




\$853,500

FIXED PRICE INVESTOR HOUSE & LAND PACKAGE

BROMLEY

LOT 7 BAYSWATER

 4  1  2  2

LAND SIZE

450 m2 + R.O.W

FLOOR AREA

169.3 m2

Titled section

GUARANTEED RENTAL RETURN

\$740 per week

*Refer to page 6

ANNUAL RETURN

\$38,480

GROSS YIELD (GY)

4.51%


GOLDEN
HOMES®

It's a 
better home
you own.

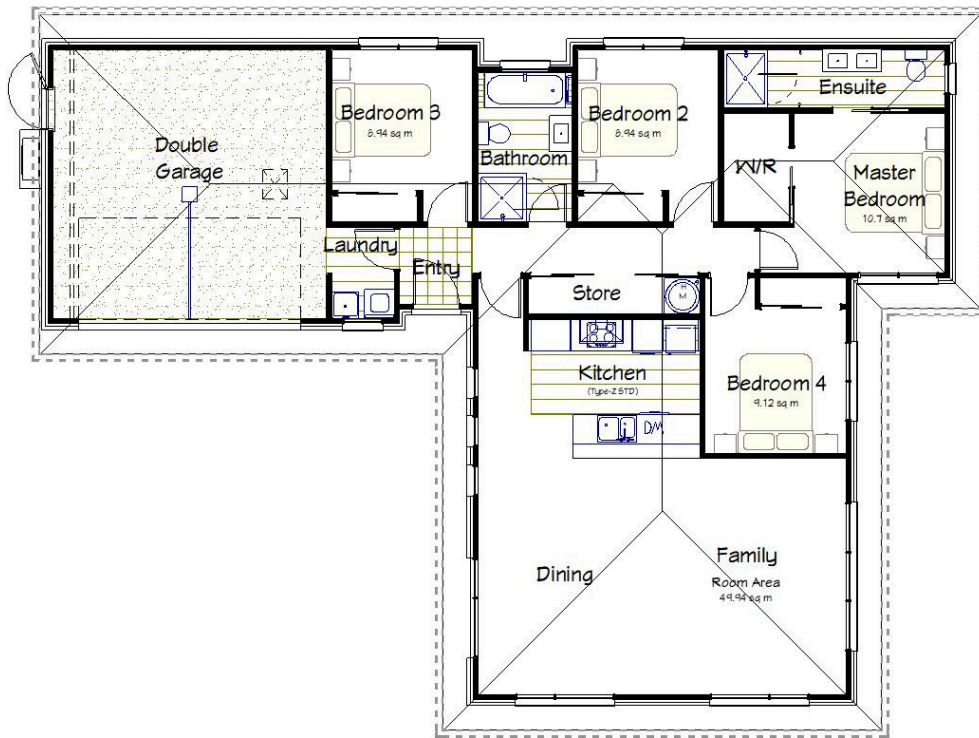


KEY FEATURES

- ▶ Tenant-ready package – includes soft (green) landscaping, plus drapes / blinds
- ▶ 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

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FLOOR PLAN

BROMLEY

LOT 7 BAYSWATER

4
 1
 2
 2

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Structural Features

- ▶ Structural Engineer's sign off
- ▶ Engineered RibRaft concrete foundation
- ▶ ZOG Steel Framing tested to Magnitude 9
- ▶ Fire retardant roof underlay
- ▶ Home-RAB insulated pre-cladding
- ▶ Double-glazed thermally broken windows and glass doors with Low E and argon gas
- ▶ Insulated garage walls and ceiling, insulated garage door and garage carpet

