



WAI AKTO

161 Ohaupo Road,
Te Awamutu

equiti

Licensed under the REAA 2008

Overview

Your new home, in the heart of Te Awamutu

These affordable terrace homes offer the perfect solution for a range of lifestyles and life stages - from first home buyers to growing families, from downsizers to investors. These homes are completed and awaiting their first owners! Boasting two bedrooms, two bathrooms and an onsite carpark. Modern designs & fixtures throughout, ensure year round comfort and style.

20 properties have already sold, only 16 are available.

Te Awamutu is a vibrant local community, surrounded by beautiful parks, walking trails, cycleways, and retail shopping options. So be a part of Te Awamutu's newest residential development, and the first of its kind. Interest has been strong now we are nearing completion. Call us today to arrange a viewing and let us help you on your property journey.



Area Highlights

Location

Conveniently located minutes the town centre, making everything within walking distance. Reach Hamilton's CBD in under 30 minutes.

Outdoors

Explore the beautiful rose gardens and river path walks. Visit the multiple parks and playgrounds throughout the town.

Retail & Shopping

An abundance of retail stores positioned in the main streets, including fashion, home and garden stores, beauty salons and more. Larger stores such as the Warehouse & Mitre 10 are also positioned close by.

Education

Primary, Intermediate and High School options are all located within 10 minutes of this site. Early child-hood centres are also within distance.

Dining

Popular bars, restaurants and cafes are scattered throughout the town, giving you lots of options any time of the day! Takeaway chains are also positioned in the town centre.

Activities

Take advantage of the large aquatic centre and parks, just around the corner. Here you'll also find the library and events centre.



