



CANTERBURY

Lot 128, Falcon's Landing,
Rolleston

equiti

Licensed under the REAA 2008



Today Homes

Rolleston

Lot 128, Falcon's Landing

Home Size: 158m²

Section Size: 425m²



4



1



2



2



2



*Artist impressions only. Finishes and details may vary.

Investment Home & Land Package

\$812,500

Turnkey

Rental Appraisal
\$640-\$680 Per Week

Annual Rental
\$35,360

Gross Yield
4.35%

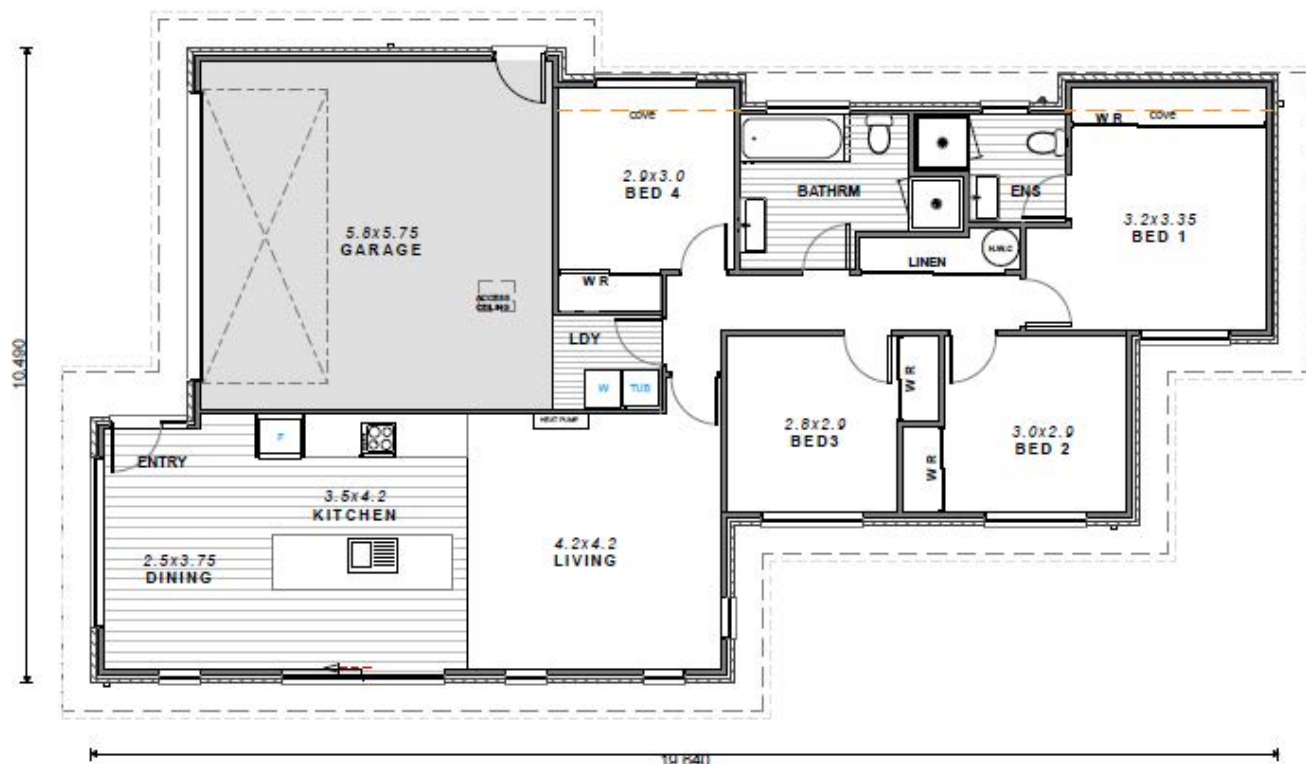
Title
December 2025

Floor Plan



Home Size: 158m²

Section Size: 425m²



The BEDFORD plan (the big sister of The Cambridge) offers an easy living family home with four bedrooms. The Master also has an ensuite. Sliders from the kitchen offer access to the outdoor living. A fantastic plan with a foundation area of 158sqm.