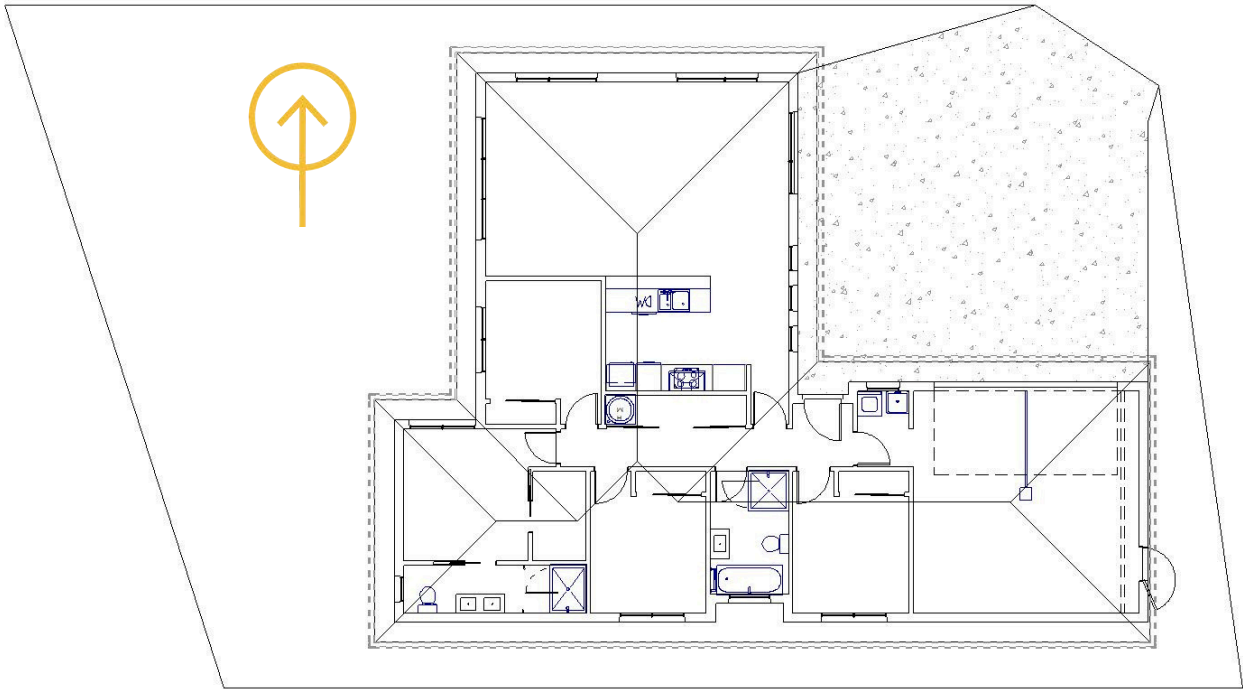
Design Features

- ▶ Quality pine skirting and architraves
- ▶ Resene Architectural SpaceCote Paints
- ▶ Fisher & Paykel kitchen appliances
- ▶ TriStone kitchen benchtops
- ▶ Methven Echo Minimalist tapware & shower rails
- ▶ Tiled vanity splash back and bath surround

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SITE PLAN



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LOCATION & AMENITIES

BROMLEY – BAYSWATER

Bayswater is a new housing development positioned approximately 10 minutes from the Central City, 6 minutes from New Brighton Beach and 10 minutes from Sumner Beach. Bayswater is a short walk to Bromley School, and close proximity to high schools, other primary schools and childcare centres in the nearby suburbs. There are plenty of retail offerings near Bayswater, with The Tannery retail boutique and Eastgate Mall both just a 5 minute drive. With stunning views of the Port Hills, along with various reserves and the new Te Pou Toetoe: Linwood Pool nearby – Bayswater presents a great opportunity for those looking for exceptional value.



Nearby:

Bromley School - 1.3km
Te Pou Toetoe - 1.8km
Linwood Pool

Te Aratai College - 3.4km
Eastgate Mall - 2.3km

Christchurch City - 4.4km
The Colombo Mall - 6.5km

Sumner Beach - 6.6km
Hagley Park - 7.4km

GUARANTEED RENTAL RETURN



THE GOLDEN HOMES GUARANTEE

Your investment journey matters to us at Golden Homes, that's why we have aligned ourselves with Harcourts 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 two years following the purchase of your Golden Homes Investment Package. This means that 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



BROMLEY LOT 7 BAYSWATER

GUARANTEED RENTAL RETURN	ANNUAL RETURN	GROSS YIELD (GY)
\$740 per week	\$38,480	4.51%

Harcourts
Grenadier Rent Shop

Visit goldenhomes.co.nz for our entire range of Home & Land Packages



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 predetermined 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!