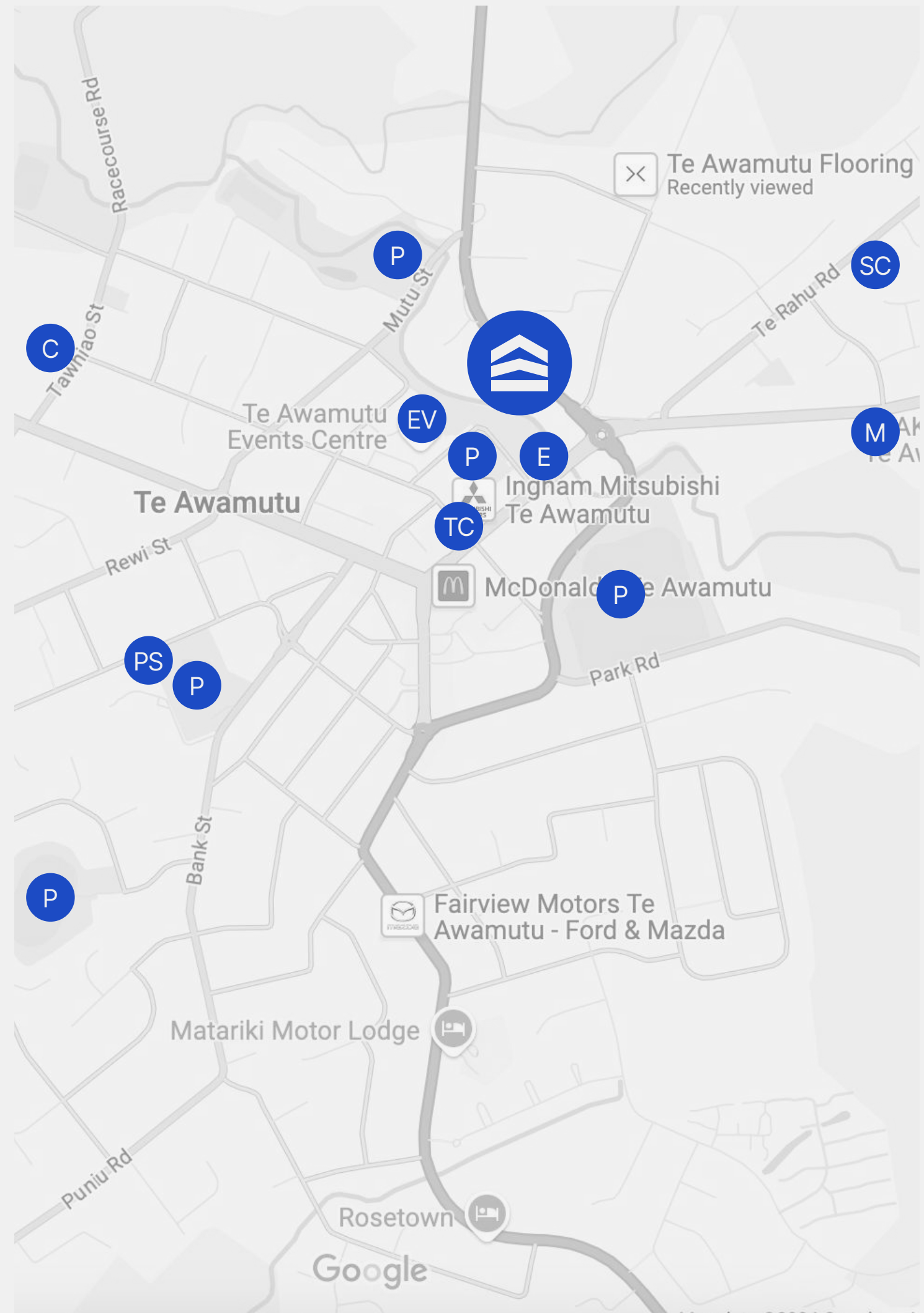
The Neighbourhood

Discover Te Awamutu

Discover the charm and appeal of Te Awamutu, located in the picturesque Waikato region. Often referred to as the 'Rose Town' Te Awamutu offers a wealth of activities and attractions. Explore the town's renowned rose gardens, indulge in delightful cafes and restaurants, and enjoy the vibrant town centre made up of popular retail stores and gym chains. Just a short drive away, the charming villages of Pirongia and Kihikihi await.

Reach Hamilton CBD in an easy 30-minute drive. The surrounding landscape is equally attractive, featuring tranquil peat lakes, scenic walking trails, and lush, rolling farmland. Whether you're seeking a vibrant community or a serene rural retreat, Te Awamutu and its environs have something for everyone. Escape the steep prices of the larger cities and enjoy an excellent return on investment.

- SC Pakapeka Primary School
- C Te Awamutu College
- PS Te Awamutu Primary School
- M Pak n Save, Mitre 10 Mega
- M Parks - Victoria, Albert, Stadium, Rose Gardens
- EV Events Centre, Aquatic Centre
- TC Town Centre with Shops & Eateries





Specifications

Roof, Fascia & Spouting

Longrun Roofing – 40 Coloursteel + 150mm MultiFit Fascia
¼ Round Coloursteel Spouting, External brackets

Primary Cladding

BGC Vertical 300mm Stratum (as per plans)

Secondary Cladding

BGC 180mm Nuline – Painted (as per plans)

Alumnum Joinery & Glazing

Fairview Aluminium Joinery Power Coated + Double Glazing to House (single glaze to garage)

Insulation

R2.2 wall and R3.6 ceiling batts

Front Door

PTF aluminium door (excludes side light window)

Front Door Lock

Schlage Artus Digital Front door lock

Internal Doors & Hardware

Internal Hollow Core Doors – Flush Panel + Lockwood Velocity Lever + Doorstop

Internal Shelving

Wire shelving in linen cupboard + Melamine prefinished shelf with closet rail to bedroom cupboards.

Vanities

Wall Hung Vanity 600-800mm + Wall Hung Vanity 400-500mm

Mirror

Mirror Cabinet (Over small vanity) + Mirror Flat Polished Edge (Over larger vanity)