THIS FLOOR PLAN INCLUDES:

Designer Kitchen with quality BOSCH appliances

Open Plan Kitchen/Dining/Living area

Stone bench top

Four double bedrooms

Ensuite in Master

Family bathroom

Large linen cupboard

Heat pump

Internal Access Double garage

Walk Through Laundry

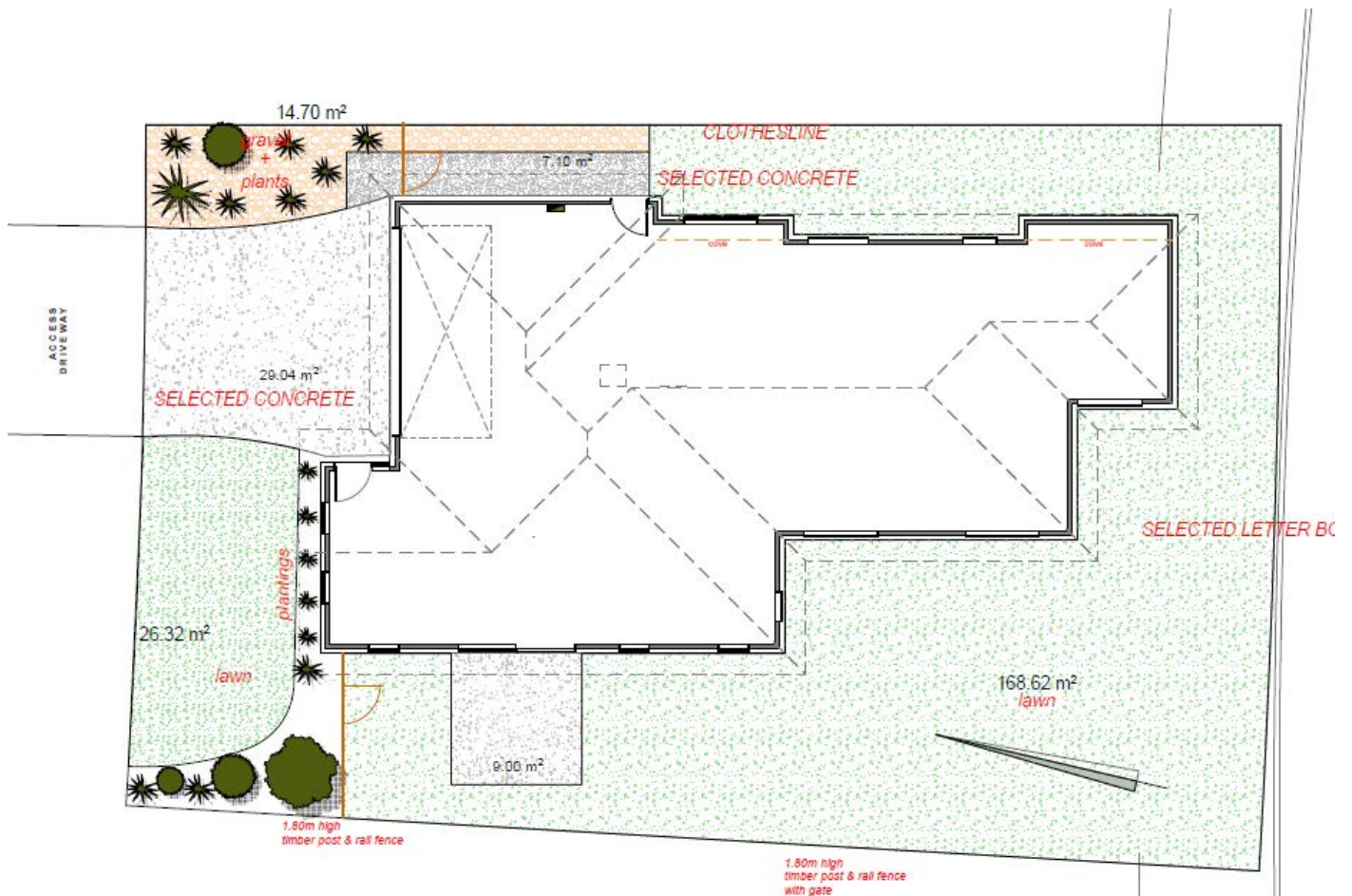


john.lodge@todayhomes.co.nz

027 433 5903

www.todayhomes.co.nz

Site Plan



THIS INVESTMENT PACK INCLUDES:

Healthy Homes Report

Rental Appraisal

Exterior and Interior Designer Colour Scheme

Full All Risk Building Insurance

1 Year Defect and Maintenance Period

Boundary fencing

Clothesline

Letterbox

Internal fencing and gate

Soft Landscaping (top soil, plants and hydro seeded grass)