WHY CHOOSE US?



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.

WHY CHOOSE US?



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.



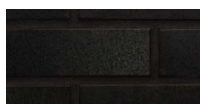
LONG-LASTING COLOUR, INSIDE AND OUT

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

EXTERIOR COLOUR SCHEME 2



Details



Brick – Midland Mataro (230 x 76 mm) with charcoal mortar



Linea – 180mm Classic Linea (pictured) or
Vertical Oblique Weatherboard in Element



Roof – Stratco corrugated long run in Flaxpod



Fascia, Spouting & Downpipe – Flaxpod

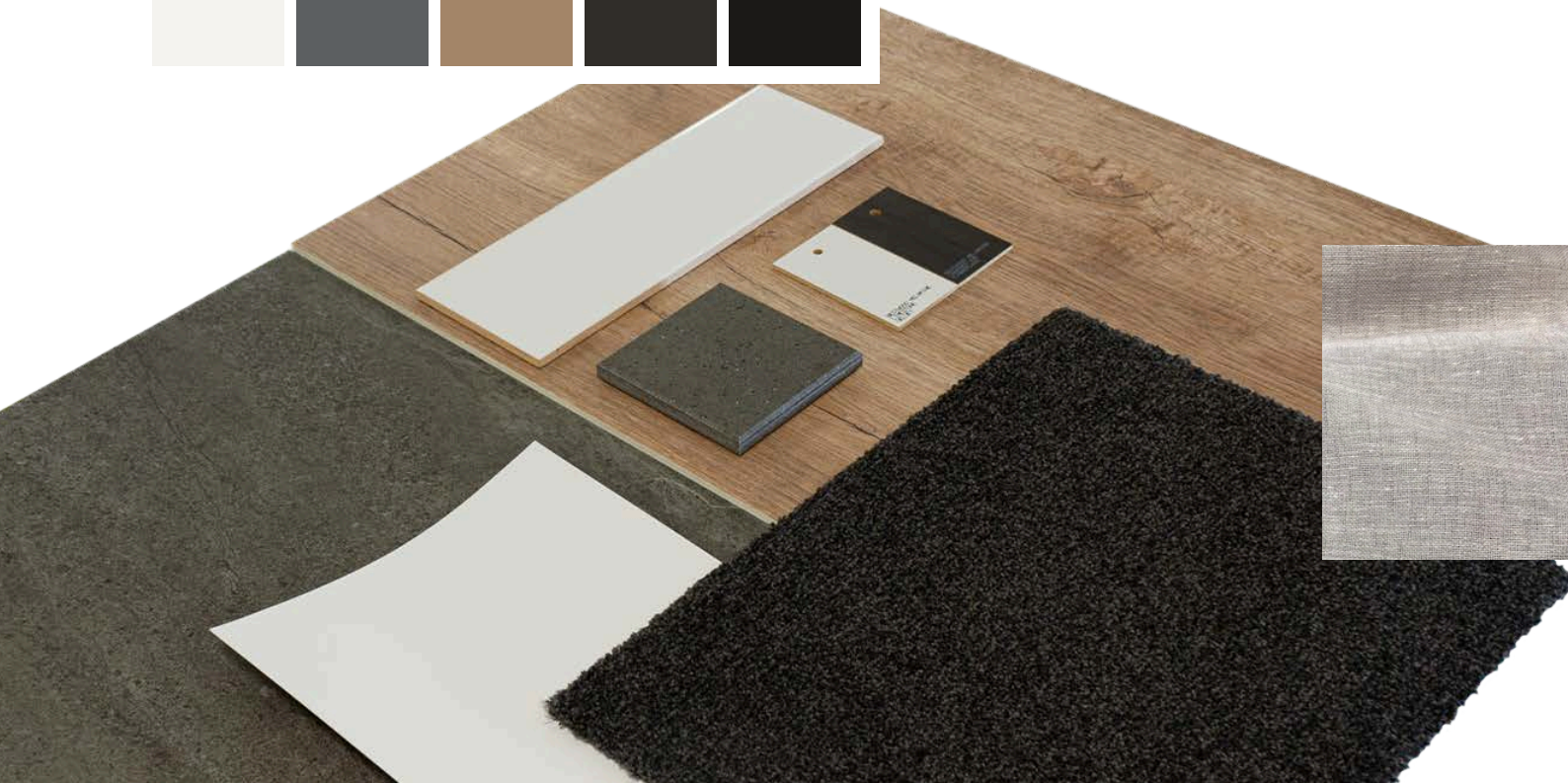
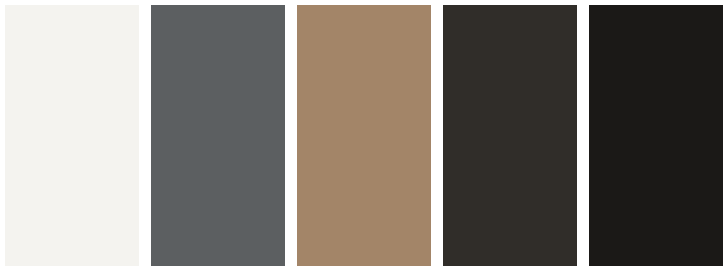


