



OTAGO

Lot 13, Shotover Rise,
Queenstown

equiti

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WELCOME TO FOWLER HOMES

Building kiwi homes since 1984,
let's build yours.

Fowler Homes has been in the home building industry since 1984, we have established a trusted brand with nationwide recognition. Our product offering is diverse, there is no job too big or too small. We provide custom design & build services, a plans range to build from or provide inspiration and direction, knock down and rebuild services, house & land, and turnkey packages across New Zealand.

At Fowler Homes, we pride ourselves on building the home that suits your section, budget, and lifestyle.

We work with you from the start to bring your ideas of your dream home to life, utilising years building experience and industry knowledge.

www.fowlerhomes.co.nz

TURNKEY HOME & INCOME PACKAGE









**Lot 13, Shotover Rise,
Stalker Road,
Queenstown**

For Sale: \$1,726,000
Rental Assessment
Main House: \$925-\$995 pw
Unit: \$500-\$550 pw

This turnkey home and income property has been designed for the local environment. This property features a spacious three-bedroom main home and a one-bedroom unit. The main living area is open-plan with a scissor truss ceiling and skylights. The master includes an ensuite and walk-in wardrobe. The other two bedrooms are a good size, each with wardrobe systems. The laundry is located in the double-car garage.

The attached one-bedroom is perfect for extended family, guests, an office, or a secondary income stream. Shotover Rise is a thoughtfully designed development project, that ensures a quality style of living for future residents.

Specifications

-  Section Size 588m²
-  Floor Area 200m²
-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garage 2



**Can be secured
with just a
5% deposit**



**Gross Yield:
4.7%**

HOUSE PLAN

Lot 13, Shotover Rise,
Off Stalker Road,
Queenstown



Specifications

 Bedrooms 4

 Bathrooms 3

 Living 2

 Garage 2

 Length 16.35m

 Width 12.89m



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING

HOME FEATURES

Lot 13, Shotover Rise, Off Stalker Road, Queenstown

INTERIOR

- Nordzco custom designed kitchen
- Custom wardrobe system
- Walk-in wardrobe to master bedroom
- Timber shelve storage/linen cupboard
- Rinnai high wall heatpump to unit
- Rinnai ducted heat system to main house
- Gas fire
- Tiled bathroom floors, skirting and shower walls with under tile heating
- Harrions Luxor carpet
- Woodlands oasis laminate flooring
- Velux sky lights
- Thermal heart windows with SoluxE glass

EXTERIOR

- Colour Steel superdek roofing
- Concrete driveway/paths and patios
- Soft landscaping
- Boundary fencing
- James Hardie Oblique cladding
- Vertical timber weatherboard



THE LOCATION

Shotover Rise is located at the entrance of Shotover Country off Stalker Road, beside the Arvida Queenstown Country Club.

These turnkey home and income sections offer investors an opportunity to live in a sought-after neighbourhood close to many essential amenities. Residents will enjoy the convenience of Shotover Primary School, Kawarau Park Medical Centre, Gems Childcare, 11th Avenue by Franks, the Night & Day convenience store and local bus network.

