



WAIKATO  
50 Forest Lake Road,  
Hamilton

**equiti**  
Licensed under the REAA 2008



# Overview

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## Where city meets suburban ease.

Forest Lake Townhouses is a collection of 9 brand new homes in one of Hamilton's most established suburbs. These homes feature 2 bedroom layouts with 2 bathrooms and contemporary finishes that are designed for both comfort and low maintenance living. Located in the heart of Forest Lake, residents will enjoy unbeatable convenience - just minutes from the Hamilton CBD, sought after schools, major shopping centres and local cafes.

Spoilt for choice with parks, walking trails and recreational facilities, making it easy for you to enjoy a balanced lifestyle.

Whether you are a first home buyer, downsizer or investor - Forest Lake Townhouses offer an affordable opportunity to secure a stylish, low maintenance home in a sought after area.





# Project Snapshot



Priced at \$650,000

Bedrooms 2 | Bathrooms 2 | Living Areas 1 | Garage 1

## Land Description

Freehold Titles

## Expected Completion

August 2026

## Estimated Rates

\$2882 - \$3000 p.a. approx

## Rental Appraisal

\$570-\$600 per week

## Gross Rental Return

4.8%

## Healthy Homes

Compliant

## Warranty

10 Years Implied Warranty



# Area Highlights

## Location

Just minutes from Hamilton's CBD, Forest Lake offers city convenience with suburban calm. Its handy location provides easy access to top schools, shopping centres, and main routes across the city.

## Outdoors

Forest Lake is surrounded by green spaces, with Lake Rotokaeo and Minogue Park offering trails, playgrounds, and picnic spots. Hamilton Lake Domain and the Waikato River Trails are a short drive away for running, cycling, or strolls.

## Retail & Shopping

Everything you need is nearby, with The Base Shopping Centre just minutes away and the Hamilton CBD offering shops and essentials. Local Forest Lake cafes and stores add everyday convenience.

## Education

Families have access to quality education, with Forest Lake School and Vardon School for primary options. Fraser High School and Hamilton Boys High School is also just a short drive away.

## Dining

Forest Lake offers plenty of dining options, from local cafes like The Sugar Bowl, to restaurants and eateries in the Hamilton CBD and Te Rapa. Weekend markets and food trucks provide even more variety for food lovers.

## Activities

Forest Lake is well placed for leisure and recreation, with parks, playgrounds, and sports facilities nearby. Hamilton Zoo, Waterworld Aquatic Centre, and Waikato Stadium are just a short drive away, offering activities for all ages.