Garage Door – Montana in Flaxpod

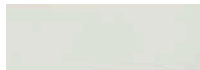


Window and Front Door Joinery – Flaxpod

INTERIOR COLOUR SCHEME 4



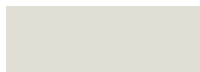
Details



Wall Tile - White Gloss 100 x 300



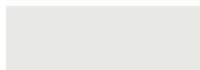
Bench Top - Tristone Moria



Kitchen Cabinetry - Limestone



Kitchen Cabinetry Accent - Charred Oak



Interior Paint - Resene Black White



Floor Tile - Athens Antracite 600 x 600



Vinyl Plank - Robert Malcolm Supremo Tarawera



Carpet - Belgotex Haven Leather



Curtains - Nettex Vevey Smoke

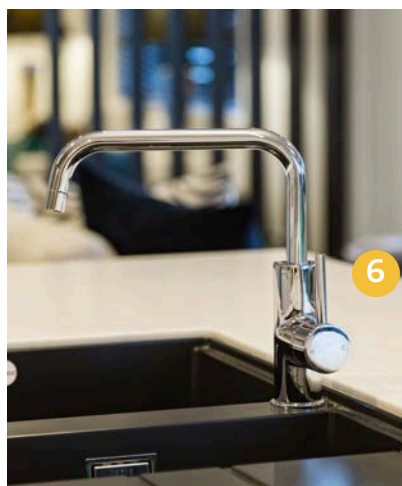
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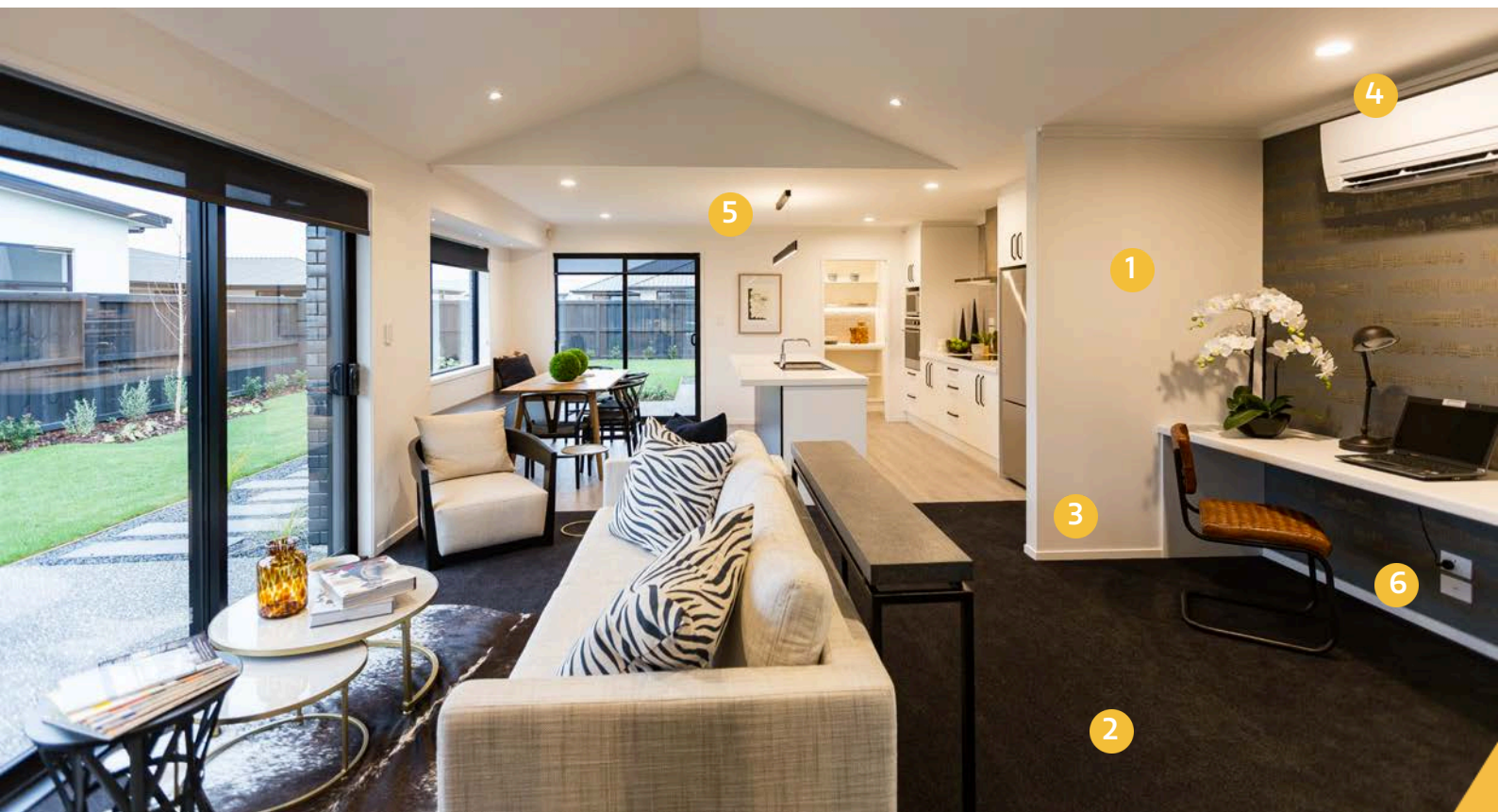
KITCHEN

Features

- 1 Fisher & Paykel Appliances
- 2 Soft-close drawers & cupboards
- 3 Breakfast bar
- 4 Tristone benchtops (incl. pantry)
- 5 Pine architraves & skirting boards
- 6 Methven Echo Minimalist tapware
- 7 Hygienic kitchen drawer liners
- 8 Cabinetry to the ceiling 2400mm



