



CANTERBURY

Lot 11, 606 Selwyn Road,  
Rolleston, Selwyn

**equiti**

Licensed under the REAA 2008



# \$1,142,000

Dual Income | Land and Build

Lot 11,  
606 Selwyn Road,  
Rolleston,  
Selwyn,  
Canterbury



3+3



2+2



1+1

<b>Land Size:</b>	435sqm
<b>Floor Area:</b>	107.5 sqm + 107.5sqm
<b>Rent:</b>	\$1240 P/W
<b>Yield:</b>	5.7%
<b>Completion:</b>	12 months from land settlement
<b>Guarantees:</b>	10 year Master Builders

This dual income is a fantastic investment opportunity for an astute buyer - two properties on one parcel of land!

Both homes are complete with three bedrooms, two bathrooms (one an ensuite) and single garage. Open plan living, dining and kitchen.

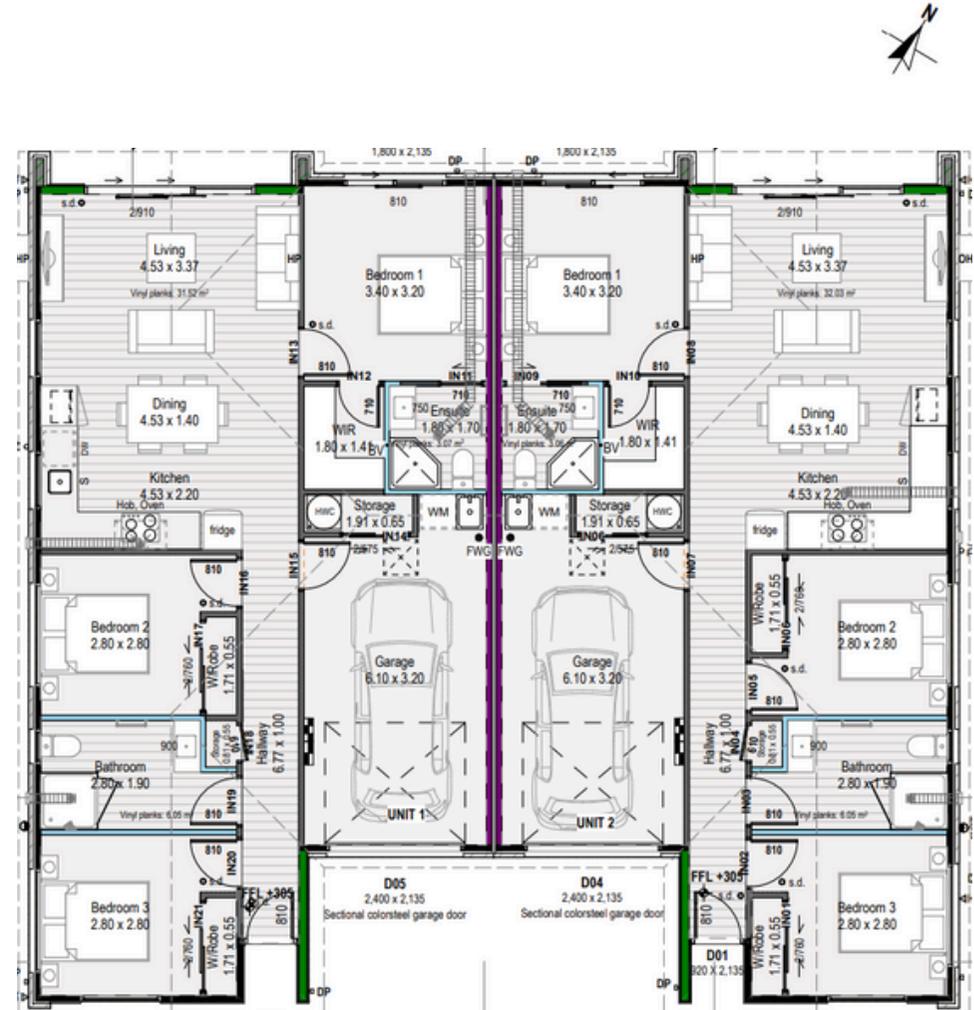
A great option to;

1. Rent both out for \$1240 per week
2. Live in one and rent the other out for \$620 per week
3. Living in both with multi generations

Located in Rolleston, which is a booming satellite town of Christchurch, with extensive infrastructure plans.