Feature LED pendant light over breakfast bar

Driveway/Road Crossing - as per plans

Concrete Patio And paths – as per plans

Blinds Package



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Features



Key Features

10 Year Registered Master Build Guarantee

Designer Kitchen With Stone Benchtop

Undermounted Stainless Steel Kitchen Sink

Preplumbed Fridge Connection

Bosch Appliances

250L Hot Water Cylinder

Daikin Heat Pump

LED Lighting

Aluminium Front door

Aluminium Thermally Broken with Argon Gas and Low-E Glass Windows

Windsor Garage Door

Foundation and Wall/Roof Insulation H1 Compliant

Services, Building Consent & Related Fees all included



4 Bedroom



1 Living



2 Bathroom



2 Toilet



2 Car Garage

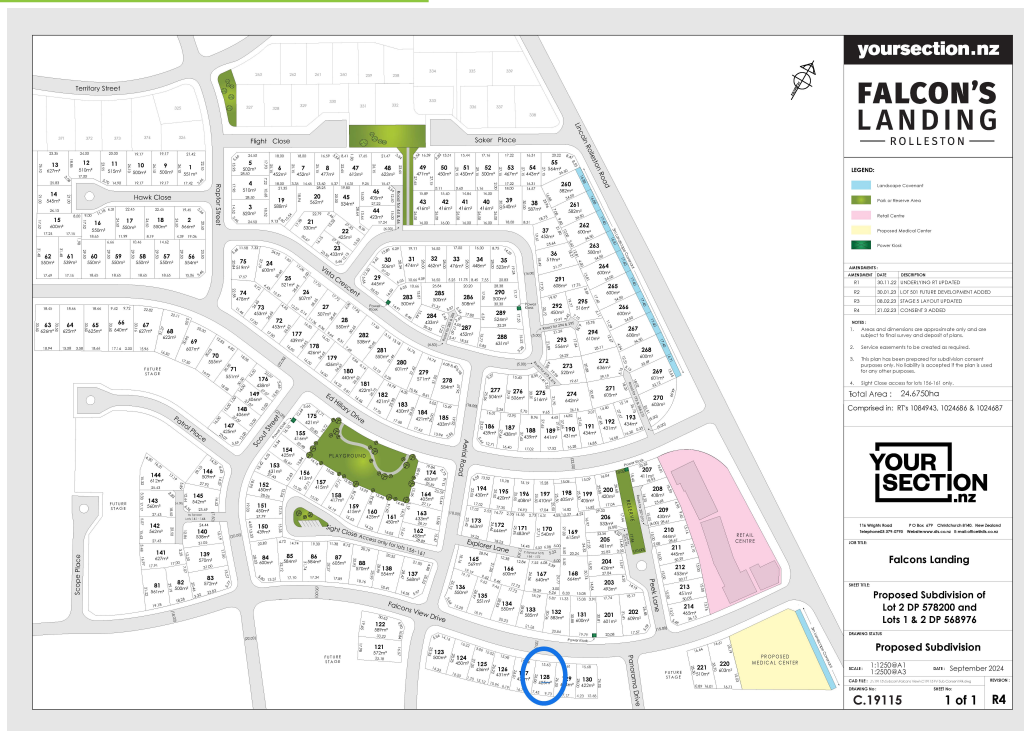


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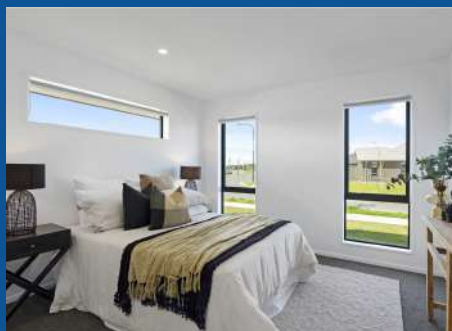
Subdivision Plan



