



SOUTHLAND

114C Dipton St,  
Kingswell, Invercargill

**equiti**

Licensed under the REAA 2008



# WELCOME TO FOWLER HOMES

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**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, there is no job too big or too small. We provide custom design & build services, a plans range to build from or provide inspiration and direction, knock down and rebuild services, house & 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 building  
experience and  
industry knowledge.**

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**[www.fowlerhomes.co.nz](http://www.fowlerhomes.co.nz)**

# TURNKEY HOUSE & LAND PACKAGE

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**Lot 3, 114 Dipton Street,  
Kingswell, Invercargill**

**For Sale: \$709,000**

**Rental Appraisal:**







**\$650 - \$690 per week**

Fowler Homes Southland has turnkey packages coming soon on these private, spacious sections on Dipton Street, Kingswell, Invercargill.

This package will include 4 bedrooms, 2 bathrooms, open plan living, a master ensuite, wardrobe, outdoor living, and a single car garage.

Don't miss this opportunity to build new in a convenient location close to the Southland Hospital, Bluff Highway, and a short drive to the CBD.

## Specifications

-  Section Size 607m<sup>2</sup>
-  Floor Area 149m<sup>2</sup>
-  Bedrooms 4
-  Bathrooms 2
-  Living 1
-  Garage 1



**Can be secured  
with just a  
5% deposit**



**Gross Yield:  
5.1%**




# HOUSE PLAN

Lot 3, 114 Dipton Street, Kingswell, Invercargill




## Specifications

 Bedrooms 4

 Bathrooms 2

 Living 1

 Garage 1

 Length 16.56m

 Width 11.55m

# HOME FEATURES

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Lot 3, 114 Dipton Street, Kingswell, Invercargill

## INTERIOR

- Ensuite
- Storage
- Separate toilet
- Open-plan kitchen, living & dining

## EXTERIOR

- Outdoor living area
- Brick and vertical oblique weatherboard cladding
- Coloursteel 5-rib roof in flaxpod
- Concrete driveway and patio
- Boundary fencing

# THE LOCATION

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## Kingswell, Invercargill

Dipton Street is located off Elles Road in Kingswell, Invercargill. The property is close to the Southland Hospital, Bluff Highway, South City Mall, New World, Rugby Park, Splash Palace, and Southland Girls High School.

The CDB is a short drive from where you will find Invercargill Central shopping mall.

Invercargill is the southernmost and westernmost city in New Zealand. It has a population of 57,000 residents and is the commercial hub of Southland. Famous for its wide streets, the city and its people have plenty of character and southern charm.



# WHY BUILD WITH US?

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## 6 SOLID REASONS TO BUILD WITH FOWLER HOMES

- 1** Fowler Homes has been building homes for kiwis since 1984 and are one of the longest standing group home building companies in New Zealand  
—
- 2** We are New Zealand owned & operated. You will work directly with the business owners and their project management teams  
—
- 3** We offer a range of build options including custom design & build, standard plans range, house & land, and turnkey packages, knock down and rebuild  
—
- 4** We work with our clients and custom design your home, to suit your section, budget & lifestyle  
—
- 5** We have access to the best suppliers, contractors & group pricing rates and present you with a fixed priced contract  
—
- 6** Build with peace of mind, all our homes come with the 10-Year Master Builders Guarantee.

## GUARANTEES

Every Fowler Homes build comes with a 10-year Master Build Guarantee. A Master Build Guarantee protects you through the building process and for the next 10 years.  
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Fowler Homes has a 12-month Building Defect Warranty Period, effective from the date of completion. This covers you for any defects that may become apparent after Completion and Final Inspection.  
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Individual supplier warranties and guarantees will also be available.

# Rental Appraisal



17/07/2024

## Rental Appraisal

114A, C and E Dipton st

Kingswell

Invercargill

Brand new properties to be built in a rear private setting.

Will be completed with 4 good sized bedrooms, all with wardrobes and the master bedroom complete with an ensuite and a North facing ranchslider leading onto a patio.

A beautiful entertainers kitchen awaits, complete with good work areas and a dishwasher.

The main family bathroom has a freestanding bath, a shower and a vanity which means plenty of room for the entire family.

A internal garage, and being fully fenced, will appeal to families keeping kids and animals safe.

Rental appraisal when completed \$650 - \$690

Please note that this may possibly achieve more depending on supply and demand at the time

Kind regards,

A handwritten signature in black ink, appearing to read "Tracy".



Tracy Love  
Licensed Salesperson REAA (2008)  
Business Owner  
021 227 4999  
tracy@smr.co.nz

Smart Move Residential Ltd  
Powered by Agent X (2021) Ltd  
Licensed REAA (2008)  
www.smr.co.nz

entertainers kitchen awaits, complete  
sh.

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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 draws on 17 years of experience in both the financial service and new-build space. Hamish is the director of the company. He is also an licensed salesperson.



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

Jordan has worked within real estate for the last 9 years. She manages the systems and IT, implements process and strategy and is the glue to our company. She also assists the sales team with admin support.





**equiti.co.nz**

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**DISCLAIMER**

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