BABICH RISE

8 Babich Road, Henderson Valley

Information Pack



Artist's impression only

Marketed by

jameslaw Real Estate Agency



Babich is where builders need to be

Babich Rise sits at the heart of West Auckland's next phase of growth, adesirable place to live where quality and lifestyle come together. With construction well underway and titles approaching, the timing is ideal for builders looking to secure sites in a masterplanned, architecturally driven community supported by strong market fundamentals.

With its elevated setting, cohesive design standards, and efficient approval framework, Babich Rise sets a benchmark for well-planned living in West Auckland. Every element has been considered; from section layout to design integrity. We've worked to create a development that is practical to deliver, enduring in quality, and positioned for long-term value.



This unique development offers an unparalleled opportunity for families to build their dream homes on generously sized sections of 450 to 999m^2 sqm.

Each available plost at Babich Rise are designed to provide space for your family to live, grow, and flourish. Expansive backyards for children to play, large patios for gatherings, and quiet gardens to meander, all within a serene setting that captures the essence of country living, with the convenience of city amenities nearby.



Tranquil Henderson Valley

The area offers a relaxed country ambiance with easy access to key transport routes and the Auckland CBD, making it an ideal balance of rural charm and city life. Nearby, the iconic beaches of the West Coast and the lush Waitakere Ranges offer endless outdoor activities, appealing to families and active lifestyle enthusiasts alike.

As West Auckland continues to evolve, Babich Rise stands at the forefront of its growth story — connected, established, and ready for the city's next chapter.







At your Convenience

Food & Lifestyle

- Pukeko Cafe & Function Centre
- Chikos Restaurant & Cafe
- The Bakehouse Cafe Henderson
- Tandoori Flame Henderson
- Kings Garden Cafe
- Park Restaurant
- Valley Superette
- WestCity Waitakere
- Woolworths Henderson
- Anytime Fitness Henderson
- CityFitness Henderson

Education

- Henderson Valley School
- Henderson High School
- Adventure Valley Childcare
- Country Kids

