

It's a
better home
you own.

\$1,060,000

FIXED PRICE HOUSE & LAND PACKAGE

Parkview

LOT 91, Helensville, Auckland



4



1



2



1



LAND SIZE
448 m2



FLOOR AREA
152.8 m2

Title Issued

Completion Date - May 2025

GUARANTEED RENTAL RETURN

\$835 per week

Refer to Rental Guarantee

ANNUAL RETURN

\$43,420

YIELD (ROI)

4.10%

09 478 0440

goldenhomes.co.nz





- ▶ Tenant Ready Package - Includes Heating, Landscaping & Drapes/Blinds
- ▶ Healthy Homes Compliant - Independent Report Provided on Settlement
- ▶ Specification Tailored for Investors for Durability & Return on Investment
- ▶ Rental Appraisal from Independent, Recommended Property Manager
- ▶ Professional Interior & Exterior Colour Selections



Gold Standard Building System

Beautiful homes designed especially for New Zealand lifestyles and conditions, with top quality fittings, finishes and building materials. Throughout our years of experience, we have been able to perfect our craft down to the tiniest details, resulting in our very own Gold Standard Building System and you get to experience it! Our Gold Standard Building System is where every aspect of building your home comes together in one superior package and ensures that your Golden Home stands out above the rest.



START WITH A STRONG FOUNDATION

Your home is built upon a RibRaft concrete floor, a method where foundations sit directly on the ground. These types of foundations are fast to construct in comparison to traditional methods. RibRaft Concrete floors also perform better than traditional methods during earthquakes and were recommended for Christchurch rebuilds. And for your warmth and comfort, they come with an insulation rating up to R2.2



THERMALLY ISOLATED DOUBLE GLAZED WINDOWS

Thermal breaks on all your window joinery gives you a warmer, drier home by stopping the cold outside air from being transferred inside, eliminating condensation. Low-E Xcel glass is also used to increase insulation values and compliance with H1.



NATURAL VENTILATION

Breathe easy - We install natural air integrated ventilators in all of our bathrooms and toilets to prevent damp, stale air, keeping it fresh!



A WARMER BETTER INSULATED HOME

With R7.2 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 and be toasty warm in the winter. Good insulation also reduces your energy usage.



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 and in some cases, fire proof.



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 is healthier for your family too.



LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes use metal tile or long run roofs. They are lightweight, easy to maintain with long-lasting colour and ideally suited to New Zealand weather conditions, so you can take comfort in knowing the roof will continue to do its job for many years to come.



A DURABLE PROTECTIVE SHIELD

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



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, keeps your home both cool and warm, 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. Outside we use Resene Sonyx, which is designed to reflect the heat and last longer, even in New Zealand's harsh UV conditions.

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Guaranteed Rental Return

THE GOLDEN HOMES GUARANTEE

Your investment journey matters to us at Golden Homes that's why we have aligned ourselves with Ray White to provide certainty when purchasing your investment property.

With all of our investment options we proudly offer a 2-year fixed term rental guarantee, at a specified rate, for the first two years following the purchase of your Golden Homes Investment Package, This means for the two years following your purchase, you are guaranteed to receive rental revenue at the agreed price.

Let us focus on the details while you continue to grow your future!

*Terms and Conditions Apply



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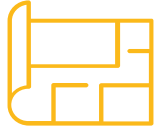


The Process



MEET AND GREET

Meet our knowledgeable and friendly Sales Team lead by Ryan to look at your best options.



CHOOSE YOUR INVESTMENT PACKAGE

Choose from one of our predetermined investment packages, alternately we can design your investment home 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, one of our Construction Supervisors will contact you and will ensure that your build runs smoothly



COUNCIL SIGN OFF

This is a passed final inspection, together with the necessary paperwork your Code of Compliance Certificate is requested.



HANDOVER

An exciting day, Your Investment journey begins!

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