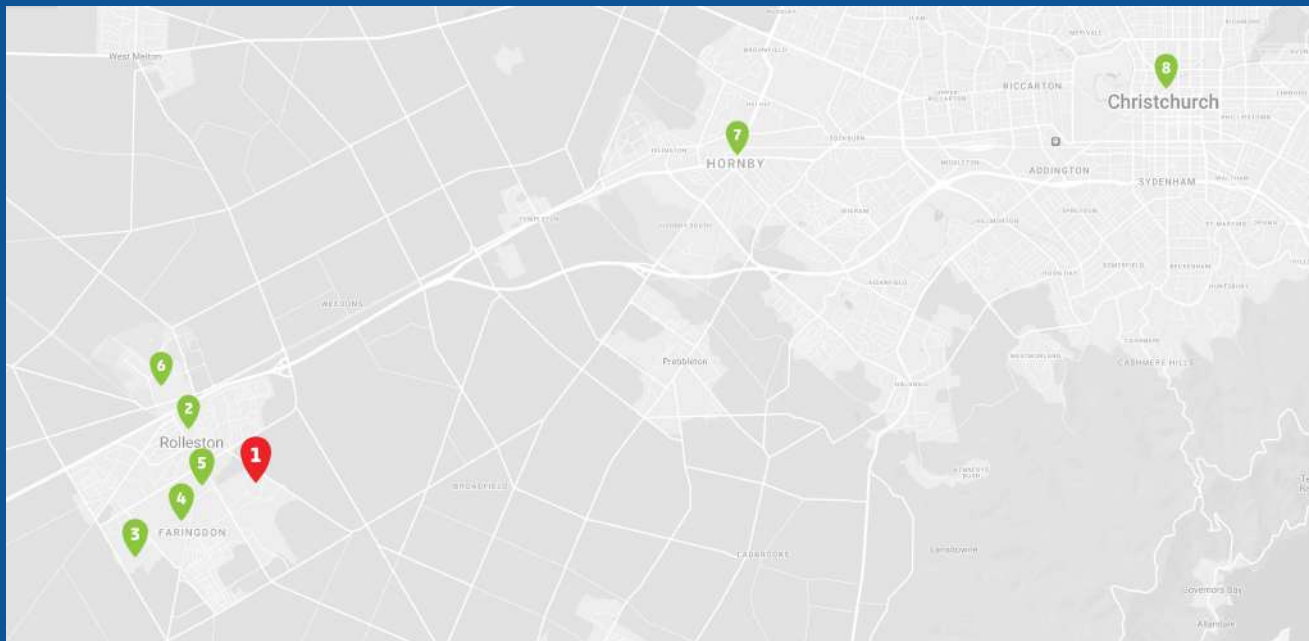
Falcon's Landing

Falcon's Landing is one of Rolleston's fastest-growing residential developments and has come a long way over the last few years. Many new residents are now enjoying their beautiful new homes and all the amenities Falcon's Landing has to offer.

Falcon's Landing is all about creating a neighbourhood that feels like home. Their focus is on providing a safe and welcoming environment for families to thrive. That's why they've incorporated a neighbourhood park into the development, perfect for those sunny afternoons spent with family and friends.



Location & Amenities



Amenities

- | | |
|--|--------------------------|
| 1. Falcon's Landing subdivision | 5. Rolleston College |
| 2. Rolleston Town Centre | 6. Izone Industrial Park |
| 3. New Woolworths supermarket (under construction) | 7. Hornby |
| 4. Foster Park | 8. Christchurch |

ROLLESTON – A THRIVING COMMUNITY

Rolleston has experienced significant growth in recent years and is known for its residential developments and community amenities. It has become a popular choice for people looking for a suburban lifestyle while still being within commuting distance of Christchurch.

The town offers a range of amenities, including shopping centers, supermarkets, restaurants, cafes, and recreational facilities. There are also several schools, parks, and sports fields in the area, making it a family-friendly community. In addition to its residential areas, Rolleston is surrounded by farmland and rural landscapes. The area is known for its agricultural activities, including dairy farming, cropping, and horticulture. One of the notable attractions in Rolleston is the Foster Park, which features sports fields, playgrounds and walking tracks. It's a popular spot for outdoor activities and community events.



Rental Appraisal

RayWhite.

Lot 128 Falcons Landing, Rolleston

25th February 2025

Ray White Metro Property Management thanks you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the current market value to be \$640- \$680 per week.

Property Description

This property features four bedrooms and two bathrooms with an open-plan kitchen, dining, and living. Heated by a heat pump and features double glazing. This newly built property is tidy and well-kept with modern and neutral décor throughout. Situated with an easy-care, private, and fully fenced section with a double internal access garage and off-street parking. Separate laundry. Great location and is close to amenities.