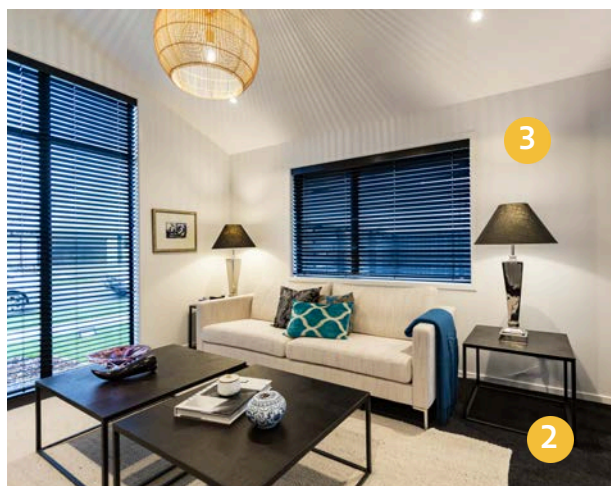
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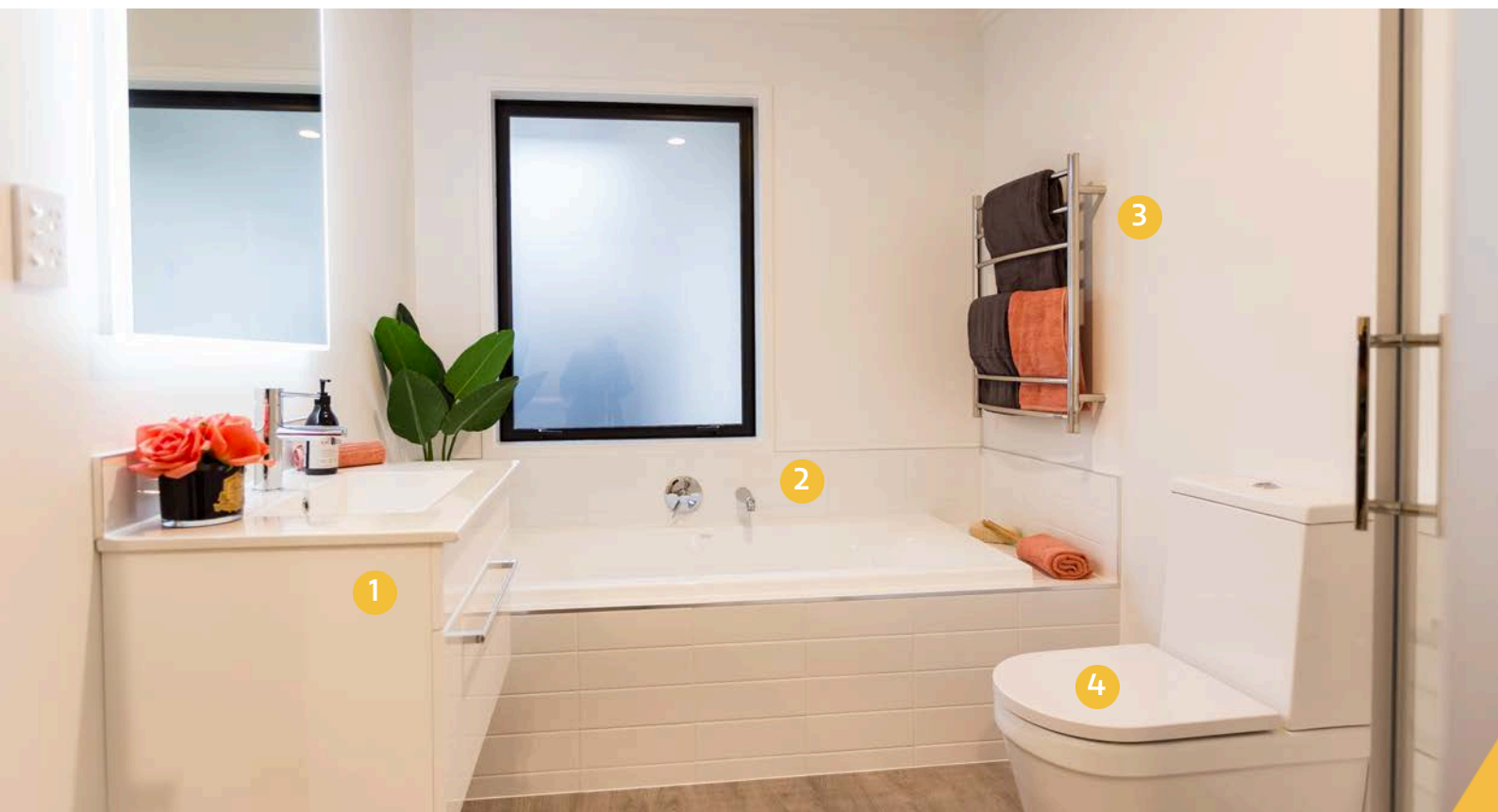
INTERIOR

Features

- 1 GIB Plasterboard Systems with Level 4 Finish
- 2 Showhome quality carpet throughout
- 3 Resene SpaceCote interior paints
- 4 Mitsubishi heatpump with WiFi Control
- 5 LED lighting
- 6 Quality electrical outlets & switches
- 7 Schlage Elan door hardware throughout



