



CANTERBURY

5 Upham Way, Amberley,
Hurunui

equiti

Licensed under the REAA 2008

INVESTOR PACKAGE



5 Upham Way, Amberley

\$799,500

LAND SIZE

828 m²

FLOOR AREA

170.1 m²



4+1



2



2



2

APPRAISED WEEKLY RENT

\$600 - \$650 per week

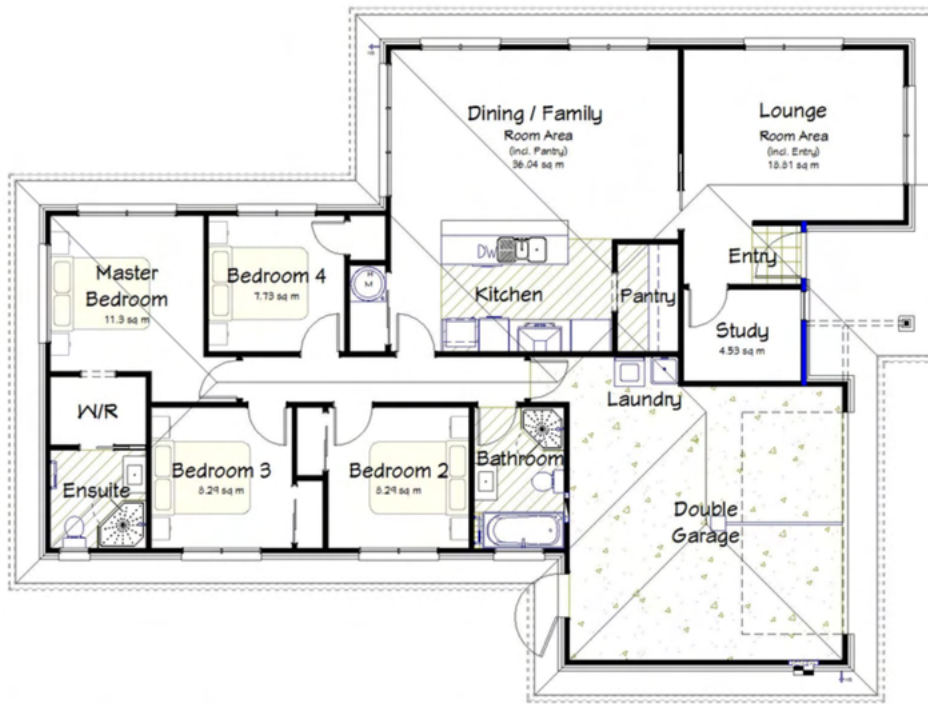
ANNUAL RETURN

\$32,500 at \$625p/w



GOLDEN
HOMES®

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Welcome to 5 Upham Way—a freshly built 2025 home where the beauty of Amberley and North Canterbury is right at your doorstep. Designed for modern living and crafted to Golden Homes' uncompromising standard, this is a home that blends comfort, style, and practicality in all the right ways. It's brand new, move-in ready, and not to be missed.

Interior

- Bremworth Kensho 100% wool, extra heavy loop pile carpet with 11mm Elite underlay
- Possitano Sand 600x600 floor tiles in the entry, kitchen, pantry, and hot water cupboard
- Schlage Latitude matte black door hardware. Front entry door is a Schlage Touch FE695 electronic keypad.
- Walls, ceilings, skirting, doors, and architraves are all finished in Resene Alabaster
- 6.8kW Mitsubishi Heatpump

▶ **Tenant-ready package -includes drapes / blinds**



Kitchen

- Benchtops in both the kitchen and pantry are Tristone in 'Milk Grotto'
- Bestwood Melamine, 2.3m high cabinetry in 'Arctic White'
- Bestwood Melamine 'Charred Oak' feature panel on the kitchen island
- Soft-close drawers and doors with non-slip mats included. Under-sink bin.
- Methven Minimalist MK2 pull-down sink mixer in matte black
- Lazio 1 and ½ sink bowl with drainer tray
- Fisher & Paykel Oven, Waste-Disposal, Induction Hob, Dishwasher and Rangehood



Bedrooms

- Built-in wardrobes are fitted with Ezirobe Design shelving by Mallia
- Master walk-in wardrobe has a fully custom fit-out complete with LED strip lighting under the shelf unit.