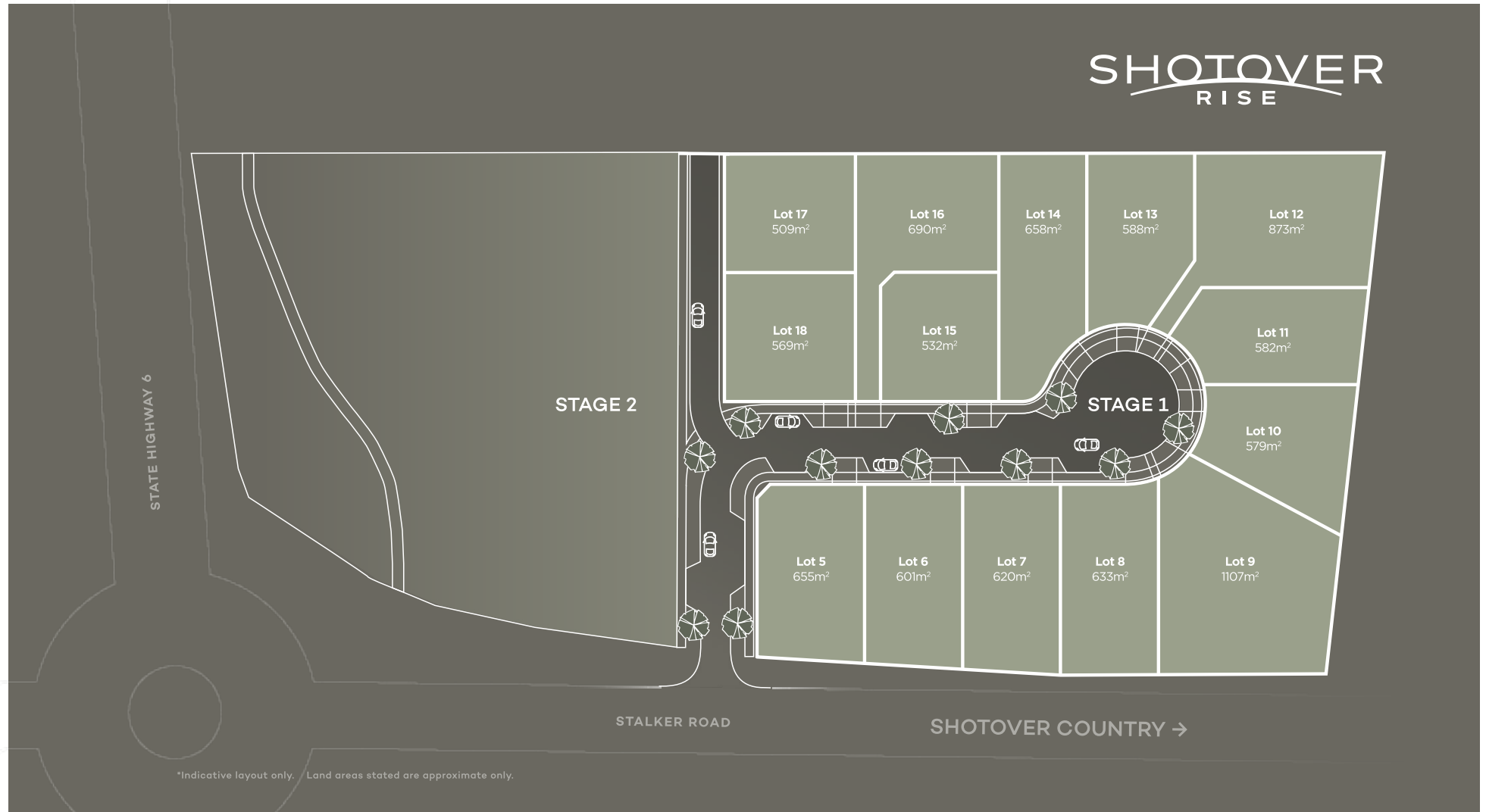
Frankton is a short 5-minute drive where you will find local shopping centres, and the Queenstown Airport.

Explore the nearby Queenstown twin river trails by bike or foot.

Shotover Rise is a thoughtfully designed development project, that ensures a quality style of living for future residents.



THE LOCATION



WHY BUILD WITH US?

6 SOLID REASONS TO BUILD WITH FOWLER HOMES

- 1** — Fowler Homes has been building homes for kiwis since 1984 and are one of the longest standing group home building companies in New Zealand
- 2** — We are New Zealand owned & operated. You will work directly with the business owners and their project management teams
- 3** — We offer a range of build options including custom design & build, standard plans range, house & land, and turnkey packages, knock down and rebuild
- 4** — We work with our clients and custom design your home, to suit your section, budget & lifestyle
- 5** — We have access to the best suppliers, contractors & group pricing rates and present you with a fixed priced contract
- 6** — Build with peace of mind, all our homes come with the 10-Year Master Builders Guarantee.

GUARANTEES

Every Fowler Homes build comes with a 10-year Master Build Guarantee. A Master Build Guarantee protects you through the building process and for the next 10 years.

—

Fowler Homes has a 12-month Building Defect Warranty Period, effective from the date of completion. This covers you for any defects that may become apparent after Completion and Final Inspection.

—

Individual supplier warranties and guarantees will also be available.