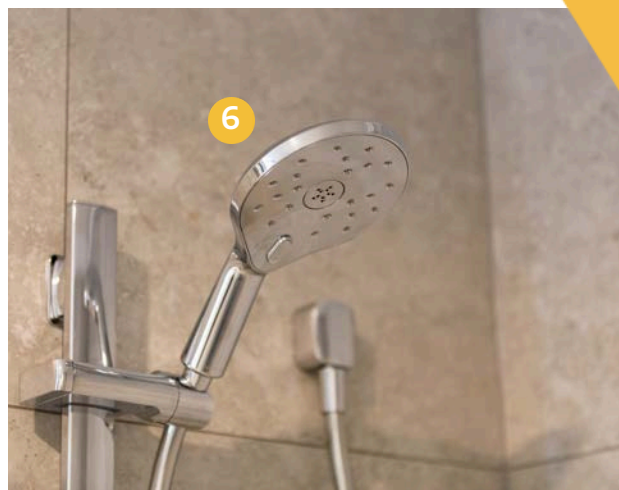
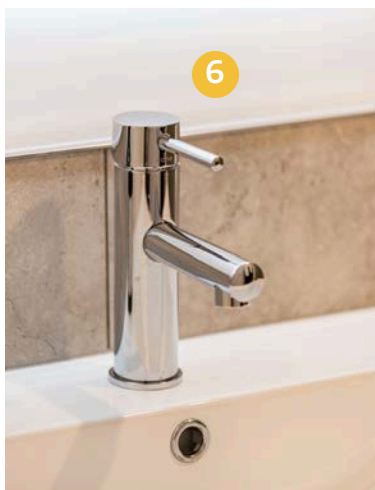
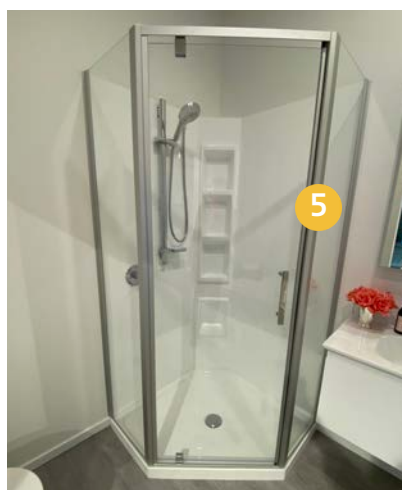
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BATHROOM

Features

- 1 Porcelain vanity with tiled splashback
- 2 Clearlite bath with tiled surrounds
- 3 Chrome heated towel rail
- 4 Toilet with soft close seat
- 5 Clearlite shower
- 6 Methven tapware & mixers



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EXTERIOR

Features

- 1 70 Series Clay Brick with a range of choices
- 2 Double-glazed thermally broken windows and glass doors with Low E and argon gas
- 3 Internal and boundary fences
- 4 Driveway and vehicle crossing
- 5 Fully insulated garage and garage door
- 6 Letterbox
- 7 Schlage electronic door
- 8 Folding clothesline



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TESTIMONIALS

It's a
better home
you own.

“

Working with Lisa de Vries at Golden Homes in Christchurch has been an incredible experience for my husband, Matt, and me. When we decided to invest in Christchurch, we were living in Auckland and had limited knowledge of the local market. Our decision to take a trip to Christchurch to explore the market and meet with builders led us to Lisa, and we are so grateful it did.

From our first contact, Lisa stood out among the various companies we reached out to. She went beyond understanding our budget and investment goals; she delved into our life goals and long-term plans. Her thorough approach included detailed calculations and invaluable information prepared before we even arrived in Christchurch.

During our visit, we met representatives from several well-known building companies, but Lisa's approach was different. She felt more like a coach, genuinely focused on ensuring we achieved the best return on our investment. She directed us to areas we hadn't considered, explaining her recommendations clearly. This insightful guidance led us to purchase two properties off the plans, one in Belfast and one in Halswell.

Lisa simplified the complex process of buying off the plans with a concise one-page document, assuring us of her support every step of the way. Her assistance was invaluable in navigating the legal and sales processes, making everything smooth and stress-free. During the build, Lisa was proactive and supportive, from suggesting interior design changes to coordinating with landscapers and concrete suppliers.