Comparable Rental Properties

68 Brenley Drive, Rolleston	4 bedrooms, 2 bathrooms	\$640pw
13 Sandhill Drive, Rolleston	4 bedrooms, 2 bathrooms	\$680pw

Kind Regards

Daniel Sharp

Daniel Sharp

Business Development Manager | Ray White Metro Property Management

03 343 3206 | 027 343 3240 | Daniel.Sharp@raywhite.com

14 Lowe Street, Tower Junction, Christchurch 8011

AJ McPherson & Associates Ltd Licensed (REAA 2008)

Ray White Metro have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

Who are Today Homes?

#1 Largest Builder in Selwyn District TOP NEW HOUSE BUILDERS October 2023 to September 2024

Selwyn
Summary Of All Dwellings
All Dwelling Values

Builder	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Total	% N°	N°/mth	Rank
Today Homes Ltd	14	14	8	3	6	10	9	16	3	8	5	5	101	8.2	8.4	1
Oakridge Homes Ltd	0	13	6	0	0	0	1	12	24	11	5	0	72	5.8	6.0	2
Mike Greer Homes	1	2	0	1	3	3	13	12	19	1	6	1	62	5.0	5.2	3
Kevler Homes	0	0	1	0	0	0	21	0	4	17	11	0	54	4.4	4.5	4
Green Homes	24	6	0	4	0	0	0	0	2	0	8	0	44	3.6	3.7	5
Golden Homes	3	7	0	4	2	7	5	2	1	0	4	7	42	3.4	3.5	6

#4 Largest Builder in Canterbury TOP NEW HOUSE BUILDERS October 2023 to September 2024

Canterbury Region
Summary Of All Dwellings
All Dwelling Values

Builder	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Total	% N°	N°/mth	Rank
Mike Greer Homes	30	95	14	25	27	16	45	118	59	28	52	66	575	9.2	47.9	1
Williams Corporation	75	0	5	0	0	29	30	0	22	20	27	0	208	3.3	17.3	2
Oakridge Homes Ltd	9	13	18	5	10	12	20	24	24	30	18	4	187	3.0	15.6	3
Today Homes Ltd	15	16	11	6	6	10	11	20	5	19	9	9	137	2.2	11.4	4
Golden Homes	7	12	3	10	8	18	18	15	7	9	10	17	134	2.1	11.2	5
Signature Homes	8	8	11	3	6	17	1	8	6	13	0	4	85	1.4	7.1	6

*This information was sourced from the independent BCI WhatsOn Report Oct 2023 – Sep 2024 showing the number of buildings consented within the associated area.



john.lodge@todayhomes.co.nz

027 433 5903

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A Family Legacy



Left to Right: Mike, Siobhan, Caitlin, Simon (and children), Anne, Graeme, Jon & Olivia

Graeme and Anne Sanders began Today Homes 35 years ago in the conservatory of their home, starting with a simple ad in the local newspaper. Through hard work and dedication, they managed to create a home building company the Canterbury community could trust. The three sons Simon, Mike and Jon have now taken over the helm and continue their parents' legacy, building quality, affordable homes in Canterbury for owner occupiers and investors alike. All being qualified builders, they know what it takes on-site to achieve the expected high standard. Graeme and Anne are still in the background, but are enjoying the semi-retired life watching their sons and company thrive. Today Homes is commonly known in the construction industry as the most organised and efficient builders, with systems and procedures in place that ensure every home is built to a high quality and delivered on time. We offer comprehensive guarantees over our workmanship and because we've been in the business of building new homes in greater Canterbury area for so many years having built over 2,500, our customers and trade know they can trust us.



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A Safe Investment

Because we manage our business prudently, we have been able to ride out the ups and downs of the housing market and continue to deliver a high-quality product for our clients. We are proud to be a locally owned and operated company and it is important to us that, like our business, our homes stand the test of time. Whether you're looking to build your first home, an architecturally designed showpiece or a family dwelling, our knowledgeable team will guide you through the process, so you achieve the home that you want. We can advise you right from the beginning of your project, including helping you to identify suitable land to build on and assisting you to secure finance and insurance.



