



SOUTHLAND

40 Boyne Street, Clifton,
Invercargill

equiti

Licensed under the REAA 2008



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, 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.

www.fowlerhomes.co.nz

TURNKEY HOUSE & LAND PACKAGE



**40 Boyce Street, Clifton
Invercargill**







For Sale: \$750,000
Rental Appraisal:
\$730 - \$750 per week

Brand new four-bedroom home for sale as a turnkey house and land package with Fowler Homes.

Located on a private cul-de-sac this high-quality home offers four bedrooms, two bathrooms, and a spacious open-plan and double garage. Enjoy custom-designed kitchen and the peace of mind that comes with a Healthy Home approval, superior insulation, fittings, and finishes throughout.

A 5% deposit secures this home, with the balance due upon completion, all backed by a 10-Year Master Build Guarantee.

Specifications

-  Site Area 521m²
-  Floor Area 167m²
-  Bedrooms 4
-  Bathrooms 2
-  Living 1
-  Garage 2



Gross Yield: 5.2%



**FOWLER
HOMES™**






Est. 1984

YOUR STYLE OF LIVING

HOUSE PLAN

40 Boyce Street, Clifton, Invercargill

Specifications

-  Bedrooms 4
-  Bathrooms 2
-  Living 1
-  Garage 2
-  Length 19.42m
-  Width 12.42m



HOME FEATURES

40 Boyne Street, Clifton, Invercargill

INTERIOR

- Nordzco designed kitchen
- Fisher & Paykel kitchen appliances
- Carpet & vinyl flooring
- Daikin heat pump system
- Master wardrobe system
- Thermally efficient windows
- Window treatments
- Internal insulation
- Separate WC
- Windsor Door hardware

EXTERIOR

- Midland Brick classic ivory cladding and James Hardie Oblique in Flaxpod
- Coloursteel 5-Rib roof in flaxpod
- Soft landscaping
- Concrete driveway, path and patio



THE LOCATION

Invercargill

Located at the end of a private cul-de-sac off Wicklow Street. Close to the Bluff highway and Elles road intersection. This new home is close to the Southland Hospital and South Invercargill shopping areas.

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?

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.

—

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



2 July 2025

To Whom It May Concern,

RENT APPRAISAL FOR 40 Boyne Street, Invercargill.

We've had the opportunity to appraise the 40 Boyne Street, Invercargill.

The property has the following features:

- North facing Living area with north facing patio.
- 4 Bedrooms.
- Large double garage.
- Master bedroom with ensuite.

Comparing this home to others in the area, we would appraise the property rent to be \$730-\$750 per week.

If you have any further queries regarding this rental market appraisal, please contact us through the numbers below.

Kind Regards

Nash Varghese
Chief Executive
Pride Property

Disclaimer: This property has been appraised on its merits based on a visual inspection considering the current market conditions with other similar properties being advertised or rented. It is subject to change with changing market conditions and is a snapshot based on the views and the expert opinion of the person who has provided this appraisal. Appraisal is based on the property meeting the Healthy Homes Standards and any standards to be met as required by legal bodies.

41 Leet Street, Invercargill P: 03 2188474 2 Inwell Street, Gore P: 03 2084637
F: 03 929 6532 E: invercargill@prideproperty.co.nz W: prideproperty.co.nz

INVERCARGILL

GORE

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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