Shower Enclosures, Basin & Kitchen Mixers

Acrylic Shower Slide Shower & Designer Mixers

Bathroom Fixtures

Heated Towel Rails, Toilet Suite & Toilet Roll Holders

Kitchen Cooktop

Cooktop gas 4 burner stainless

Kitchen Oven

Single 65L 4 function black oven

Dishwasher

Dishwasher 13 place setting

Rangehood

Rangehood powerpack

Waste Disposal

InSinkErator Model 56

Heatpump

7.1KW

Flooring

Laminate Flooring to Entry & Kitchen, Tiles to Bathroom

Carpet

Carpet Mill Casa Bella 3kg

Site Plan



DASILVA

Block A



2 | 2 | 1 | 1

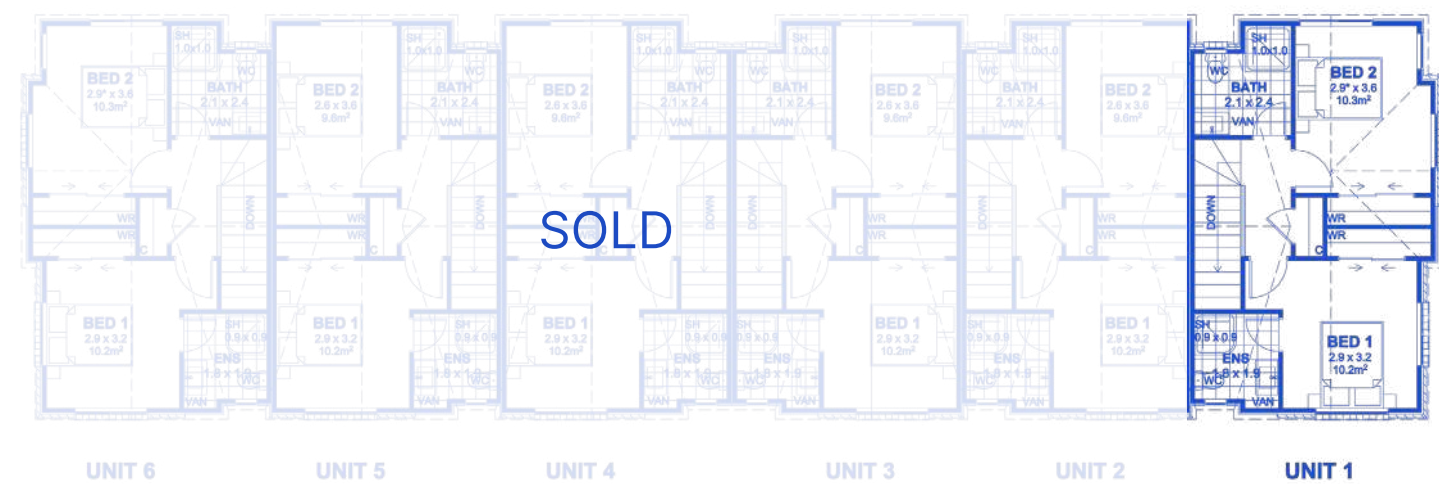
2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
1	82.7m ²	\$549,000	Unit Title	End	As above

Block B



2 | 2 | 1 | 1

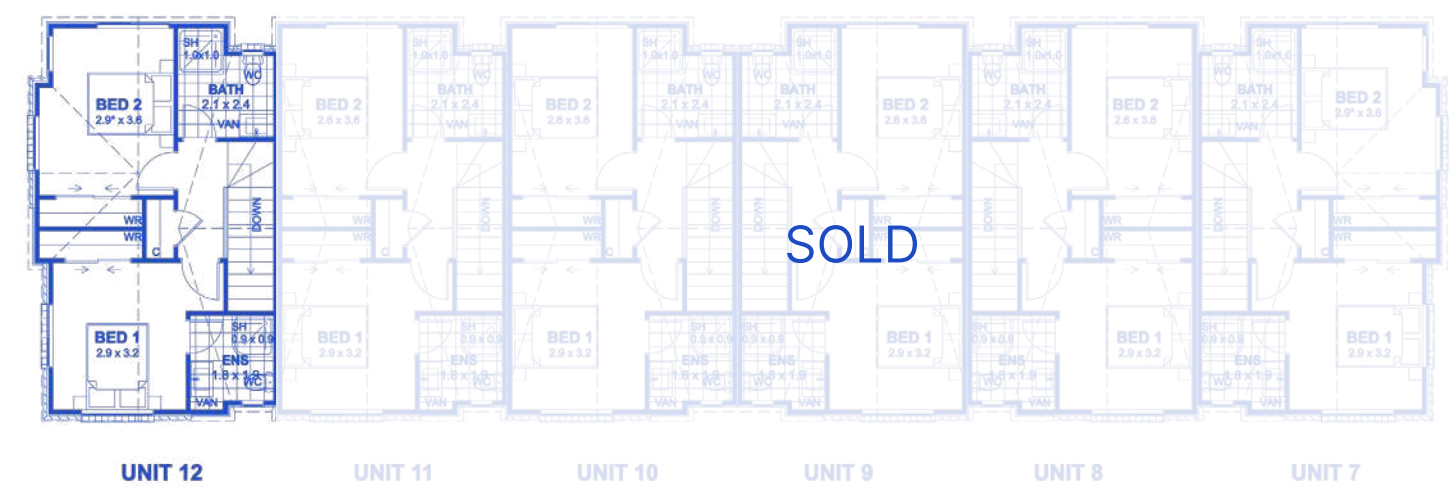
2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
12	82.7m ²	\$549,000	Unit Title	End	As above