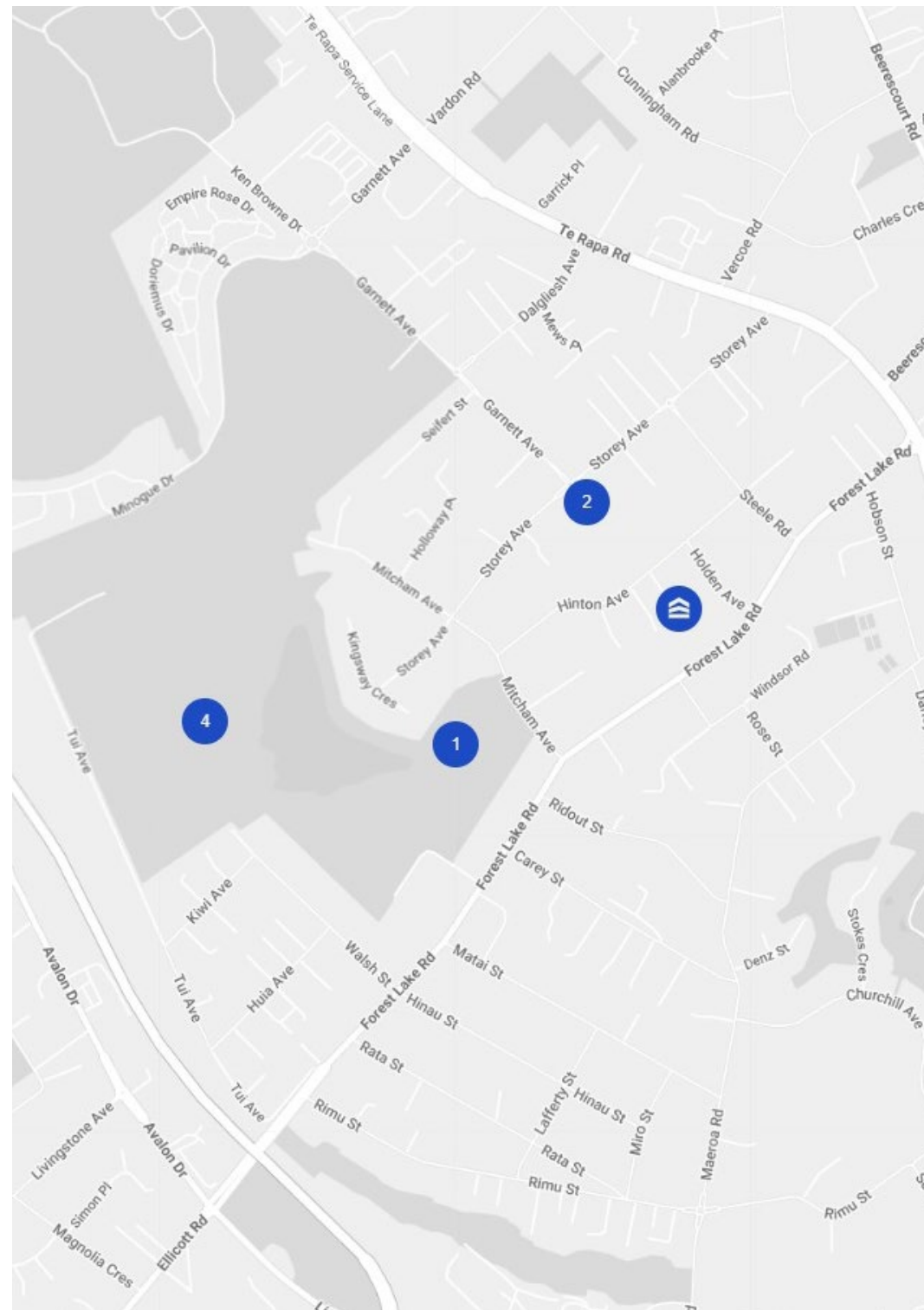
# The Neighbourhood

## The perfect family area

Forest Lake offers a prime central location surrounded by some of Hamilton's best local amenities. Families will appreciate being within walking distance of Forest Lake School and the expansive Minogue Park, a community hub featuring playgrounds, sports fields, and open green spaces perfect for weekend activities. Just minutes from your doorstep, the Waikato River Cycle and Walking Path provides

a scenic route for exercise or leisurely strolls, connecting you effortlessly to wider Hamilton. Only a short drive from home, you'll find Centre Place Hamilton with its mix of retail stores, dining options, and entertainment. Nearby recreation reserves add to the area's appeal, giving residents plenty of space to unwind and enjoy the outdoors. Combining convenience, connectivity, and community.

- 1 Minogue Park
- 2 Forest Lake School
- 3 Centre Place Hamilton
- 4 Recreation Reserve
- 5 Waikato River Cycle & Walking Path





# Specifications

## Roof, Soffits, Fascia & Spouting

40 Coloursteel (Longrun), James Hardie soffit  
painted Coloursteel Fascia and 1/4 Round Spouting

## Primary Cladding

Firth Focus – Premium White (or similar)  
James Hardie Axon Panel (as per plan)

## Secondary Cladding

70 Series weatherboard (as per plans)

## Aluminium Joinery & Glazing

Double glazed, aluminum joinery with pre-primed  
slimline jamb, Residential Suite

## Insulation

R2.2 wall and R3.6-R4.1 ceiling batts

## Front Door

Standard glazed panel with digital lock to suit  
multiple users

## Internal Doors & Hardware

MDF hollow core doors, smooth, painted.  
Lockwood Velocity Element single lever handles.