The Today Homes Difference

- Family owned and operated for over 35 years
- Over 2,500 homes completed for our clients - with glowing testimonials
- 10 Year Master Build Guarantee included
- Number 1 Building Partner with Selwyn District Council - 2-10 working days fast tracking for consents to be issued, saving you 3-4 weeks in the build process
- Stone Benchtop to kitchen for extra durability and style
- Water Connection for fridge to all of our homes
- High quality Stainless Steel BOSCH appliances
- Exterior Auto Sensor Light to front for added security
- Data Box in all homes to house smart wiring
- Double layer of Batts in ceiling for extra insulation
- Thermally Broken Aluminium Windows and Doors with Argon Gas and Low-E Glass
- Heat Pumps sized to exceed Healthy Homes Standard in all homes
- We recycle between 40-50% of our building waste
- Allied Superslab Foundation for enhanced foundation design and performance
- We Bugle screw (not just nail) our timber frames together to increase the structural integrity to help prevent cracking in an earthquake or similar event
- Fire Retardant Masons Building Wrap - superior product allows us to continue to work inside prior to exterior cladding being installed saving you 2-3 weeks in the construction schedule.
- 365 Day Maintenance Programme with a dedicated Maintenance Manager



The Process



Start with Your Search:

Define what you need in an investment property – number of bedrooms, location, amenities. Our investment home and land packages offer modern design and efficiency.



Meet your Investment Sales Specialist:

Engage with our friendly Investment Sales Specialist to learn what's on offer and the many benefits of buying an investment property through Today Homes.



Visit Our Showhomes:

Come and experience the quality and layout of our homes first-hand (or refer our website for virtual walkthroughs)



Conduct Due Diligence:

Make any further enquiries, finalise your finance and have your Lawyer review all paperwork before making a final commitment to purchase.



Recommend Professionals:

We can introduce you to independent, recommended professionals like a Mortgage Adviser, Lawyer or Accountant to ensure you get the best advice.



Take Possession: Handover Day

We do a full walkthrough with you or your Property Manager and provide an independent Healthy Homes Report on handing over the keys.



john.lodge@todayhomes.co.nz

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Building Specifications

CONSTRUCTION

Foundation	New H1 Compliant
Framing	90mm SG8 Framing
Wall and roof insulation	New H1 Compliant

EXTERIOR

Roof	Colorsteel Long Run Roofing
Fascia and gutter	Colorsteel
Exterior cladding	Veneer Clay Brick with Mortar. Linea or Axon Features
Window and door	Thermally Broken with Argon Gas and Low-E Glass
Joinery garage door	Sectional Windsor Flat Woodgrain with auto opener/s
Entry door	Aluminium TGV with E-Lok Feature Handle

INTERNAL

Ceiling heights	2.4m Throughout
Internal doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster - Aqualine to bathroom & ensuite
Wardrobe joinery	White Melamine PVC Edged
Water heater	Thermann 250L Electric Hot Water Cylinder
Lighting and electrical	LED Recess Down Lights
Internal hardware	Holly Round
Ceiling hatch	600x600mm
Electrical	Generous allowance for double plugs, Fibre connection & TV aerial
Smoke alarms	As per Building Code

BATHROOM

Shower	Clearlite Millennium 900x900mm with Satin Silver frame
Fittings	Mizu Drift Mk2 - Chrome
Toilet	Kado Lux Close Coupled BTW Overheight with Quick Release Seat
Vanity	Project Single Drawer Wall Vanity White 900mm
Mirror	900 x 1000 Glue Fixed Polished Edge
Heated Towel Rail	7-Bar Heated Towel Tower Ladder - Chrome
Wall Heater	Weiss heater

EXTERNAL WORKS

Driveway	Plain Concrete Driveway and Crossing as per landscape plan
Patios & Paths	Plain Concrete Patio(s)/Path(s) as per landscape plan
Landscaping	Planted with a mixture of plants and trees as per landscape plan
Taps	3 exterior locations

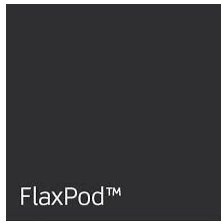


Finishes

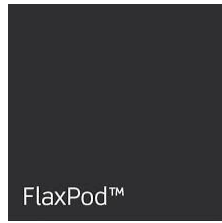
EXTERIOR



MIDLAND BRICK NZ
Tipico Albillo with
White Mortar



ROOF, FASCIA, GUTTER,
DOWNPIPES, GARAGE
DOOR (with garage
door trim to match)
Colorsteel Flaxpod