Block C

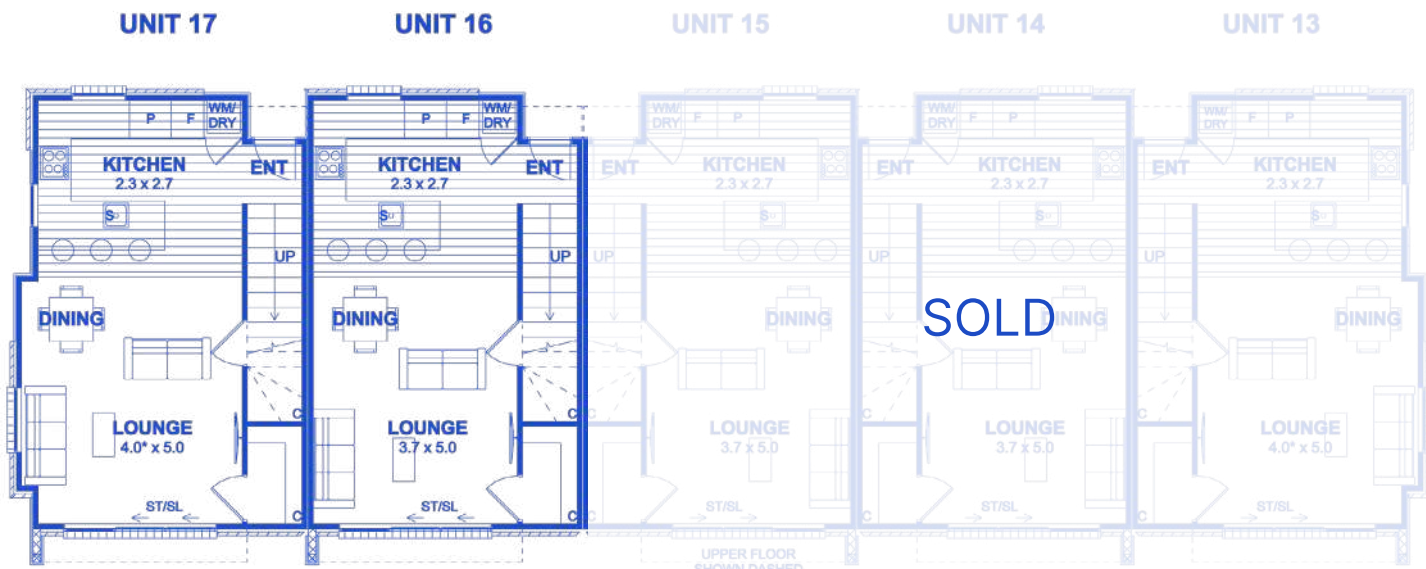


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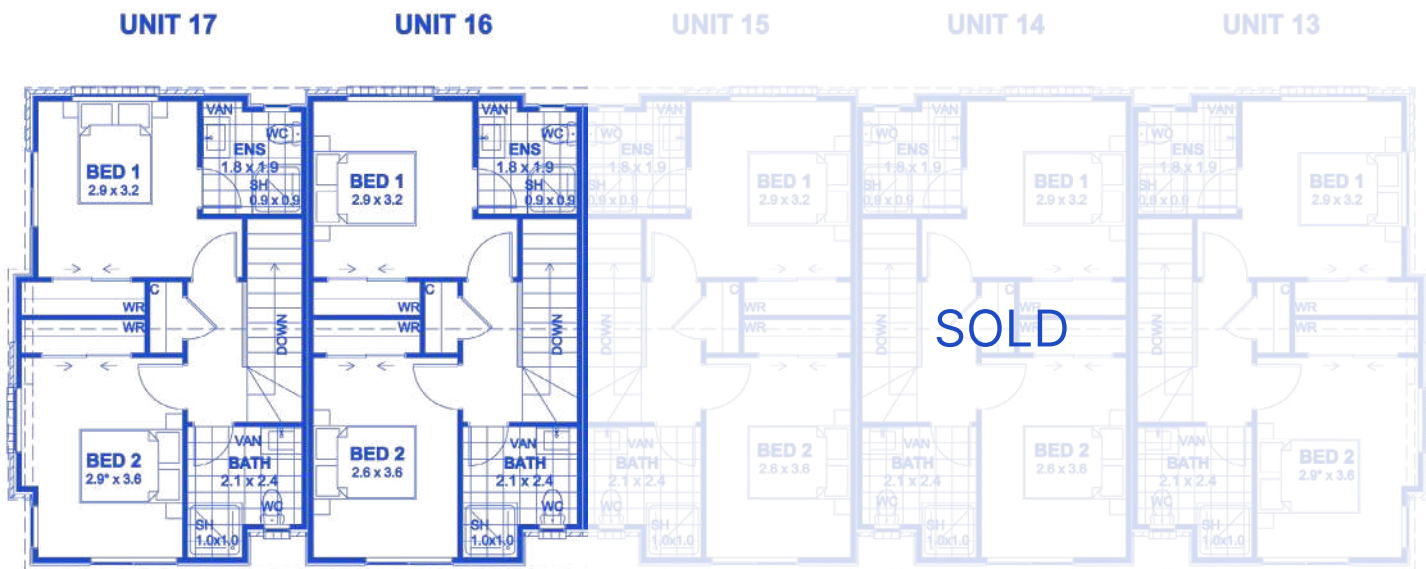
2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
16	80.3m ²	\$549,000	Unit Title	Centre	As above
17	82.7m ²	\$549,000	Unit Title	End	As above