## Internal Shelving

Melamine pre finished shelving with closet rail. Wire  
Linen shelving in linen cupboard

## Vanities

Wall Hung Vanities

## Mirror

Mirror flat polished edge to bathrooms

## Shower Enclosures & Tapware

Acrylic Slide Showers & Designer Mixers

## Bathroom Fixtures

Heated Towel Rails, Toilet Suite & Toilet Roll  
Holders

## Kitchen Cooktop

60cm Gas Cooktop

## Kitchen Oven

60cm Single Built-In Oven

## Dishwasher

Stainless Steel Dishwasher

## Rangehood

52cm Powerpack Rangehood

## Waste Disposal

InSinkErator Model ISE56

## Heatpump

To Main Living Area

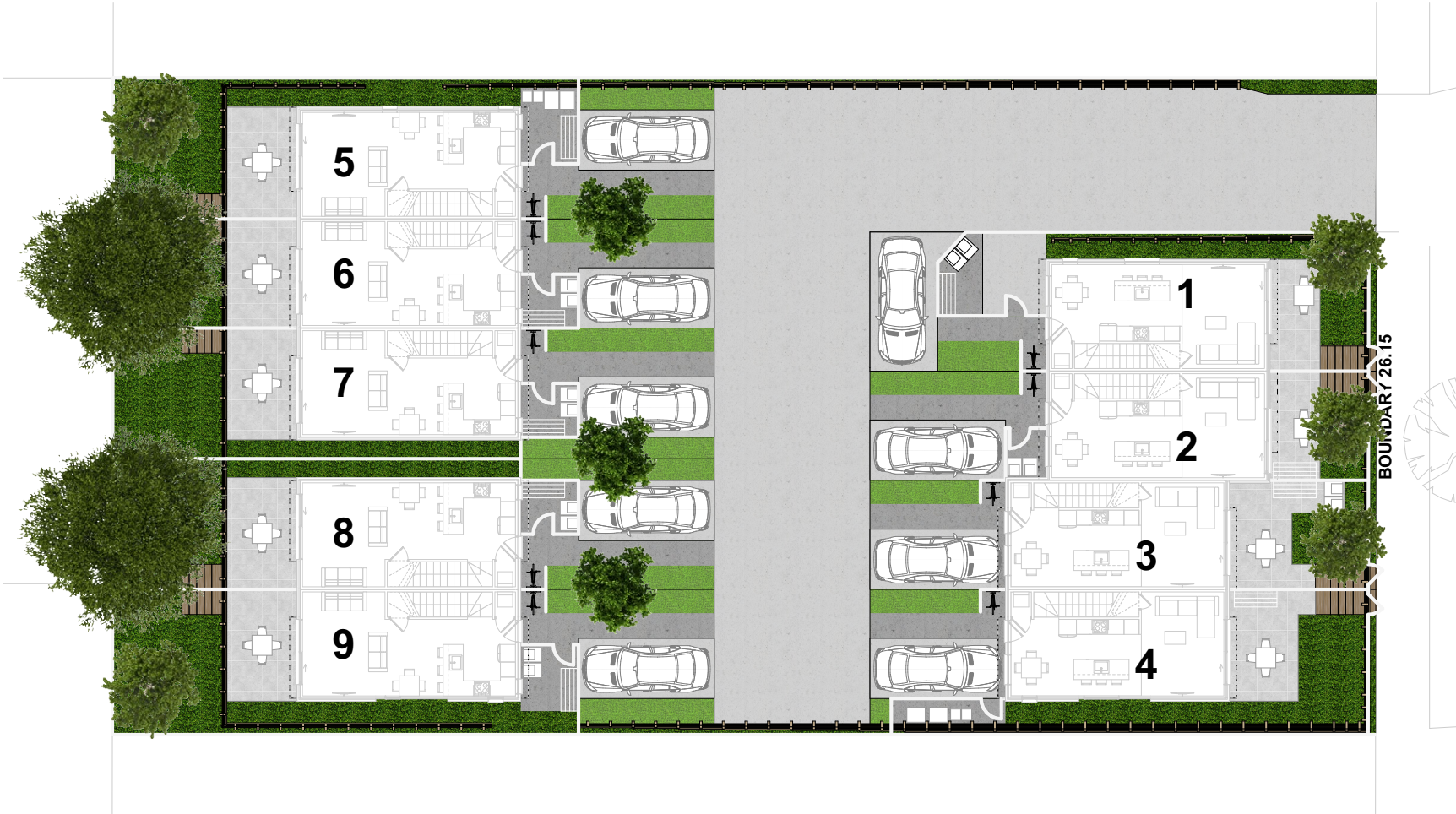
