

Investment

OPPORTUNITY

Home & Income

Artists impression only

130 Rimu Street

Lakeside

Te Kauwhata

\$1,049,000

FIXED PRICE INVESTOR HOUSE & LAND PACKAGE



1 + 1



3 + 1



2 + 1



2



1

LAND SIZE: 530 M²

Titled Section

FLOOR AREA: 182 M²

RENTAL RETURN

\$1100 per week

ANNUAL RETURN

\$57,200

GROSS YIELD (GY)

5.5%

It's a
better home
you own.

**GOLDEN
HOMES®**



Two homes in one!



KEY FEATURES

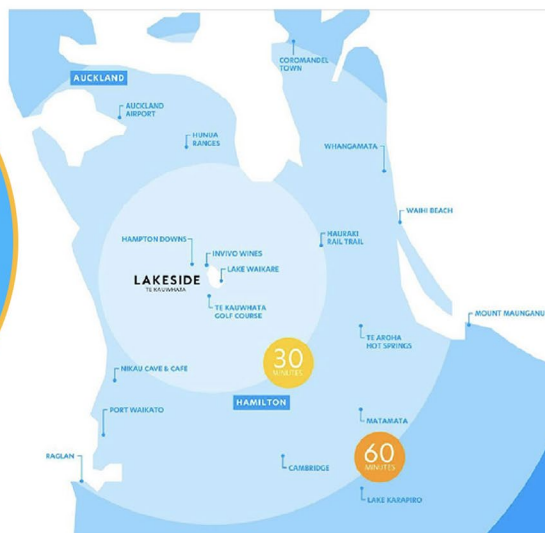
- ▶ Tenant-ready package – includes soft (green) landscaping,
- ▶ Healthy Homes Compliant – independent 3rd party report provided on settlement
- ▶ Specification tailored for investors for durability & return on investment
- ▶ Rental appraisal available from an independent, recommended property manager
- ▶ Includes professional interior and exterior colour selections

LAKESIDE AMENITIES

6km of walking and cycle trails are planned for Lakeside's 75 hectares of dedicated reserve wetland and open space, bringing nature right to residents' doorsteps.

Besides a great café and childcare centre, Lakeside includes a playground, a supermarket, office and retail space, along with ample parking. Future development may include a medical centre and gym.

Just 35 Mins to Auckland or Hamilton!



Fantastic Amenities



Lakeside

- TE KAUWHATA -





Schedule of Specifications

To be read in conjunction with the Quotation Letter & Tender Document

Section Address: -

House Plan

Aurora

Job Number:

Floor Area:

182.24 sqM

60934

GENERAL

Full set of Codemark™ approved plans		•
Site contour plan by registered surveyor		•
Building Consent	Refer PC allowance on Quotation Letter	•
Resource Consent	Nil	-
Colour Consultation	3 Hours	•
Construction Risks and Public Liability Insurance		•
Exclusive Goldseal® Completion and Defects Warranty		•

SITE

Service Connections: Power, Water, Sewer, Stormwater etc: Refer to PC allowances		•
Scaffolding, Working Platforms & Security Fencing: Refer to PC allowances		•
Retaining Walls	Nil	-

LANDSCAPING

Fencing	Refer PC allowance on Quotation Letter	•
Concrete Driveway, Patios & Paths	Refer PC allowance on Quotation Letter	•
Hydroseeded Lawns	Refer PC allowance on Quotation Letter	•

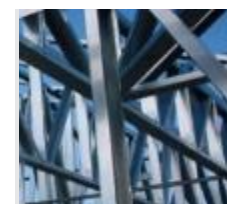
FOUNDATIONS & FLOOR

Sitework for a Cleared ,Flat and Level Building Platform. Removal of any excess soil. Establish good all weather access for Heavy Vehicles. Sediment runoff and erosion controls. Rib Raft Concrete foundation - subject to engineers design.