Block D

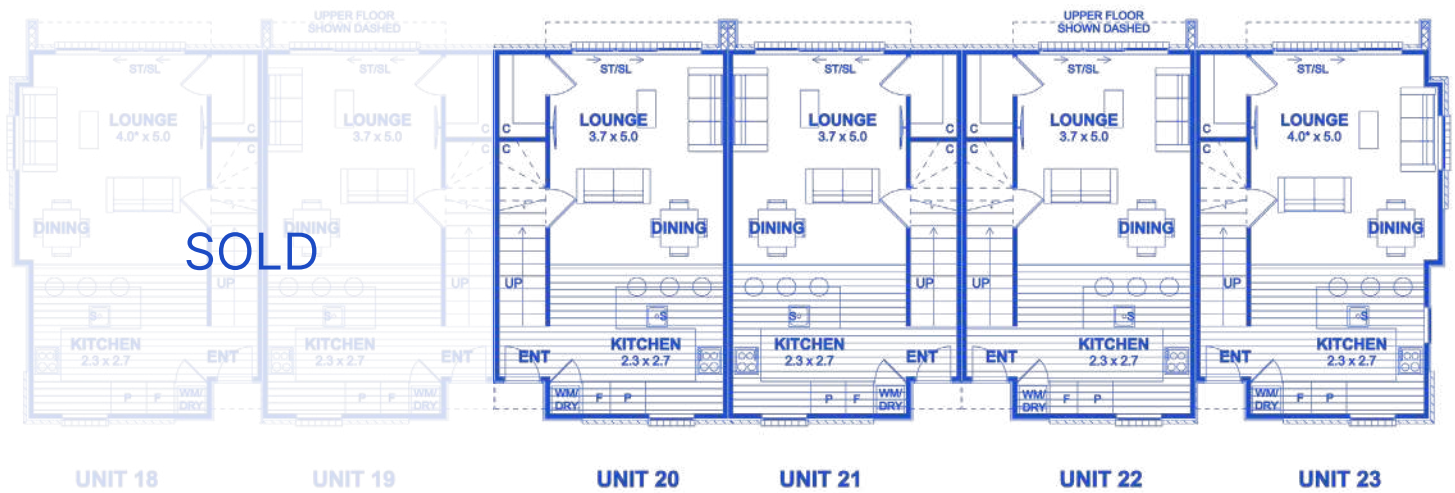


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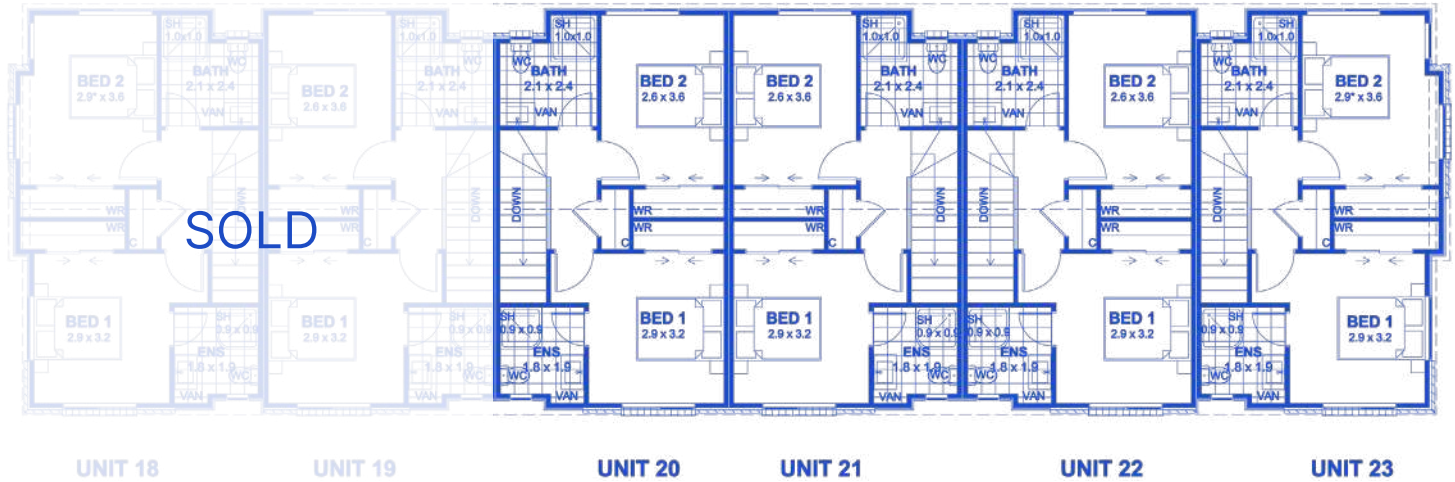
2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
20	80.3m ²	\$549,000	Unit Title	Centre	As above
21	80.3m ²	\$549,000	Unit Title	Centre	As above
22	80.3m ²	\$549,000	Unit Title	Centre	As above
23	82.7m ²	\$549,000	Unit Title	End	As above