## Flooring

Laminate Flooring to Entry & Kitchen, Tiles to  
Bathroom

## Carpet

Carpet Mill 4kg

# Sales Map



\*Site plan as of November 2025 | [LATEST UPDATE CLICK HERE](#)

DASILVA

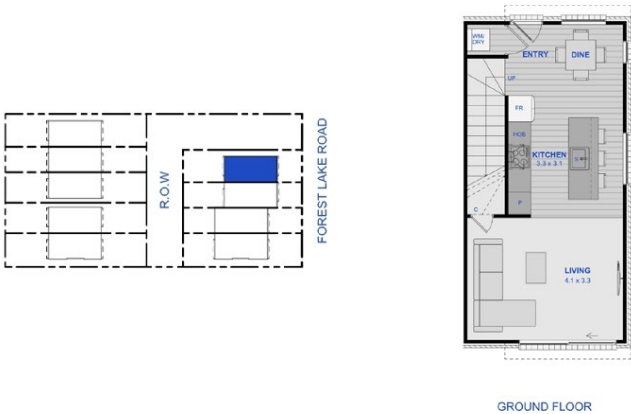


# Lot 1

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	112m2	\$650,000

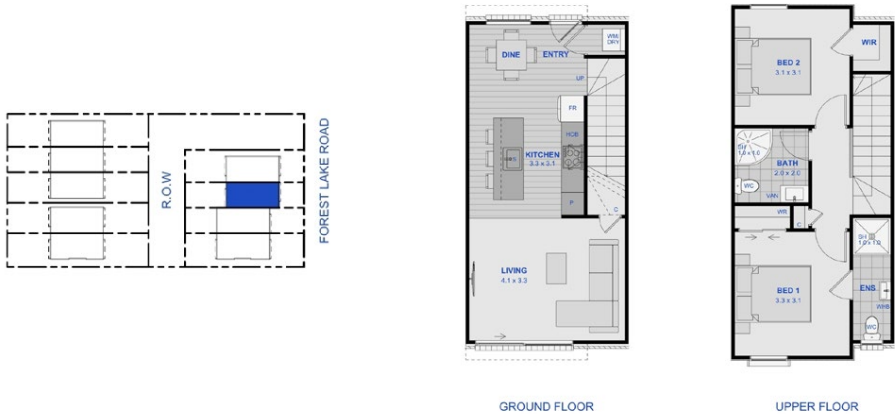


# Lot 2

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	80m2	88m2	\$650,000





# Lot 3

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	80m <sup>2</sup>	88m <sup>2</sup>	\$650,000



GROUND FLOOR



UPPER FLOOR

# Lot 4

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m <sup>2</sup>	116m <sup>2</sup>	\$650,000