EXTERIOR and FRAMING

ZOG® G550 90x45x0.75mm Engineered Galvanised Steel Framing
 - 50 year Axxis® Steel durability Warranty from NZ Steel
 - Asthma Foundation Sensitive Choice Approved
 - Independently tested to withstand magnitude 9 earthquake
 ZOG® Galvanised Steel K Brace wall bracing system to engineers design
 ZOG® G550 30x65x0.75mm Galvanised Steel ceiling and roof battens



Thermal Break HomeRAB Thermal® Rigid Air Barrier - R0.3



• Included

o Variation Charge may apply

- No Allowance





Int

WTS HOMES LIMITED

Ph (07) 849 3979



EXTERIOR and FRAMING

Roof	Corrogate Longrun Profile	
Underlay	Fire Resistant Roof Paper and Metal Battens	•
Roof Vents	Over Fascia Roof Ventilation for condensation control	•
Fascia	185mm Colorsteel metal fascia	
External Gutter	Classic 125 Colorsteel external spouting	
Downpipes	80mm round coloursteel	•
Windows	BRADNAMS SOUTHERN41™ THERMAL Glazed Thermally Isolated aluminium joinery, Low-E Xcel Glass with pre-primed H3 treated FJ pine liners and 40mm single bevel FJ architraves	Double 
Etchlite Glass	To bathroom and ensuite all remaining glass is clear	•
Tinted Glass	Nil	-
Exterior Hose Taps	2 Brass HMC 15mm taps	•
Front Door	2100x932 SR15 Single Stellar Door Panel - Thermally broken.	
Front Door Hardware	Schlage Ascent Smart Entrance Lever - Black	
Soffits	Hardisoffit	

• Included

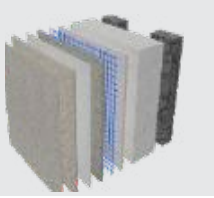

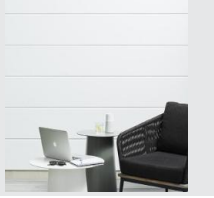

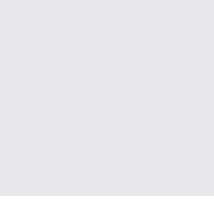
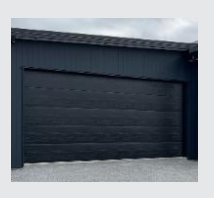
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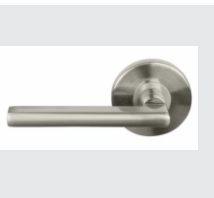

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Specifications may alter if products become unavailable.

EXTERIOR and FRAMING

Exterior Cladding	Plaster - 50mm Aerated concrete panel cladding	
Exterior Cladding	Oblique Weatherboard - 200 - Vertical	
Exterior Cladding	0	
Brick Mortar	Natural (grey) colour mortar	
Garage Doors	-	
Garage Doors	Windsor Horizontal Ribline (Woodgrain) 2400 Wide Coloursteel	

INTERIOR



Interior Doors	Flush HC MDF paint quality doors -1980mm	
Interior Door Hardware	Windsor Halo Hydra - Privacy locks to bath and ensuite	
Door Stops	Brushed Chrome	

● Included ○ Variation Charge may apply - No Allowance

Int _____

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INTERIOR

Sliding Doors	White prefinished MDF Doors and powdercoated tracks	
Door Architraves	Eco Trim 40x10mm Pine single bevel Architrave	•
Skirting	Eco Trim 60x10mm Pine single bevel Skirting	•
Cornice	Square Stopped	•
Plasterboard	10mm Gib Ultraline - stopped to Level 4 paint finish	•
Shelving	HWC - Powdercoated white ventilated shelves Hall - Powdercoated white ventilated shelf - White Wardrobes - Powdercoated white ventilated shelving - White Walk in Wardrobe - MDF tower units with MDF shelves with hanging rails	

INTERIOR

Ceiling Insulation	R7.0 Pink Batts Ultra	•
Exterior Wall Insulation	R2.6 Pink Batts Steel - Total R2.9 including R0.3 from HomeRAB Thermal	•
Noise Insulation	Nil	-
Ceiling Hatch	The Hatch 600x500mm	•