Block E

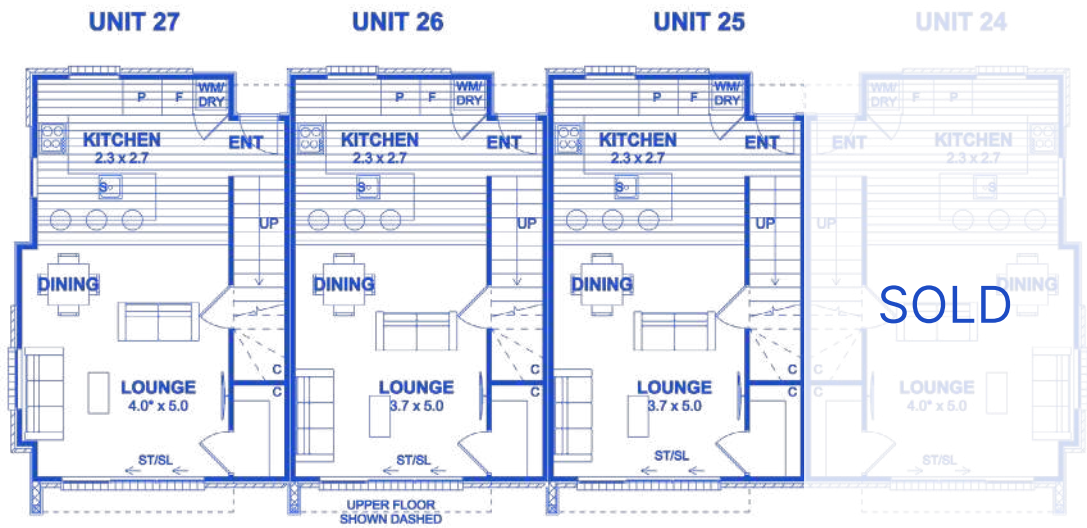


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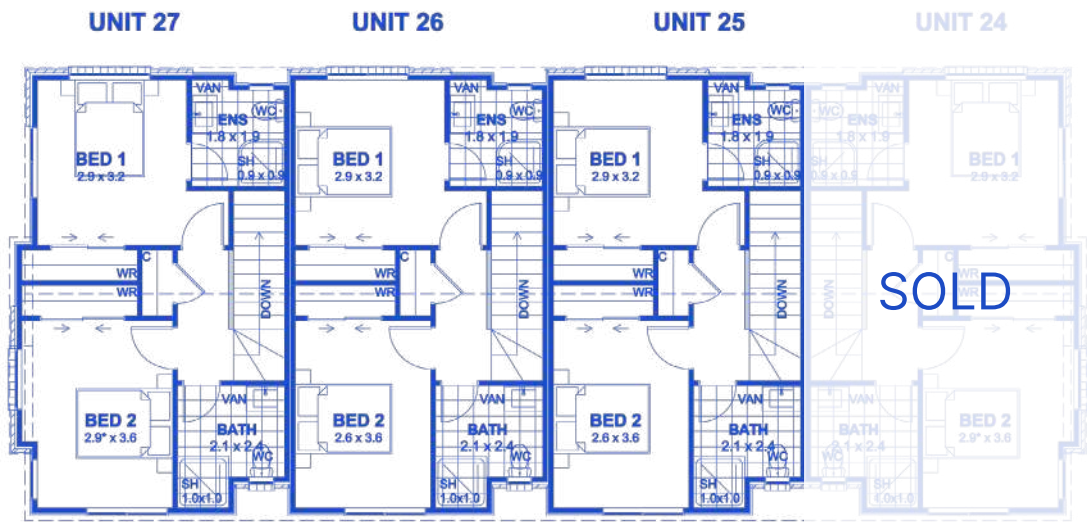
2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
25	80.3m ²	\$549,000	Unit Title	Centre	As above
26	80.3m ²	\$549,000	Unit Title	Centre	As above
27	82.7m ²	\$549,000	Unit Title	End	As above