GROUND FLOOR



UPPER FLOOR

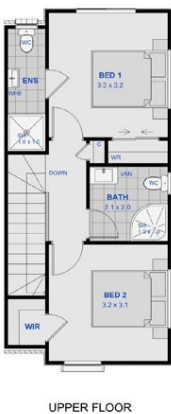
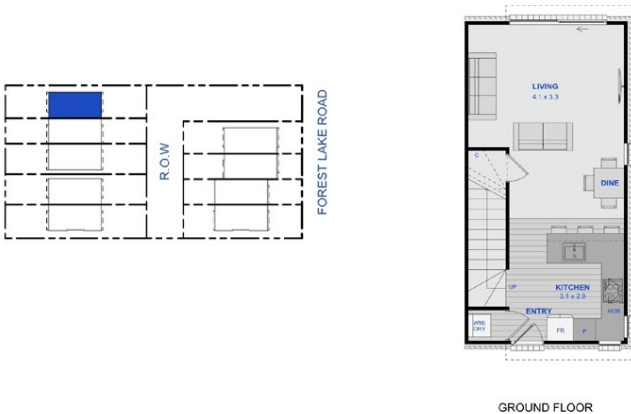


# Lot 5

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	134m2	\$650,000

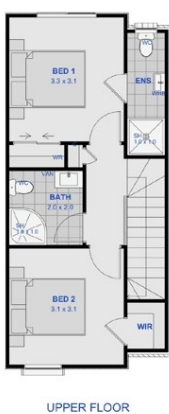
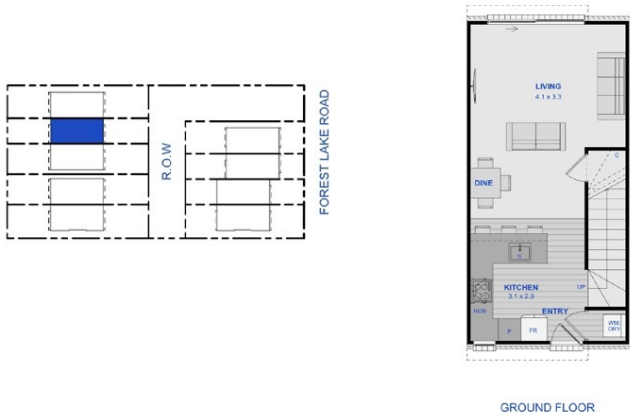