KITCHEN

Kitchen Concept	Refer appended
Scullery Concept	Refer appended
Benchtops - 20mm Engineered Stone	
Laser Edge Door and Drawer fronts	
Stainless Steel Mercer DV208 Undermounted	
Hettich soft close hinges, artic grey drawer bases and non-slip mats	
2355mm high units with 52mm negative detail and bulkhead	
Softclose Double Rubbish Bin under bench	
Tiles Splashback 750mm high between tall units - Tiles from Builders Range	
Air Pressure switch on sink to operate waste disposal unit	



Image: Type 117 Kitchen Concept with Seacrest Scullery

• Included o Variation Charge may apply - No Allowance

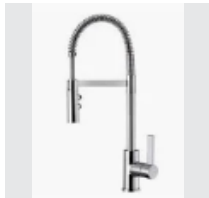






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KITCHEN APPLIANCES

Oven	Oven F&P Single 85L 5 Function - OB60SC5CEX3	
Hob	Cooktop F&P Ceramic with knobs - CE604CBX2	
Rangehood	-	
Dishwasher	Dishwasher F&P Stainless Steel Pocket Standard Front UI S5 - DW60FC1X2	
Microwave	Microwave Oven Black with trimkit - OM25BLSB1	
Waste Disposal	Waste Disposer F&P With Built In Air Switch - GD75IA1	

PLUMBING



Kitchen / Scullery Mixer	Sink Mixer Methven Minimalist Gooseneck Stainless Steel Sink Mixer - MMKGNSS	
Laundry Mixer	S/S Gooseneck Tap	
Vanity Mixers	Caroma Urbane II Basin Mixer - Chrome : 98608C6AF	
Shower & Bath Mixers	Caroma Urbane II Bath/Shower Square Trim Kit - Chrome : 99654C	
Slide Showers	Caroma Urbane II Rail Shower - Chrome : 99631C4E	
Bath Spout	Caroma Urbane II Bath Spout Square - Chrome : 99668C6A	
Exterior Taps	2 x Brass HMC 15mm taps	

● Included ○ Variation Charge may apply - No Allowance

Int _____

Specifications may alter if products become unavailable.

PLUMBING







Vanities	-	
Vanities	Michel Cesar Qubo QU90DWH - Wall Hung - 900mm - White	
Vanities	-	
Vanities	-	
Vanity Wastes	Methven Minimalist MKII Round Pop Up Waste - Chrome : ROPWCP	
Showers	Acrylic Shower- Millenium Satin 0.9m x 0.9m 2 sided	
Showers	-	
Showers	-	

● Included ○ Variation Charge may apply - No Allowance



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PLUMBING

Slide Shower Rail	Caroma Urbane II Rail Shower - Chrome : 99631C4E	
Bath	Athena Contro Bath 1600 x 750mm - Centre - No Upstand : BFC05WH160	
Toilet	VCBC Sphere Easy Height Rimless BTW Toilet Suite	
Mirrors	Wall hung LED backlit mirrors	
HWC	Rheem 180L HWC - 312 180 15 - MP 180L 488 x 1720H 3Kw A Grade	
Laundry Tub	Robinhood ST3103	

ELECTRICAL

Lights	33 Recessed LED Downlights	
Outside Lighting	1 Rectangular Up/Down with LED lamps	

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Int

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ELECTRICAL

Light Switches	2	Iconic - 2 Two Way Circuits	
Power Points	29	Iconic	
Entertainment	1 2 1	Network Data Hub Data Point TV Point	
Smoke Detectors	7	With 10 year battery life	
Heated Towel Ladder		Heirloom Callisto 825 HTR - WK825	
Extractor Fans		Incl Light - in each Shower	
Alarm		3 sensor Alarm with keypad, indoor & outdoor siren	
Airconditioning		HEAT PUMP: model 6.3kw Mitsubishi	
		-	