Her responsiveness was remarkable; no request took longer than a couple of hours to address. Even after the settlement of our first house, she went the extra mile by sending us a video of the property since she knew we couldn't visit immediately. Lisa also provided excellent recommendations for property managers and coordinated with them to prepare the property for the rental market.

Overall, working with Lisa has been a joy, and we highly recommend her to anyone looking to build in the region. We are thrilled she is overseeing our second build, supported by the professional and communicative team at Golden Homes, including Pam, Simon, and Tayler. They have all been fantastic!

– Sharn Rayner

”


GOLDEN
HOMES®

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“

Its very interesting that when I was in the market recently to buy an investment property I never thought I would buy in the area I did.

Your sales office in Riccarton pointed out a very nice looking house far away from my search area, and you met me there to show me around.

Immediately I was impressed with the property, your warmth and friendliness and in talking it was very clear that you had a great knowledge of builds and investments. It was nice to talk to someone knowledgeable as I have been in investment for years and don't fall for waffle.

Golden Home appealed to me as quality build and you appealed to me with your instantaneous replies to questions in person and after when we had email contact.

You pulled together a deal very quickly that I felt was of mutual benefit to myself and the seller particularly with regard to timing.

I feel I have bought a very nice property which will be let out soon and I thank you for all your help in making this happen. In the future when I am with people, if the subject turns to property I will certainly bring up the names of Golden Homes and Lisa Devries.

You are fantastic.

– Pam Vickers

”



GOLDEN
HOMES®

TESTIMONIALS

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“

Lisa has been fabulous at walking us through the new build process with Golden Homes and has always been quick and attentive in answering any questions we had. She even sent us a personalised video tour of the area we were building in as we weren't local. She's helped us feel informed and supported from afar. We would definitely recommend working with her.

– George & Naomi

”

“

I'd first come across Golden Homes when I was looking at building for my first home. My sales consultant was Michelle Nee and throughout the whole process she has been great to work with and very accommodating from start to finish. She made the process very easy. During the build my construction supervisor Joe Elenio was always in contact giving me updates and keeping me in the loop as everything progressed. He has been an awesome construction supervisor. I highly rate my experience with Golden Homes, Michelle and Joe.

– Conor Quinn

”



GOLDEN
HOMES®

NDM Construction Ltd.

NDM Construction (founded in September 2018) is named after the owners of the company, Nicki and Dean. N for Nicki, D for Dean and M for McGuigan – it's as simple as that!

"We are happy and proud to run a business where our name is on the door. Our customers, staff, team members, and contractors all know we have an open-door policy, where they can find us easily at any time should they need to," says Dean.

Dean and Nicki are both hands-on and work in the business, with Dean holding the front role of Managing Director and Nicki as the Marketing Manager.

Having experience in owning another well-known local company for 18 years prior to purchasing the Golden Homes Christchurch brand, they both understand the importance of investing in an awesome team of people who listen and deliver on customers dreams and expectations.

"Joining the Golden Homes brand was an easy choice for us," says Nicki. "When we were offered this opportunity, we immediately knew that the brand aligned well with who we are as a couple."

"It's a better home you own is not only the company tagline, it is more than that — it's actually what we do!"

Dean and Nicki are not ones to sit back and take things easy. They have 3 children that keep them on their toes, with two sons aged 22 and 17, and a daughter about to turn 15. Often before the teenage kids rise, you can find Dean out on his road bike, and Nicki on the water rowing. As a family, they are rugby fans and try to get to the games whenever they can.

A current team of 34 staff – consisting of Management, Admin, Consent & Compliance, Sales, Construction Supervisors – means NDM Construction Ltd is one of the largest locally-owned building companies in the Canterbury area.

The latest stats released show NDM Construction Ltd t/a Golden Homes as being a leader in the number of building consents issued from Sept 2021 – Sept 2022 for standalone homes over the Waimakariri, Christchurch and Selwyn District Councils.





**Build your Investment Property
Portfolio with Golden Homes.**



It's a 
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