# Lot 6

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	80m2	104m2	\$650,000



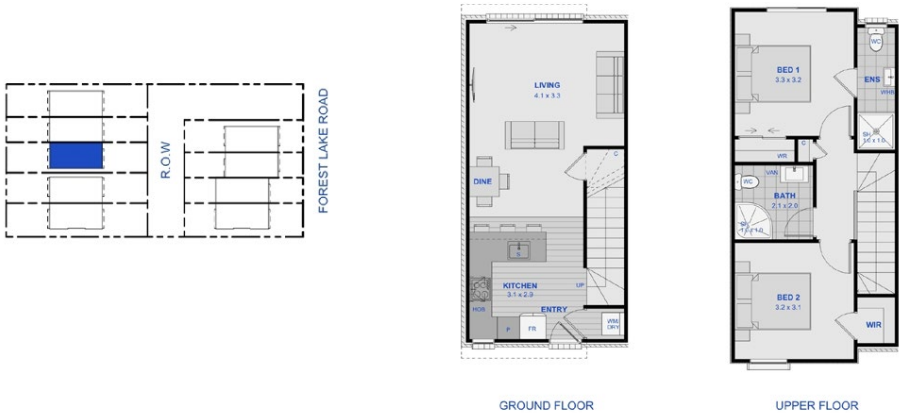


# Lot 7

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	125m2	\$650,000

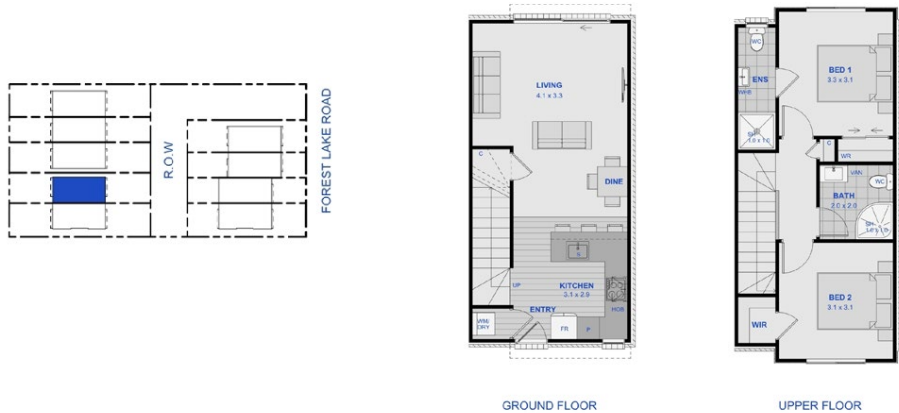


# Lot 8

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	125m2	\$650,000





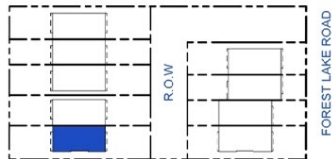
# Lot 9

## Townhouse

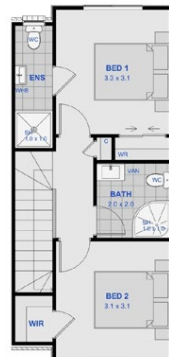


Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area
 2	 2	 1	 1	82m <sup>2</sup>	139m <sup>2</sup>

**\$650,000**



GROUND FLOOR



UPPER FLOOR



**DASILVA**



# Price List

Lot	Type	Beds	Baths	Park	Price	Staus
1	Terrace	2	2	1	\$650,000	Avaliable
2	Terrace	2	2	1	\$650,000	Avaliable
3	Terrace	2	2	1	\$650,000	Avaliable
4	Terrace	2	2	1	\$650,000	Avaliable
5	Terrace	2	2	1	\$650,000	Avaliable
6	Terrace	2	2	1	\$650,000	Avaliable
7	Terrace	2	2	1	\$650,000	Avaliable
8	Terrace	2	2	1	\$650,000	Avaliable
9	Terrace	2	1	1	\$650,000	Avaliable

\*Price list as of November 2025.

# Rental Appraisals

Provided by Jason Waugh,  
General manager of Lodge City Rentals  
7th October 2025.

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## 2 Bedroom Property Overview

2 Bedrooms  
2 Bathrooms  
1 Living  
1 Parking

Brand new two bedroom home, situated on a low maintenance section, property features two good sized bedrooms, two bathrooms, a open plan living area and a parking space.

### Potential 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 - \$600.00 per week

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# 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

## 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.



# Frequently Asked

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## Who is DaSilva?

DaSilva have more than 20 years experience of residential construction and 10 years experience in property development. Bringing a lot of experience in development and confidence in delivering projects.

## What deposit is required?

We require a 10% deposit to secure your property. The remaning payment is due upon settlement.

## Is my deposit safe?

Yes, your deposit is safe. It is held in a trust account with a Solicitor until settlement.

## Can the price increase from what is agreed on the Sale & Purchase?

No, the agreed price is what you will pay for your property.

## Can I make any changes to the design?

All of our designs are crafted alongside Architects and are all final designs.

## What does Freehold / Fee Simple mean?

This is the most common home ownership type in New Zealand. It means you own your land & the building on top of it.

## What warranties and guarantees do I get when purchasing from DaSilva?

Our properties are covered under a 10 year building warranty and 12 months defects & liability.

## Will I be kept up to date on the progress of my property?

Yes! We provide bi-monthly video updates for our clients. This means you can get a real time update of the construction from start to finish.

## Will the properties be compliant with Healthy Homes Standards?

Yes, all of our properties are Healthy Homes certified. Your contract will also contains a Healthy Homes Compliant clause.

## What is a turnkey home?

A turnkey home is a brand new, fully completed home that is ready for occupancy - meaning you can move in after simply 'turning the key'.

## What are the advanges of Body Corporate & Residence Societies?

Body Corporates provide services such as security, landscaping, rubbish removal and recreational facilities. This can enhance the quality of life for residents and increase the value of properties withinthe community. Residence Societies are common in new subdivisions. In most cases, a Residence Society will own & manage communal amenities such as parks, roading, stormwater and dewerage systems within the development.

# More questions?

Contact our team.

# 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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