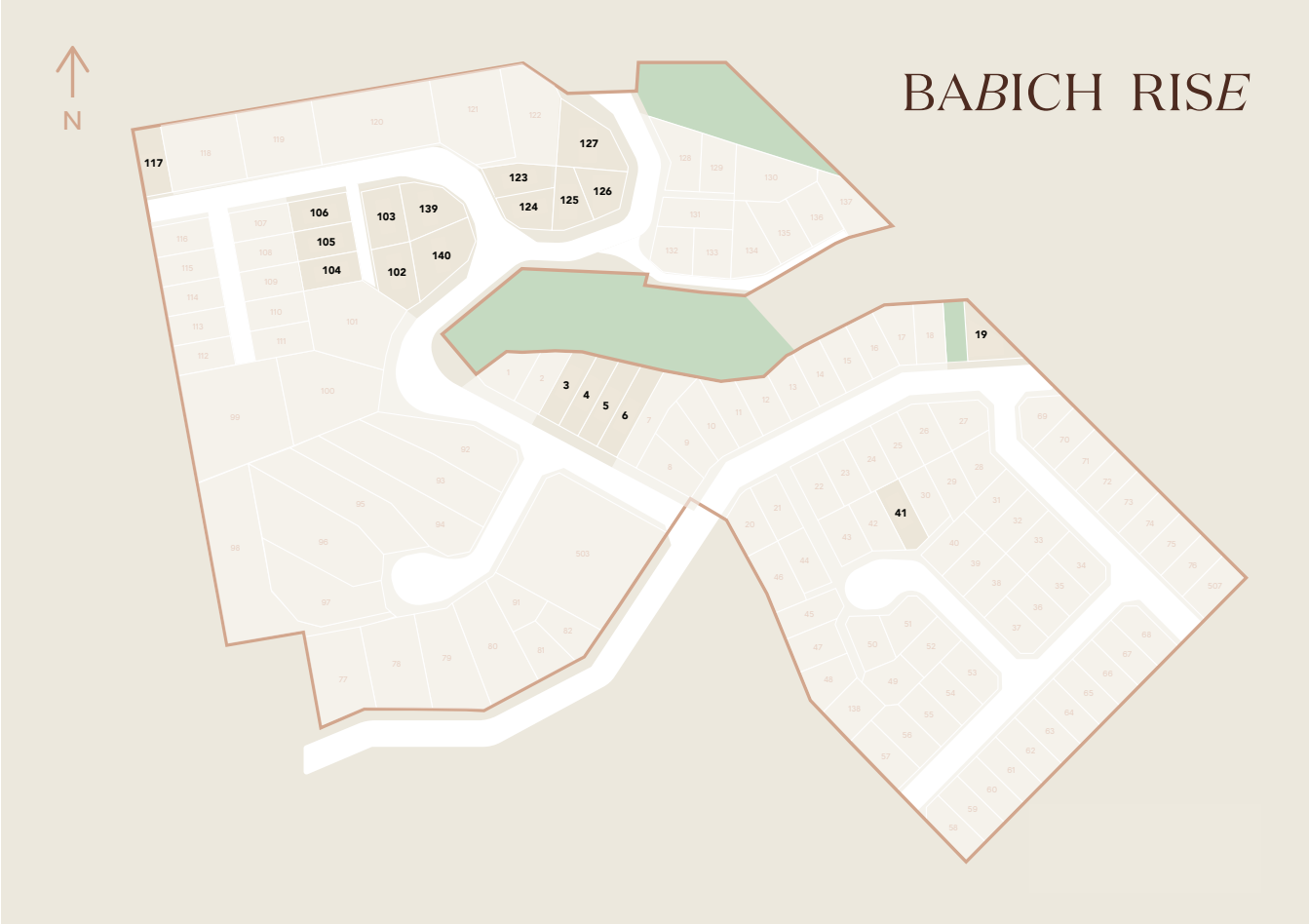
Recreation & Outdoor Places

- Henderson Valley Park — local reserve and recreation area suitable for walking and outdoor activities.
- Henderson Park — larger sports and recreation park with open fields and facilities.
- Henderson Valley is known for its semi-rural environment, greenery, and access to the Waitākere Ranges area. Scenic Drive and nearby bush tracks are popular for hiking, cycling, and weekend recreation.

Transportation & Connectivity

- 79 Henderson Valley Road — nearby bus stop servicing local routes.
- Auckland Transport — local transport service hub for bus/train information and services.
- The closest major rail access is via Henderson Train Station in Henderson town centre, connecting to Auckland CBD and wider rail routes.
- 8 Babich Road has convenient driving access via:
- Henderson Valley Road
- Lincoln Road
- State Highway 16 (Northwestern Motorway)

Available Sections



LOT	STAGE	AREA (m²)
3	2	450
4	2	450
5	2	465
6	2	514
19	1	450
41	1	453
102	3	545
103	3	862
104	3	450
105	3	450
106	3	450
117	3	489
123	3	470
124	3	466
125	3	470
126	3	467
127	3	807
139	3	681
140	3	820
TOTAL	**19 lots**	



PASS OVER CLAUSE

This information being passed to you is sourced from third parties. James Law Realty Limited and its salespersons cannot and do not provide any warranties or assurances of any kind in relation to any information provided in third party documents they are passing over. In particular James Law Realty Limited, MREINZ, Licensed under REAA 2008 do not warrant that the material herein from Third Parties is free from errors, omissions or other inaccuracies, or is fit for any particular purpose. As an intending purchaser you should avail yourself of a reasonable opportunity to seek legal, technical and other advice or information.

Marketed by

jameslaw
Real Estate Agency
MREINZ Licensed under REAA 2008

International Sales Team : +64 9 973 4965 email: info@jameslaw.co.nz www.jameslaw.co.nz

DISCLAIMER: The information provided for in this document, including all prices where mentioned, is being passed to you for your informational purposes only and is subject to change without notice. All the information in this document is sourced from and originates from third parties. James Law Realty Limited, MREINZ, Licensed under REAA 2008 and its affiliates, which includes its salespersons, agents, employees, staff, contractors and any other party acting on behalf of James Law Realty Limited, makes no representation, assurance or warranty of any kind in relation to the completeness, accuracy or adequacy of all information provided in any document that any third party passes over to you. James Law Realty Limited and all its affiliates as described above, do not warrant that the material herein from any third party is free from errors, comissions or other inaccuracies, or is fit for any particular purpose. James Law Realty Limited and all its affiliates expressly disclaim all warranties, express or implied. As an intending purchaser, you should avail yourself to a reasonable opportunity to seek legal, technical and other advice or information.