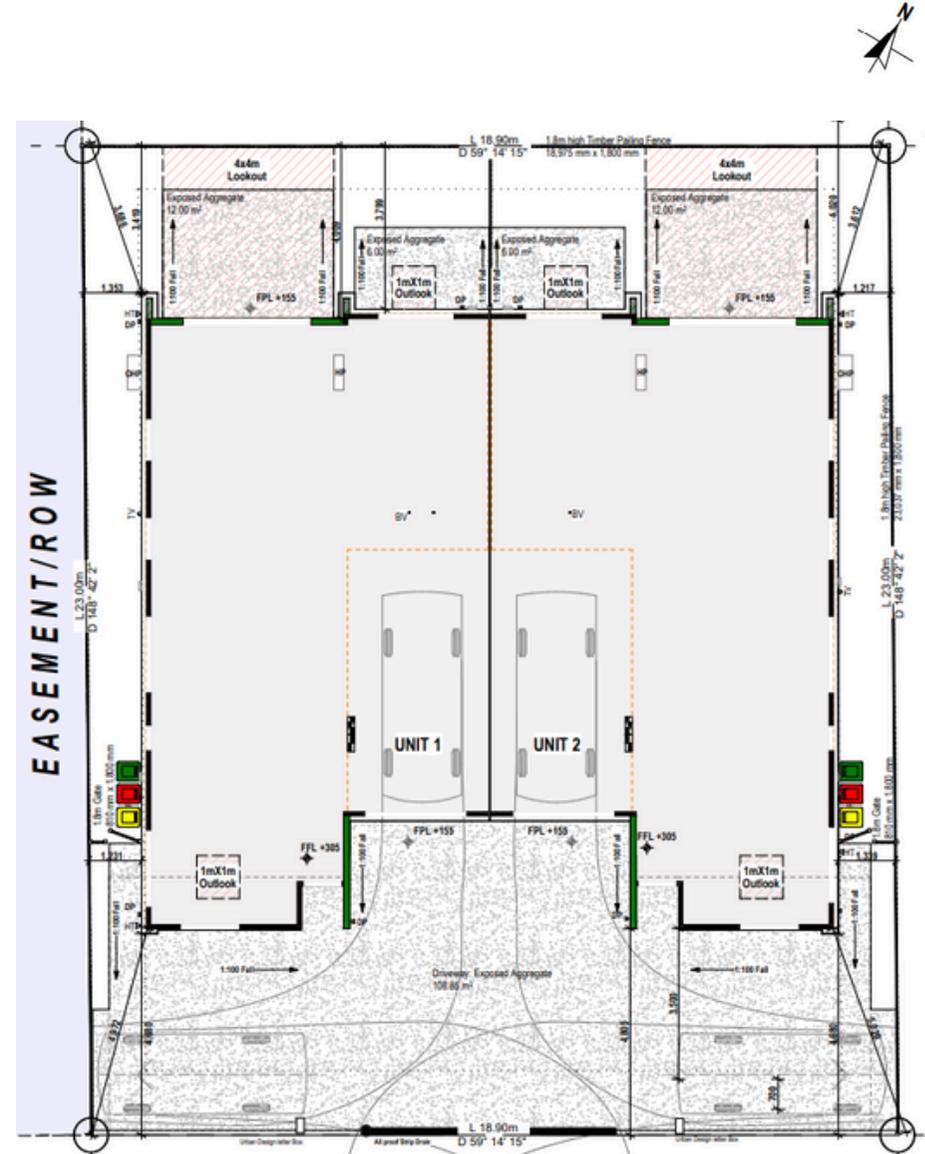
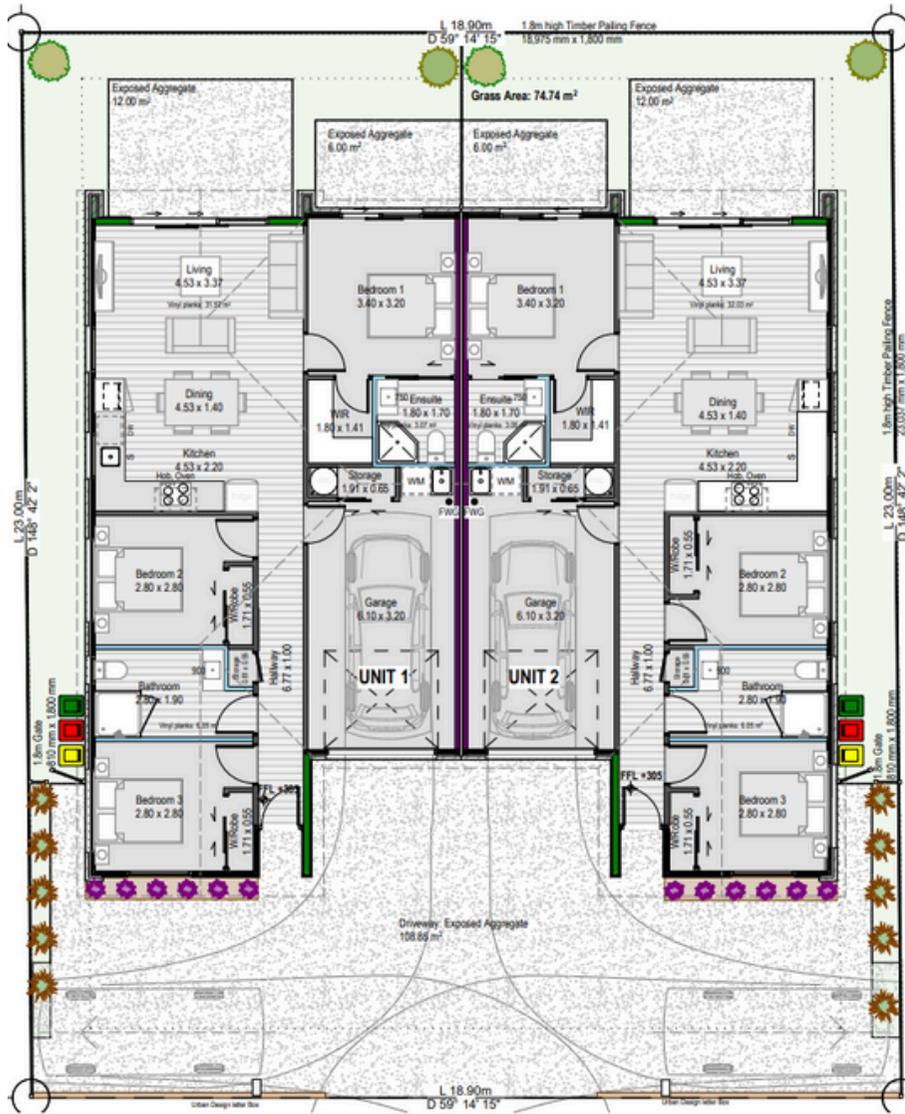
Built by Empire Group who are dedicated to delivering exceptional customer service, from start to finish. They are a home builder that specializes in investment properties, family homes, and architecturally designed buildings.