DECORATING

Laying of one row of tiles between vanity and mirror including tile trim

Resene Spacecote Flat Finish paint to ceilings

Resene Spacecote Low Sheen paint to walls

Resene Lusteracryl semi-gloss paint to doors, trims and skirting

Resene Sonyx Low sheen to soffits and trims



FLOOR COVERINGS

Carpet - Refer to plans

Garage Carpet - Refer to plans

Tile or Laminate Flooring - Refer to plans

FENCING, HARD & SOFT LANDSCAPING

Refer to Landscape plan

Letterbox & Clothesline

HANDOVER

Pre-handover walkthrough with Construction Supervisor

Professional House Clean

Product Warranties & Maintenance Schedule

● Included

○ Variation Charge may apply

- No Allowance

Specifications may alter if products become unavailable.

THE PROCESS



MEET AND GREET

Meet our knowledgeable and friendly Investment Sales team to look at your best options.



CHOOSE YOUR INVESTMENT PACKAGE

Choose from one of our pre-terminated investment packages, alternately we can design your investment on your site with our in-house design team.



SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 14-day due diligence period to allow for finance and solicitor's approval.



BUILDING PROCESS

Once the building consent is issued, our Construction Supervisors will ensure that your build runs smoothly.



COUNCIL SIGN OFF

This is the final inspection required, together with the necessary paperwork your Code of Compliance certificate is requested.



HANDOVER

An exciting day! Your Investment journey begins!



START WITH A STRONG FOUNDATION

Your home is built on a Rib-Raft concrete foundation. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For warmth and comfort, they come with insulation rating up to R2.2.



LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes® use metal tile or longrun roof iron. They're lightweight, easy to maintain with long lasting colour, and ideally suited to New Zealand weather conditions – so you know the roof will do its job for many years to come.



NATURAL VENTILATION

Breathe easy – we install natural air integrated ventilators in all our bathrooms and toilets to remove damp, stale air and keep it fresh.



FIXED PRICE CONTRACT

At Golden Homes Christchurch all of our House & Land contracts are fixed price. Our fixed priced contracts ensure you are protected against increasing material costs. There are no P/C sums, no hidden costs, no 'allowances'.



WEATHERTIGHT WINDOWS AND FRAMES

Aluminium window joinery specifically designed so the extruded frames are directly fixed to the ZOG® steel framing, providing superior strength and exceptional security against adverse weather conditions.



A WARMER, BETTER INSULATED HOME

With R3.6 insulation in your ceiling and a total of R2.5 insulation in your walls (thanks to the R2.2 insulation and R0.3 Home-RAB® thermal barrier sheet), your home will stay cool in the summer, be toasty warm in winter – and use as little energy as possible.



A DURABLE, PROTECTIVE SHIELD

With Home-RAB® thermal barrier sheets, your steel framing is well protected from any temperature fluctuations and you gain R0.3 in total wall insulation.



FIRE RESISTANT

Featuring components such as ZOG steel roof purlins, steel fascia and spouting ZOG steel framing, plus fire retardant roofing paper and interior wall board, means your home is highly fire resistant



ZOG® STEEL FRAMING THAT STANDS THE TEST OF TIME

With our very own New Zealand made ZOG steel framing, the structure of your home will be as strong as anything. Controlled testing has shown that a steel-framed house with brick cladding can withstand major seismic activity, and because steel can't rot or grow mould, it's healthier for your family too.



SIMPLIFIED CONTRACTS

Our contracts are simplified with no surprises, making it clearer for all parties and a smoother and quicker process - costing less money for lawyer fees!



ENERGY-EFFICIENT

The LED lights you'll find throughout your home use up to 80 percent less energy than regular bulbs and last up to 20 times longer. The insulation you have invested in, keeping your home both cool and warm, means you'll love the reduced power bills.



LONG-LASTING COLOUR, INSIDE AND OUT

Your interior walls are painted with Resene Spacecote®, an exceptionally durable, abrasion-resistant and easily cleaned finish.

Build your Investment Property Portfolio
with Golden Homes.



GOLDEN
HOMES®



It's a 
better home
you own.



GOLDEN
HOMES®

goldenhomes.co.nz