



WAIKATO

12a Hauhake Terrace, Kotare Park,
Leamington, Waikato

equiti

Licensed under the REAA 2008

12A HAUHAKE TERRACE

Kotare Park, Leamington, Cambridge



**FOWLER
HOMES**[™]

Est. 1984

YOUR STYLE OF LIVING

HOME & INCOME DUPLEX



**12a Hauhake Terrace,
Kotare Park, Leamington**

House & Land: \$1,140,000
Turnkey: \$1,180,000 - 5% deposit







Rental Assessment:
\$1,190 to \$1,210 per week
Yield from: 5.43%

This architecturally designed 158m² home and income property has two homes and a central single garage. Located at the end of a private right-of-way and north facing, both homes have an open-plan living, dining, and kitchen area that flows to a private outdoor living space, perfect for entertaining. Inside, you'll find two good-sized bedrooms, a laundry unit, and a bathroom.

The unique Home & Income setup provides an excellent opportunity for rental yield or multi-generational living without compromising privacy.

Option to purchase as a House & Land or Turnkey Package.

Specifications

-  Section Size 502m²
-  Floor Area 158m²
-  Bedrooms 4
-  Bathrooms 2
-  Living 2
-  Garage 1



Gross Yield
L&B: 5.5%
TK: 5.3%



**FOWLER
HOMES™**

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YOUR STYLE OF LIVING

HOUSE PLAN

12a Hauhake Terrace, Kotare Park, Leamington, Cambridge



Specifications

-  Bedrooms 4
-  Bathrooms 2
-  Living 2
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HOMES**TM

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YOUR STYLE OF LIVING

HOME FEATURES

12a Hauhake Terrace, Kotare Park, Leamington, Cambridge

INTERIOR

- Resene or Dulux colour system
- Custom kitchen with wastemaster
- Fisher & Pakel kitchen appliance package
- Laundry joinery and tiled splashback
- Lined cupboard with wire system
- Storage & shelving solutions
- Double glazed with Solux LowE
- Windsor Futra door hardware
- Haier heatpump system
- Blinds window treatment package
- Fibre ready
- PDL Iconic range switchgear
- Tiled bathroom splashbacks
- Carpet and hard flooring system

EXTERIOR

- James Hardie Linea Oblique vertical weatherboard cladding and Brickworks clay bricks
- Coloursteel corrugated roof
- Insulated garage door
- Concrete driveways and patios
- Soft landscaping
- Neighbour friendly boundary fencing
- Wall hung clothes line

Upgrades are available, talk to our team to discuss.



THE LOCATION

Discover the charm of Kotare Park, a premier subdivision on the outskirts of Cambridge, just a swift 5-minute drive from the main street.

With 64 thoughtfully designed lots, the community offers a harmonious blend of tranquility and accessibility, boasting a connected street network, inviting parks, and open spaces.

Cambridge is a majestic tree-lined town at the heart of New Zealand's rural heartland.

Cambridge's proximity to many of the North Island's main towns and cities makes it the ideal location for visitors for recreational events such as the rowing at Lake Karapiro, cycling at the Velodrome, and global business events such as the Agricultural Fielddays at Mystery Creek.





WELCOME TO FOWLER HOMES

Building Kiwi homes since 1984,
let's build yours.

Fowler Homes has been in the home building industry since 1984. We have established a trusted brand with nationwide recognition. Our product offering is diverse, no job is too big or too small. We provide custom design and build services, a plans range to build from or provide inspiration and direction, knock down and rebuild services, house and land, and turnkey packages across New Zealand.

At Fowler Homes, we pride ourselves on building the home that suits your section, budget, and lifestyle.

We work with you from the start to bring your ideas of your dream home to life, utilising years of building experience and industry knowledge.

www.fowlerhomes.co.nz

Rental Appraisal



26 August 2025



Property details

◆ 12A Hauhake Terrace, Leamington

This home features 2 bedrooms, 1 bathroom, and a cosy living area. A single garage with internal access adds convenience and ease to everyday living.

🛏 2 | 🚿 1 | 🛋 1 | 🚗 Single

Appraised at:

\$600 - 620 per week

Scan to receive a Landlord Information Guide



Business Development Manager

Jordan Herewini

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26 August 2025



Property details

◆ 12A Hauhake Terrace, Leamington

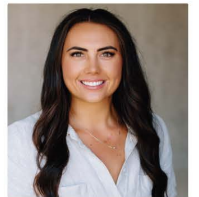
This home features 2 bedrooms, 1 bathroom, and open-plan living for modern comfort. Off-street parking adds extra convenience.

🛏 2 | 🚿 1 | 🛋 1 | 🚗 Off-street

Appraised at:

\$570 - 590 per week

Scan to receive a Landlord Information Guide



Business Development Manager

Jordan Herewini

jordan@glasshousesenz.com

0273331716

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Your Investment,
Our Expertise

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The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





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