Block F

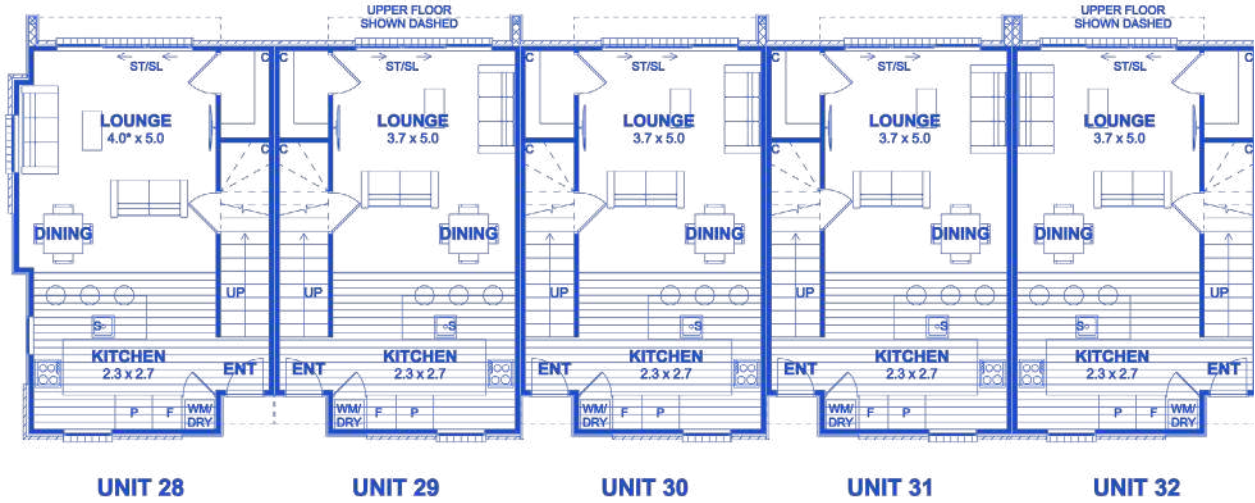


2 | 2 | 1 | 1

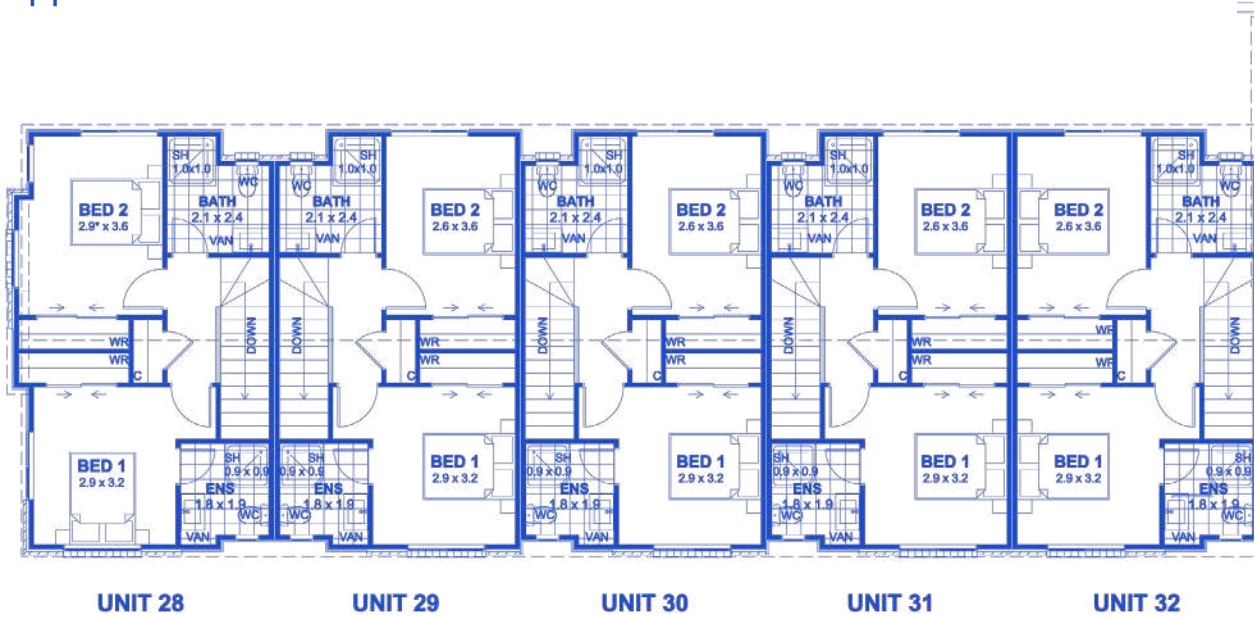
2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
28	82.7m ²	\$549,000	Unit Title	End	As above
29	80.3m ²	\$549,000	Unit Title	Centre	As above
30	80.3m ²	\$549,000	Unit Title	Centre	As above
31	80.3m ²	\$549,000	Unit Title	Centre	As above
32	80.2m ²	\$549,000	Unit Title	End	