# Floorplan



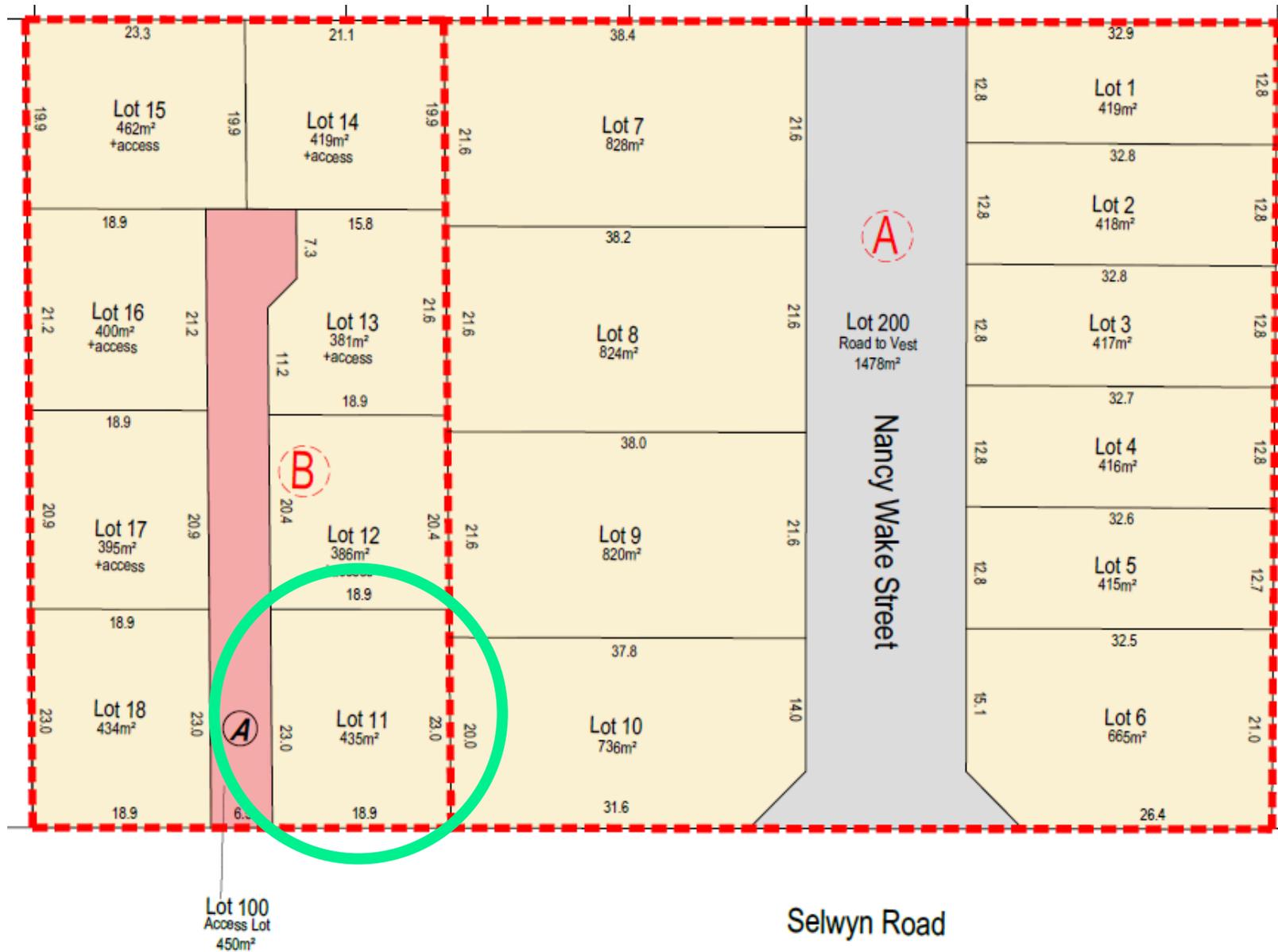
Whilst every care has been taken in the preparation of this document, it is for guidance only. Interested parties should satisfy themselves as to the accuracy, reliability, currency or completeness of each description or reference. All information herein is subject to change without notice.

# Landscape and Site Plan



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# Site Plan



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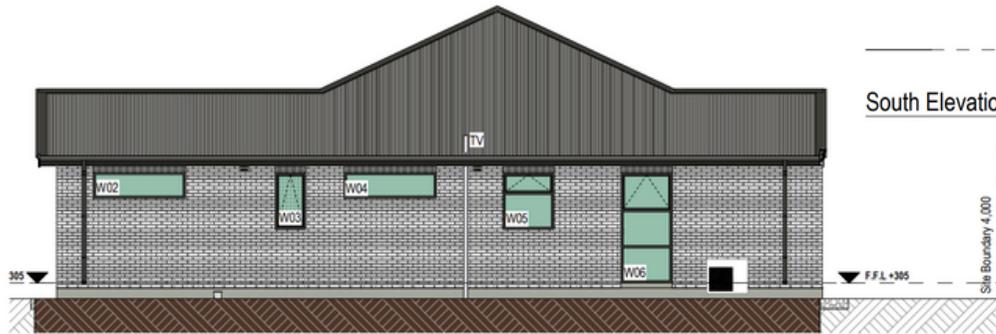
# Elevations



