS
- 2 TOILETS
- 2 CAR GARAGE



Home Area	159.66m ²
Home Width	12.5m
Home Length	17m

Jennian
Inspiration

159.66m² | 3 bdrm



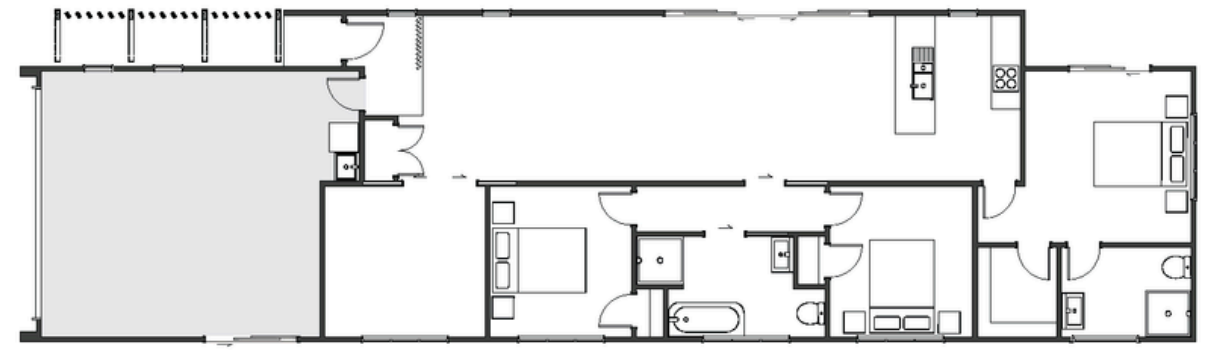
Catalina

The Perfect Balance Of Space And Freedom

The Catalina plan is designed for those who want to simplify life without giving up what they value most. The thoughtfully planned layout offers the ideal amount of space for everyday comfort, while still providing room for visiting family, overnight guests or a favourite hobby. Open-plan living creates a welcoming heart of the home, making it easy to entertain, connect and enjoy life's simple pleasures. With the convenience of modern living and a manageable footprint, the Catalina is perfectly suited to those looking to right-size for the future.

KEY FEATURES

- 3 BEDROOMS
- 2 LIVING/DINING ROOMS
- 2 BATHROOMS
- 2 TOILETS
- 2 CAR GARAGE



Home Area	160.14m ²
Home Width	7m
Home Length	24.8m

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Inspiration

160.14m² | 3 bdrm



Mia

The Sweet Spot of Style and Simplicity

The Mia plan is thoughtfully designed for homeowners seeking a more manageable home without compromising on comfort. Blending modern open-plan living with practical everyday functionality, it offers the flexibility to accommodate visiting family, overnight guests or a dedicated hobby space while maintaining an easy-care footprint. With well-considered spaces that feel welcoming, connected and effortless to live in, the Mia is perfectly suited to those looking to embrace the freedom that comes with right-sizing.

KEY FEATURES

- 3 BEDROOMS
- 2 LIVING/DINING ROOMS
- 2 BATHROOMS
- 2 TOILETS
- 2 CAR GARAGE



Home Area	178.77m ²
Home Width	12.70m
Home Length	19.50m

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172m² | 3 bdrm



Alexandra

Generous Living for Your Next Chapter

The Alexandra plan is designed for homeowners who want to simplify life without sacrificing the space and comfort they've always enjoyed. Thoughtfully planned living areas create an inviting hub for family gatherings and entertaining, while generous accommodation provides flexibility for visiting grandchildren, overnight guests or a dedicated hobby space. Combining modern design with effortless functionality, the Alexandra offers the perfect balance between spacious living and a lifestyle that's easier to enjoy.

KEY FEATURES

- 4 BEDROOMS
- 1 LIVING/DINING ROOMS
- 2 BATHROOMS
- 2 TOILETS
- 2 CAR GARAGE



Home Area	181.09m ²
Home Width	12m
Home Length	19.4m



Altera

Elevated Design For Your Next Chapter

Designed for homeowners who still love to entertain, host family and enjoy generous living spaces, the Altera plan offers all the benefits of right-sizing without feeling like a step backwards. Its spacious single-level layout, multiple living zones and seamless connection between indoor and outdoor spaces create a home that's both practical and luxurious. Whether it's grandchildren staying the weekend, friends dropping by or simply enjoying the freedom of a home designed for the future, Altera delivers space where it matters most.

KEY FEATURES

- 4 BEDROOMS
- 2 LIVING/DINING ROOMS
- 2 BATHROOMS
- 2 TOILETS
- 2 CAR GARAGE



Home Area	217.76m ²
Home Width	12.15m
Home Length	23.7m

Design & Build Your Way

A home tailored to your lifestyle and future needs

For those wanting something more personalised, our Design & Build service offers the flexibility to create a home that's uniquely yours. Whether it's accommodating hobbies, hosting family, or planning for the years ahead, we'll work alongside you to design and build a home that perfectly fits your lifestyle, section, and vision.





We're committed to building communities.

Jennian Homes is proud to be the major sponsor of the Heart Foundation Lottery.

We support this initiative to raise vital funds to help save lives and keep families together for longer.

We are committed to building great communities across New Zealand, and we are pleased to be able to give back by supporting such a worthy cause, one that benefits the lives of so many New Zealanders.

Every ticket sold helps us in our fight against heart disease.



Did you know?

The building industry standard for follow-up maintenance is often limited to 12 months. But at Jennian Homes, we go further. **We offer an industry-leading 36-Month Defects Warranty***, providing you with extended protection and lasting peace of mind.

Even better, our Homeowner's Maintenance Schedule helps you stay on top of essential home care with timely reminders and a clear guide to standard maintenance practices, ensuring your home stays in top condition for years to come. Because at Jennian, our commitment to you doesn't end when we hand over the keys to your beautiful new home.

*For terms and conditions, please refer to the Jennian 36 Month Defects Warranty Policy.



Build with complete peace of mind

Beginning your journey to build a new home is a big commitment. And you want to be assured that it's going to be completed as promised.

That's why we've developed the Jennian Homes Completion Promise.

"The Jennian Franchisor and Franchisees promise to ensure that your home is completed in accordance with the terms and conditions of your signed Jennian Master Builders Residential Building Contract, provided you comply with your signed Master Build 10-Year Guarantee."

Connect with us.

We have offices located
throughout New Zealand. For a
list of our Display Homes,
visit jennian.co.nz

We can't wait to meet you...

Jennian
Collections

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