Price List

PU No.	Floor	Beds	Baths	Car Park	Price	Status	Address
PU1	82.7m ²	2	2	1	\$549,000	Available	31/161 Ohaupo Road
PU12	82.7m ²	2	2	1	\$549,000	Available	6/161 Ohaupo Road
PU16	80.3m ²	2	2	1	\$549,000	Available	10/161 Ohaupo Road
PU17	82.7m ²	2	2	1	\$549,000	Contract	11/161 Ohaupo Road
PU20	80.3m ²	2	2	1	\$549,000	Available	14/161 Ohaupo Road
PU21	80.3m ²	2	2	1	\$549,000	Available	15/161 Ohaupo Road
PU22	80.3m ²	2	2	1	\$549,000	On Hold	16/161 Ohaupo Road
PU23	82.7m ²	2	2	1	\$549,000	Contract	17/161 Ohaupo Road
PU25	80.3m ²	2	2	1	\$549,000	Available	19/161 Ohaupo Road
PU26	80.3m ²	2	2	1	\$549,000	Available	20/161 Ohaupo Road
PU27	82.7m ²	2	2	1	\$549,000	SOLD	21/161 Ohaupo Road
PU28	82.7m ²	2	2	1	\$549,000	Contract	22/161 Ohaupo Road
PU29	80.3m ²	2	2	1	\$549,000	Available	23/161 Ohaupo Road
PU30	80.3m ²	2	2	1	\$549,000	Available	24/161 Ohaupo Road
PU31	80.3m ²	2	2	1	\$549,000	Available	29/161 Ohaupo Road
PU32	80.2m ²	2	2	1	\$549,000	Available	30/161 Ohaupo Road

*Price list as of January 2025.

Rental Appraisals

Provided by Jason Waugh,
General manager of Lodge City Rentals
11th March 2024

2 Bedroom Property Overview

2 Bedrooms
2 Bathrooms
1 Living
0 Garage

These are brand new two bedroom terraced townhouses. On the ground level there is a modern open plan kitchen, dining and living area and on the first floor there are two bedrooms, the master has an ensuite and there is an additional bathroom.

Potentital Income
Based on the information provided and also taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

\$570.00 - \$610.00 per week

How to buy



Step 1 - Contact Us

You can reach us on our website or our Facebook page. One of the team will talk to you about your property goals and what your requirements are, so we can then find the right property for you, whether it's a home we have for sale now, or something coming soon.



Step 4 - Unconditional

Congratulations, you have now purchased a home with DaSilva. The deposit is now due and payable into our solicitor trust account. Now you just have to wait until the build is completed. We will send your bi-monthly updates on the progress of your brand-new home, and get you through once everything is finished.

Step 2 - Sign Up

Now we have found you a new home, it's time to take the property off the market. You will need to sign a Sales & Purchase Agreement, and our salesperson will help walk you through this process.



Step 5 - Settlement Day!

Your home is finished and ready for settlement. You'll do a pre-settlement inspection of your home to ensure it matches the plans & specifications as well as quality workmanship. You will then sign drawdown your loan, pay the balance and settlement is complete. We handover the keys to your new home and now you get to move in and enjoy your brand-new home.



Step 3 - Due Dilligence

You now have 10 working days to work through due diligence where you will have discussions with your Lawyer, Mortgage Broker, to make sure you are happy to purchase and move forward. We can help with any questions during this timeframe.

Why Dasilva?



Modern Living

Our homes are stylish, functional and durable. We use solid trusted materials that are low maintenance to save you money and time over the long term. Life is busy, and its better spending time doing things you want, not housework.

Affordable Prices

Our homes are priced in an affordable space, so they are within reach for first home buyers and investors looking for a good return. Well priced homes that don't skim on the features provide good value for money to our customers.

Quality, On Time

Being qualified builders gives us an advantage for delivery. We know our craft and move at speed, whilst maintaining outstanding quality. We meet our timeframes so you can rely on completion dates and plan your life.

New Build Warranties

Our new build warranties give you peace of mind that you've got a quality build and a solid investment. You can rest easy and enjoy your home knowing you're covered for up to 10-years.

Healthy Homes

Our brand new properties are built to meet all healthy homes standards so they are warm, dry homes ready for tenants or owners to move in.

Proven track record

We have a proven track record with vast experience of 24+ years building new homes. You can count on us to deliver your new home to a high standard.

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 8 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.





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