



STYX MEWS

239 Styx Mill Road



Community living — without giving up ownership.

North Ridge Living is proud to present a carefully considered collection of 29 single-story, standalone, fee simple homes, designed specifically for downsizers aged 45+.

Offering contemporary design, low-maintenance living, and a focus on comfort and convenience, this is a lifestyle created for your next chapter.



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Styx Mews



Styx Mews - Independent living, on your terms.

Styx Mews by Northridge Living builds on the success of our acclaimed **Embridge Mews**, offering an exclusive collection of 29 thoughtfully designed homes for those looking to downsize without compromising on style, comfort, or **community**. Nestled in a peaceful yet well-connected location, these homes are crafted for a refined, relaxed lifestyle.

Designed by **Dean Gant, Architectural Designer**, Styx Mews features two-and three-bedroom layouts.

Crafted for quality and designed to stand the test of time, each home is delivered turnkey and fully landscaped, featuring **Trendz kitchens, Bosch appliances**, and backed by a **10-year warranty**.

With **freehold (fee simple) titles**, homeowners enjoy full ownership of both the home and the land, with **no body corporate fees** — giving you the freedom to personalise your space and enjoy long term peace of mind.

Conveniently located at **239 Styx Mill Road**, the development provides easy access to local amenities, cafés, shops, gyms, parks, and key transport routes, all while maintaining the peace, privacy, and charm of a close-knit neighbourhood.

Styx Mews is more than a home - it's a lifestyle. Perfectly suited to those aged **45+**, it offers a low-maintenance, relaxed living experience without compromising on comfort, connection, or the vibrant community around you.



North Ridge Living

The Original Developers For Downsizers 45+



Our Mission

Our developments for downsizers 45+ are **original** concepts in the market. Thoughtfully designed for those who are ready to step into their next chapter with **confidence**.

Developed by John Shearer of Northridge Living, our mission is to create homes in our developments specifically with the downsizer and empty nester in mind. Offering low maintenance living and a strong sense of community for buyers who are 45+.

This is more than a place to live, it's a community built for **you**, supported by our **dedicated team** who are here to guide and assist you every step of the way.

We look forward to sharing more with you and supporting you as you explore your next chapter.

John Shearer - Managing Director



The Location



A private, tucked-away development in a well-connected location.
Welcome to your new local.

Shopping & Essentials



New World — 4 min drive.



Northwood Supa Centre — 4 min drive.



Airport — 8 min drive.

Food & Coffee



Strawberry Fare — 3 min drive.



Cosy Café — 1 min drive.

Recreation & Outdoors



Styx Mill Dog Park — 3 min drive.



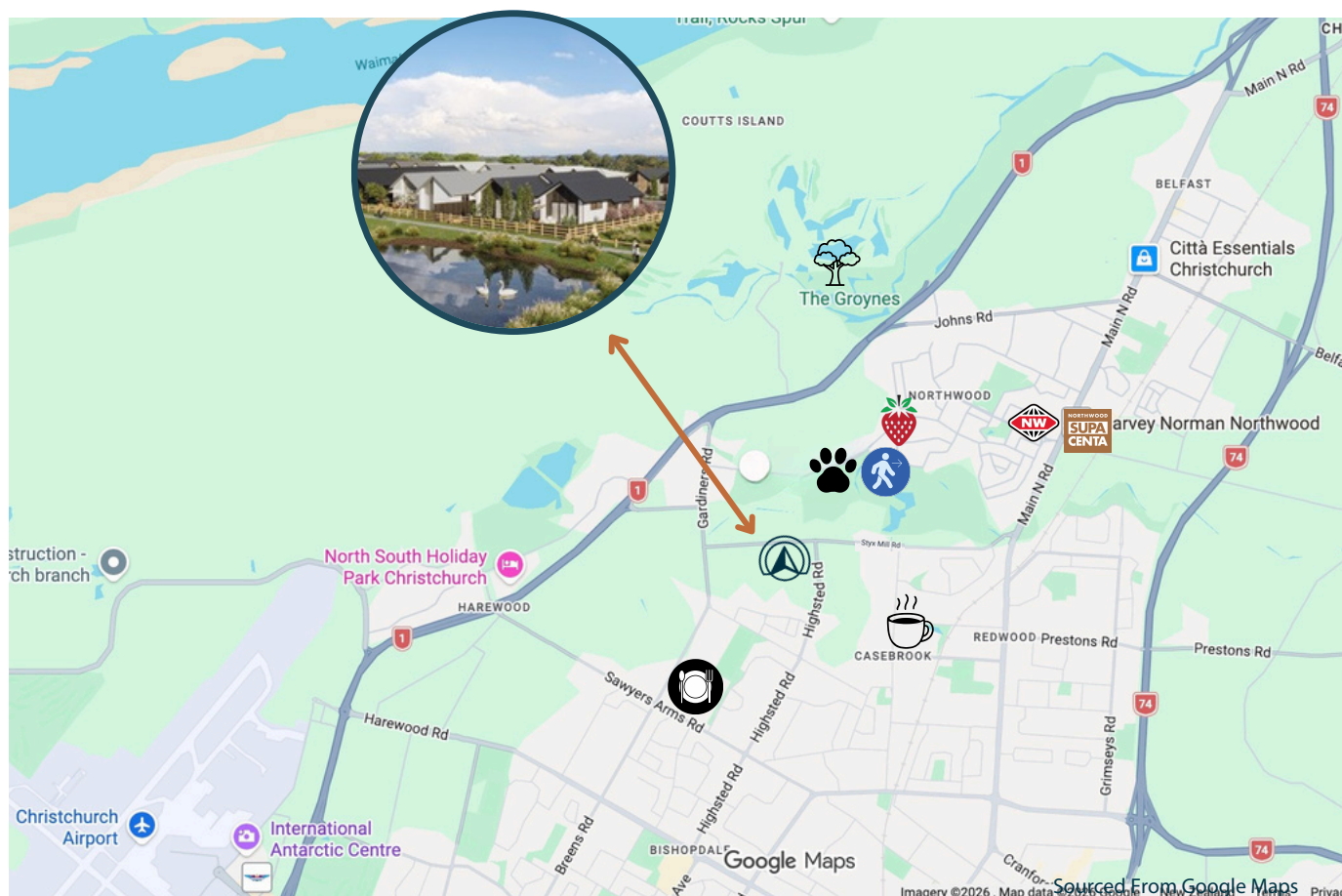
Styx Mill Conservation Reserve — 3 min drive.



