



CANTERBURY

Unit 4, 48 Seymour Street, Hornby,  
Christchurch

**equiti**

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HOUSE AND  
LAND PACKAGE



2



1



2

# Hornby

3/48 Seymour Street

TURNKEY PRICE

**\$599,500**





## FLOOR PLAN

3/48 Seymour Street  
Hornby

### LAND SIZE

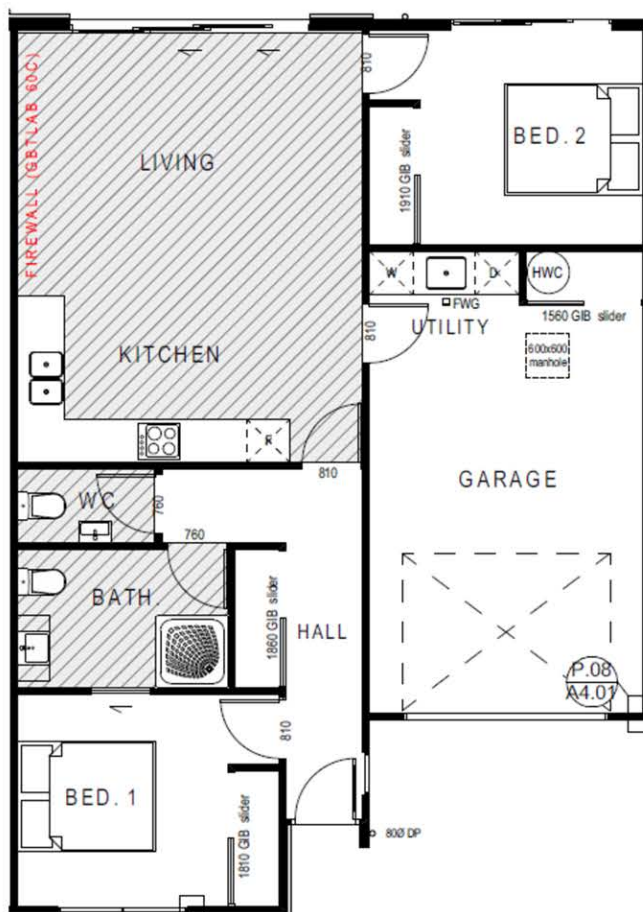
178.62m<sup>2</sup>

### FLOOR AREA

96.47m<sup>2</sup>

### KEY FEATURES

- 2 bedrooms
- 1 bathroom and separate WC
- 1 car garage
- Cladding: plaster, cedar and oblique
- Fitted wardrobes
- Master bedroom with bathroom access
- Bosch appliance package
- 24 month maintenance period

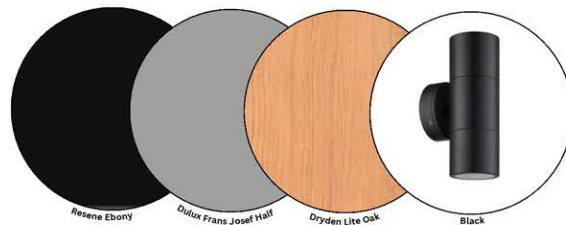


## INTERIOR AND EXTERIOR FINISHES

3/48 Seymour Street  
Hornby

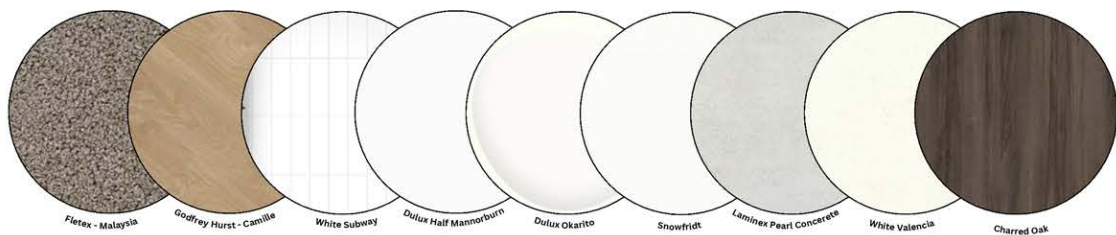
### EXTERIOR FINISHES

Roof	Black
Window joinery	Black
Plaster	Resene Cod Grey
Cedar	Dryden Lite Oak
Garage and front door	Black
External up/down lights	Black



### INTERIOR FINISHES

Carpet	Godfry Hurst Favourites - 48
Vinyl	Godfry Hurst Avvio - Camille
Tiles	Gravel gloss subway and white subway
Paint - walls	Dulux Half Mannorburn
Paint - ceiling and doors	Dulux Okarito
Kitchen joinery	Upper - Ranfurly oak, Lower - Snowdrift
Bench	Laminex Pearl Concrete
Vanity	Charred Oak