ENTRY DOOR,
ALUMINIUM WINDOWS
Matt Flaxpod



SOFFITS
Dulux Okarito



FEATURE CLADDING
Dulux Castlecliff

INTERIOR



WALLS
Dulux Okarito



CEILINGS, DOORS,
JAMBS, WINDOW
FRAMES Dulux Okarito



CARPETS FELTEX
Awana Bay Cloud



LUXURY VINYL
PLANKING Kitchen,
Bathroom, Ensuite,
WC - Paparoa
24241



ROLLER BLINDS
to Living/Dining/
Bedrooms (Kitchen
if required)



KITCHEN BENCH TOP
PRIME STONE
Cardrona 20mm



PANTRY BENCH TOP
PRIME LAMINATE
Snow Fabrini
Colorsteel Flaxpod



LAMINEX
KITCHEN CABINETRY
- Dezipna White
Embossed



KITCHEN
SPLASHBACK
Glass - Silver Coal



KITCHEN HANDLES
Enko 189
Brushed Nickel



Fixtures & Fittings



PROJECT Single Drawer
Wall Hung Vanity
White 900mm



CLEARLITE Millennium
900mm x 900mm 2
Sided Shower (Satin
Silver)



KADO Lux Close
Coupled BTW Toilet
Suite with Quick
Release Seat (4 Star)



**HEATED TOWEL
RAIL: 7 bar**



CLEARLITE
Pacific Drop in Bath
1655mm x 750mm



POSH SOLUS Shower
Rail Slide Mk33



MIZU DRIFT
Basin Mixers Mk2
(5 Star) & Shower
Mixers Mk2



MIZU DRIFT
Bath Outlet
160mm & Straight
Toilet Roll Holder



HOLLY LEVER
on round rose l13H001



WEISS
S/S Bathroom
Heater FH24SS



AQUATICA
LaundraTubbie
with Mixer



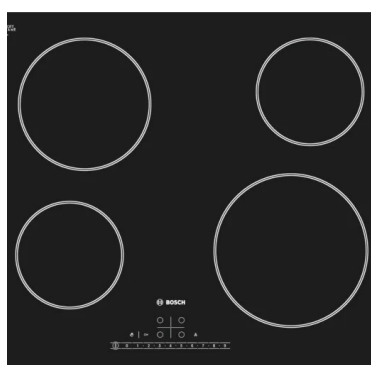
E-LOK Series 9
Electronic Lock Brushed
Stainless



Equipment



BOSCH built in oven
HBF133BS0A



BOSCH electric cooktop with
Touch Controls PKE611K17A



BOSCH dishwasher
SMS4HTI01A



ARISTON Canopy Rangehood
90cm ACS90AX-L



Undermounted Stainless
Steel Kitchen Sink



THERMANN ELECTRIC
250L Cylinder



URBAN Back Opening
Letterbox on Pole -
Black (Lockable)



DAIKIN High Wall Heat
Pump to Living
(model specific to size of
home)



HILLS Folding Frame
Single 26m Clothesline



NITA PENDANT LIGHT
1500mm in Black



Investment Testimonials



Luke & Jacqueline Brown

3 reviews

★★★★★ a week ago **NEW**

Amazing, professional company to build with. We have done a few builds and their communication and service level was incredible. We received accurate weekly updates throughout the whole build, they stuck to the build timelines and even had CCC ahead of time! Couldn't have asked for a smoother building process - we would highly recommend Today homes!



Adam Teo

4 reviews

★★★★★ 4 months ago

I recently had Today Homes build my new home, and I couldn't be more pleased with the results. From start to finish, the entire process was seamless and professional.

The team at Today Homes demonstrated exceptional expertise and attention to detail. Their advice on the best options for my new home was invaluable, ensuring that the final products not only enhanced the aesthetics of each room but also met my practical needs perfectly.

I highly recommend Today Homes to anyone looking to build a new home. Their brilliant work has truly transformed my living space, and I am beyond satisfied with their service. Thank you, Today Homes, for a job well done!



Stephane David

Local Guide · 56 reviews

★★★★★ 2 months ago

Today Homes have been fantastic to work with, from planning to completion. The process was clear, the dates realistic and they provided regular updates and were exactly on time according to the plan. The team was also very accommodating and responsive in answering our queries.



john.lodge@todayhomes.co.nz

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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 to 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.



James Crouch | Client Success Manager

james@equiti.co.nz | 021 022 66095

James brings extensive expertise in the property and finance industries. As Equiti's Client Success Manager, he is committed to earning trust, delivering outstanding service, and instilling confidence at every stage of the client journey.





equiti.co.nz

info@equiti.co.nz

QB Studios,
208 Ponsonby Road,
Auckland

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