The Groynes



Papanui Club, dining, bars, gym, functions, and social clubs — 3 min drive.



0800 808 082



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Our Homes



Discover a range of **thoughtfully designed** homes. Tailored for comfort, convenience, and low-maintenance living.

Styx Mews offers stand-alone, single-story homes designed to suit a variety of lifestyles, with two to three bedroom layouts and options for single or double garages.

Select homes include a dedicated **second living space**, designed to adapt to your lifestyle, whether that's a quiet home office, additional lounge, or optional third bedroom.

Each home features flexible designs to suit your lifestyle. Every home is **turn-key** and **professionally landscaped**, ready for you to move in and enjoy from day one.

Priced from \$849,000, with the **first homes already sold**, homes are now selling, with the first completions are expected by the end of 2026.

Secure your home with just a **10% deposit**.



Photography shown is from Elmbridge Mews and is indicative only.

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Site Plan



Lets take a closer look at the 239 Styx Mill Road layout.



Lot 1 Showhome Floor Plan

2 Bedrooms | 2 Bathrooms
2 Living Areas
Double Garage
Walk-in Pantry
Walk-in Wardrobe

Home area: 170.4 m² | Land area: 584.77 m²



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Why Downsizing, Not Downgrading



Downsizing isn't about giving up space — it's about **gaining freedom, convenience, and lifestyle**. With carefully selected finishes, quality craftsmanship, and considered design throughout, these homes are thoughtfully created for **easier living**, giving you more time for family and the things **you** love.

Designed to Feel Spacious

- 2.55m stud height & raised ceilings — higher than standard ceilings create a bright, open, and spacious feel.
- Seamless indoor-outdoor flow with entertaining friendly decking.
- Professionally landscaped gardens by Craig, Form Architecture.

Kitchen & Everyday Living

- Top of the line Bosch appliances.
- **Trendz kitchens** - Leaders in Design, Manufacture & Installation of quality kitchens and joinery in New Zealand.
- Spacious walk-in pantry.
- Puremix water filtration system for fresh, great tasting water.

Comfort & Ease

- Fully ducted heating.
- Private ensuite bathrooms.
- Generous walk in wardrobes.
- Premium exterior cladding in timeless Resene neutral tones.

Ownership & Community

- Designed for those aged 45+, with an age covenant in place to maintain a peaceful, like minded community.
- Freehold (fee simple) titles, offering full ownership and the benefit of future capital growth
- Enjoy long-term assurance with a full 10-year warranty. Built with confidence. Backed for a decade.

Downsizing is a smart lifestyle choice — **without compromise**. It's about simplifying your home, elevating your lifestyle, and creating a space that **supports you now** and into the years ahead.



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