# SPECIFICATIONS

## Kitchen



Uno Elementi Gooseneck Mixer



Kitchen Sink



Bosch Series 2 Dishwasher 60cm



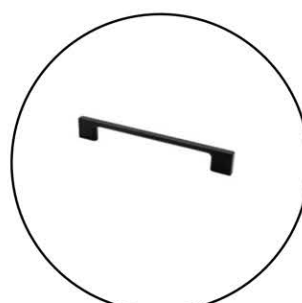
Bosch 53cm Powerpack



Bosch Ceramic Hob 60cm



Bosch series 4 built in oven  
60cm



Kara Slim

## Features

- Bespoke kitchen design
- Soft close drawers
- High Pressure laminate benchtop
- Tiled splash back
- Bosch appliance package





# SPECIFICATIONS

## Bathroom



Enya back to wall toilet



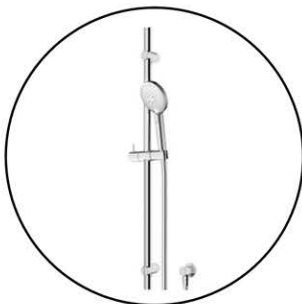
Uno basin mixer



Uno bath spout



Uno shower mixer



Splash slide rail shower head



Moulded acrylic shower



Arch mirror fit to vanity



VCBC Soft wall hung vanity 2 drawer



Mini soft 1 door vanity







## RENTAL APPRAISAL

### UNITS 2-5/48 SEYMOUR ST, HORNBY

It is Mosaic Property Management's pleasure to provide a rental appraisal for Units 2-5/48 Seymour St, Hornby. When providing this appraisal, a number of factors were taken into consideration including the features and condition of the property, location, current market conditions and proximity to transport and lifestyle hubs.

I wish to advise that in the current rental market the for the property located at Units 2-5/48 Seymour St, Hornby, could achieve approximately \$520.00 - \$550.00 per week.

Comparable properties which have recently rented are listed below:

Address	Bedrooms	Bathrooms	Car Space	Rent per week
1/56 Shands Rd, Hornby	2	1	1	\$550.00
36a Neil St, Hornby	2	1	1	\$520.00
1 Kydd Lane, Hornby	3	1	2	\$560.00
7/45 Amyes Rd, Honby	3	2	1	\$600.00

The Rental range is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

At Mosaic Property Management we are committed to providing a professional service to you at all times, ensuring not only peace of mind but the maximum return on your investment. Our experienced, personalised and professional approach ensures the quality of tenants, minimum vacancy periods and smooth management of your tenancies.

If you would like any further information on property management services, please don't hesitate to contact our Property Management Team on 022 569 4855 or [rentals@mosaicpropertymanagement.co.nz](mailto:rentals@mosaicpropertymanagement.co.nz).

Yours sincerely,

Amanda Stent  
Mosaic Property Management  
Director – Property Management Specialist



Disclaimer - Conditions on which the rental appraisal is provided.

1. The appraisal is an opinion only on the rental which may be achieved on the property as of the date of this appraisal and although every care has been taken in arriving at this figure, it is an opinion only and must not be taken as a sworn valuation.
2. The appraisal is affected by many factors including, but not limited to: general supply and demand of rental properties; change in the state of the economy; local market fluctuation; changes to the property itself or neighboring properties.
3. The appraisal is prepared solely for the information of the person to whom it is forwarded and not for any third party.



# INTERIOR



- ❶ Vinyl plank flooring
- ❷ Extra heavy duty solution dyed nylon cut pile carpet on premium 11mm underlay
- ❸ Double glazed windows
- ❹ Hi wall heat pump
- ❺ LED lighting throughout
- ❻ Premium quality low sheen paint



# EXTERIOR

These images are examples only



- ❶ Firth Devonstone brick
- ❷ Linea or cedar feature cladding
- ❸ Sectional flat panel garage door
- ❹ Roof deck or corrugate roof
- ❺ Exposed aggregate driveways and patios
- ❻ Landscaped



**FREEDOM**  
*Built*

These images are examples only





# 48 SEYMOUR STREET

## HORNBY

Nestled in the vibrant heart of Hornby, 48 Seymour Street offers an exceptional living experience that combines convenience with community charm. This prime location is just a stone's throw away from The Hub Hornby, one of Christchurch's shopping destinations, providing residents with easy access to a wide range of shops, eateries, and entertainment options.

For families, the area boasts several schools and ample green spaces, including the expansive Denton Park and Hornby Domain, perfect for weekend picnics and leisure activities. Commuters will appreciate the easy access to major transportation routes, including the Southern Motorway, making travel into the Christchurch CBD or outlying areas both quick and effortless.



**FREEDOM**  
*Built*

# 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.





**equiti.co.nz**

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