CONTACT US



Fowler Homes Queenstown
Jason McGirr, Managing Director
027 324 7666
jason@fowlerhomes.co.nz



Online

Want to find out more about Fowler Homes? Visit fowlerhomes.co.nz for inspiration.



**FOWLER
HOMES**™

Est. 1984

YOUR STYLE OF LIVING

Proud to be locally owned and operated since 1984.

Testimonials

"Thoroughly enjoyed the whole build process with Fowler's. This was our first build so we didn't know what to expect. The communication from Jason, Damian, and Ed was excellent. Such a great team to work with and we would definitely build with Fowlers again. Our house has turned out very nicely, we are very happy with it. The finish is of very high quality." Will and Hamish

"We recently built a new home in Hanley's Farm with Fowler Homes and have been very impressed with them throughout! They completed the build in less than 6 months from start to finish, provided weekly updates on build progress with photos (using a handy app called BuilderTrend), and where there to help every step of the way if we had questions or needed anything. If I have another build project in the future, I will definitely be using them again." Drew Eckman



Social

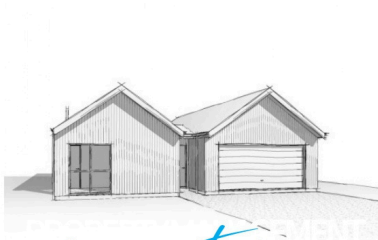
Connect with us on social media for all the latest news, trend alerts and updates from our team.

[@fowlerhomesnz](https://www.instagram.com/fowlerhomesnz)

www.fowlerhomes.co.nz

*Images and floor plans are an artist's impression only.
Interior and Exterior features are subject to change. All
final details are confirmed in the Contract.

Rental Appraisal



Queenstown

Rental Assessment for:

Shotover Rise, Stage 1, Lot 13—Fowler Homes

Date: 14/02/25

Thanks for allowing us the opportunity to provide you with a professional rental appraisal of the above property, ideally located for long term rental accommodation.

Harcourts are proudly New Zealand's largest residential property management real estate company. Our multi award winning Queenstown office, operating since 2003 prides itself on exceptional customer service. Our team mission here is to take the time, stress and hassle out of renting your investment property while maximising your income.

I hope this appraisal helps, please do contact my cell phone number below should you require further information around fees and charges and the range of dedicated services Harcourts provide while caring for your investment.

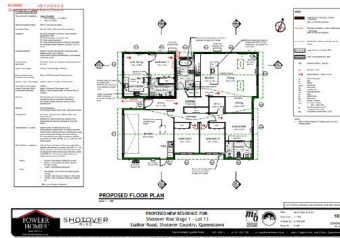
DISCLAIMER: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to 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 thereof). A property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <http://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. 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. It should also be noted that the rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate.



Kind regards,

Paul Hibbett
Manager
Highland Real Estate Group Ltd Licensed Agent REAA 2008
Level 1, 5 Duke Street, Queenstown
E: paul.hibbett@harcourts.co.nz P: 0272 426 814

Harcourts



Property details: With 3 bedrooms and 2 bathrooms, along with an attached 1 bedroom, 1 bathroom unit (dual income) This property represents an incredible rental investment opportunity

Long term assessment:

After having viewed the property and taking into consideration the current rental market conditions, it is in our opinion that this property would achieve a weekly rent in the vicinity of:

Main House: \$925-\$995/week*

Unit: \$500-\$550/week*

*Figures based on comparable vacant rental listings in Queenstown currently.

Rate range represents low tenant occupancy numbers vs high occupancy numbers (family, professional couple vs multiple tenants—room by room rate).

Assessment:

After having viewed the property and taking into consideration the current rental market conditions, it is in our opinion that this property would achieve a weekly rent in the vicinity of:

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Unit: \$500-\$550/week*

*Figures based on comparable vacant rental listings in Queenstown currently.

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Should you require further information, please contact me on 0272 426 814 or email paul.hibbett@harcourts.co.nz

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 draws on 17 years of experience in both the financial service and new-build space. Hamish is the director of the company. He is also an licensed salesperson.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

Jordan has worked within real estate for the last 9 years. She manages the systems and IT, implements process and strategy and is the glue to our company. She also assists the sales team with admin support.





equiti.co.nz

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DISCLAIMER

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.