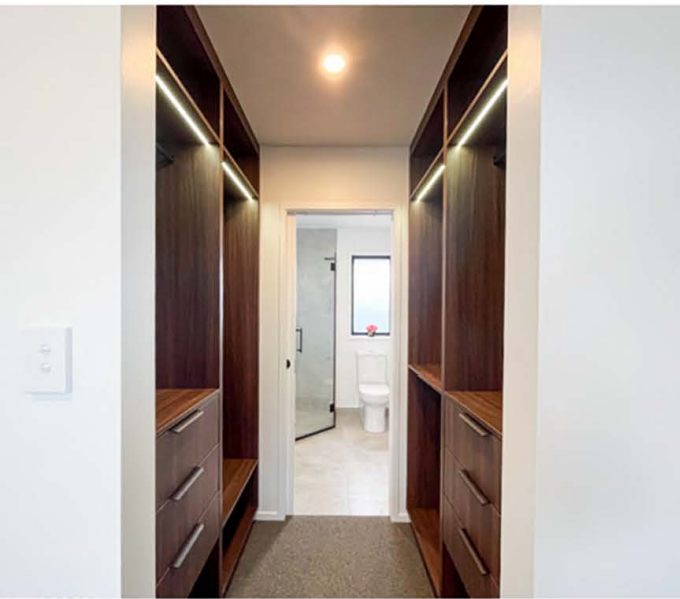
Bathroom & Ensuite

- Roden Perla 600x600 tiled showers
- Methven black matte tap-ware
- Wall-hung porcelain top vanity in 'Charred Oak'
- Tiles above the vanity
- Sphere Easy Height rimless toilets with soft-close seat
- LED mirror with demister heat pads
- 7 bar square towel rail
- Etchlite privacy glass



Exterior

- Midland 'Blanco' Brick with white mortar
- Linea board painted in 'Ebony'
- Aluminium front door with Etchlite glass
- Dominator Montana 2.1m garage door with insulation, in 'Ebony'
- Shake Satin tile roof in 'Ebony'
- Matt Black window and door joinery



15 AUGUST 2025

Your Rental Assessment

5 Upham Way, Amberley4  2  2 
170m2  2  2 

I have reviewed the property pack for the proposed dwelling at **5 Upham Way, Amberley** for Golden Homes. Based on recently let properties, current market analysis, and our existing portfolio, I estimate the weekly rent to range between **\$600 - \$650**. This assumes the property is rented unfurnished on a 12-month tenancy. Including certain chattels, furnishings, or offering flexibility on terms (e.g., allowing pets) may slightly impact rental returns.

If you have any questions or need further details, please contact Megan Looyer on 027 217 1273.

**MEGAN LOOYER**

Business Development Manager

0272171273 | megan.looyer@harcourts.co.nz

MEGAN'S AWARDS

- NO.1** Top National Business Development Manager
2023 - 2024
- NO.2** Top National Business Development Manager
2022 - 2023
- NO.2** Top National Business Development Manager
2021 - 2022

RENT SHOP AWARDS

- TOP** Property Management Office (Organic Growth) Harcourts New Zealand
2023 - 2024
- NO.2** Property Management Office (Business Development) Harcourts New Zealand
2023 - 2024

Why Choose Grenadier Rent Shop?

EXPERIENCE YOU CAN TRUST

With extensive industry expertise and a proven track record, we ensure your investment is in the best hands. Our commitment to clear communication, attention to detail, and going the extra mile underpins our success.

NEW BUILD SPECIALISTS

Over 60% of our portfolio consists of newly constructed properties. Our tailored processes, systems, and software make managing new builds seamless, including any necessary work.

MARKETING EXCELLENCE

Your property will stand out with high-quality photography and optimized listings. We upgrade all property listings as standard to maximize exposure and attract the best tenants.

DEDICATED PROPERTY MANAGER

You'll have one dedicated Property Manager supported by administrators, Business Development Managers, and the Management team—delivering personalized service with expert support.

INNOVATIVE TECHNOLOGY

We utilize industry-best technology to provide clear inspection reports, thorough compliance assessments, and proactive maintenance tracking.

Let us take the hassle out of managing your property while ensuring you get the best results.

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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