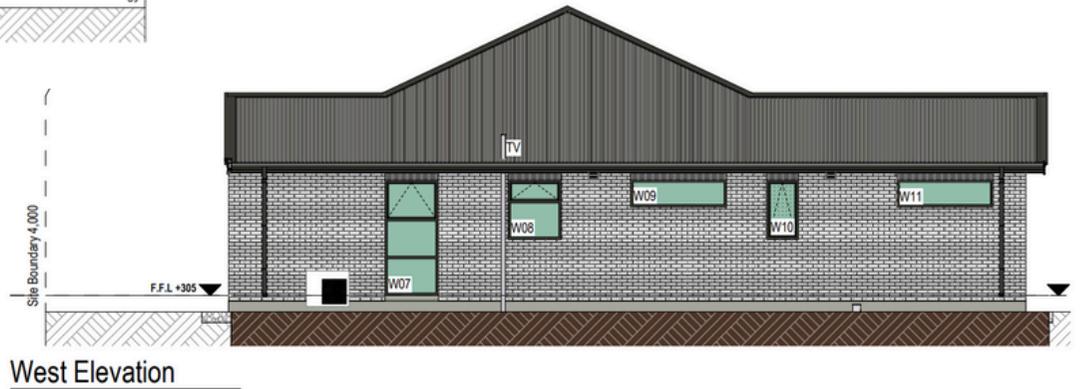
North Elevation



South Elevation



East Elevation



West Elevation

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# Rental Appraisal

21 July 2025

Dear Property Investor

Thank you for the opportunity to provide a rental assessment for this property.

**Lot 11a & 11b 606 Selwyn Rd, Rolleston**

**Unit a**      3  2  1 

**Unit b**      3  2  1 

To provide a rental assessment we compare this property against current advertised properties, recently let properties, rental statistics and market feedback. Based on my inspection, it is my opinion that you could achieve a weekly rent in the range of ...

**Unit a**                      \$590 to \$620 per week

**Unit b**                      \$590 to \$620 per week

This appraisal may vary depending on the supply and demand of tenants and properties at the time of listing. I pride myself on being a risk reduction specialist and my team and I will go the extra mile to secure a suitable tenant within a reasonable time frame.

Kind Regards



Glen Ford  
New Business Specialist  
021 770 586 | [glen@fnproperty.co.nz](mailto:glen@fnproperty.co.nz)

Please note: This assessment is valid for 30 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which the owner has provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution, therefore). This report is solely to provide information to the property owner and/or addressee. Any person other than the property owner or addressee, who relies on this report for any purpose does so in all respects at their own risk.

RENTAL ASSESSMENT




## Your investment property specialists 10 REASONS PEOPLE CHOOSE US

- 01 OUR VISION** is to create successful clients for life, by understanding our client's needs, managing their risk, building strong relationships and going above and beyond with customer service.
- 02 LEADING BRAND** we are proud to be part of the First National Family, with 400 offices throughout Australasia we are not alone & have huge resources & training opportunities. We are a co-operative, not a franchise. This means our service to you is personal.
- 03 QUALIFICATIONS & TRAINING** our property managers are qualified with NZ Certification in Residential Property Management. We are committed to ongoing industry training. We are a member of REINZ & an Elite Partner of tenancy.co.nz.
- 04 REPORTING** from monthly to EOY financial statements, quality detailed inspection & weekly leasing reports, quarterly newsletters with market updates & online 24/7 owner portal, you will feel in control without the stress of doing anything yourself.
- 05 FAMILY BUSINESS** owned and operated by Joe and Sue Mullins for over 25 years, with James Mullins as the most recent shareholder. After working for the company in Property Management for 15 years, James now has serious skin in the game. Unlike a lot of other agencies, Property management is not treated as second tier, it is the HEART of our business.
- 06 LARGE DATABASE** we have a huge database of prospective tenants & buyers. Whether it be securing new tenants or assisting to sell your investment or finding you a new investment, we have a large network we can tap into in addition to the open market to help meet your needs.
- 07 MARKETING STRATEGIES** we understand the importance of ZERO vacancy. Our staff are rewarded on this criteria. We implement a wide range of techniques including, specialized software, professionally enhanced photos, featured listings, social media & virtual tours
- 08 TECHNOLOGY** we have fully embraced this, using the best the industry has to offer. We have done this to give our team the tools to manage your property in an effective & efficient way which then allows them the time to build & maintain relationships & to manage your risks, so you don't need to.
- 09 OUR TEAM** we have a diverse team who love their jobs! It's a gruelling industry but also very rewarding. We have a team of dedicated property managers, fantastic accounting & admin support & an experienced management team, & we even have our own in-house gardener/maintenance man.
- 10 COMMUNICATION** is the essence of property management. We understand how important prompt & accurate communication is to achieve the best result for all concerned. We promise to understand & meet your expectations around this. People are our business, & our role is to communicate, educate & negotiate. We work WITH you to a level that meets YOUR needs.



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# 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**

info@equiti.co.nz

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