



CANTERBURY

Lot 2, Grey View, Rangiora

The Online Real Estate Platform Designed Exclusively for Financial Advisers

Hamish Cowan | hamish@equiti.co.nz | 021760 046

equiti



\$799,500

FIXED PRICE INVESTOR HOUSE & LAND PACKAGE

RANGIORA LOT 2 GREY VIEW

 3  1  2  2

LAND SIZE

392 m2

FLOOR AREA

145.0 m2

Titled

*Above dates are estimates only. Title dates are information provided by the developer.
Completion dates are based on an unconditional contract and title issue.

GUARANTEED RENTAL RETURN

\$710 per week

*Refer to page 6

ANNUAL RETURN

\$36,920

GROSS YIELD (GY)

4.62%


**GOLDEN
HOMES®**

It's a 
better home
you own.

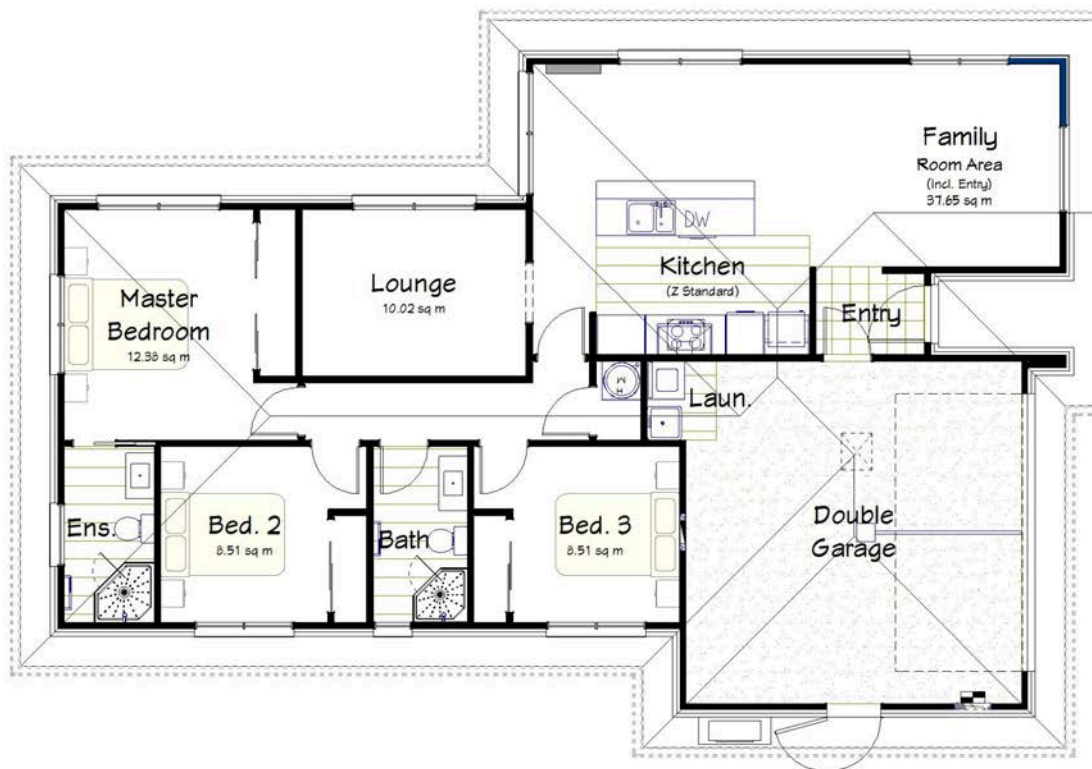


KEY FEATURES

- ▶ Tenant Ready Package + Includes Soft (Green) Landscaping & Drapes/Blinds
- ▶ Healthy Homes Compliant – Independent 3rd Party Report Provided on Settlement
- ▶ Specification Tailored for Investors for Durability & Return on Investment
- ▶ Rental Appraisal Available from Independent, Recommended Property Manager
- ▶ Includes Professional Interior & Exterior Colour Selections

Visit goldenhomes.co.nz for our entire range of Home & Land Packages





FLOOR PLAN

RANGIORA

LOT 2 GREY VIEW



LAND SIZE
392 m²

FLOOR AREA
145.0 m²

GUARANTEED RENTAL RETURN
\$710 per week

ANNUAL RETURN
\$36,920

GROSS YIELD (GY)
4.62%

*Refer to page 6

Structural Features

- ▶ Structural Engineer's Sign Off
- ▶ Engineered Rib-Raft Foundation
- ▶ ZOG Steel Framing tested to Magnitude 9
- ▶ Fire Retardant Roof Underlay
- ▶ HomeRAB Insulated Pre-Cladding
- ▶ Double Glazed Aluminium Windows
- ▶ Comprehensive 10 Year Warranty

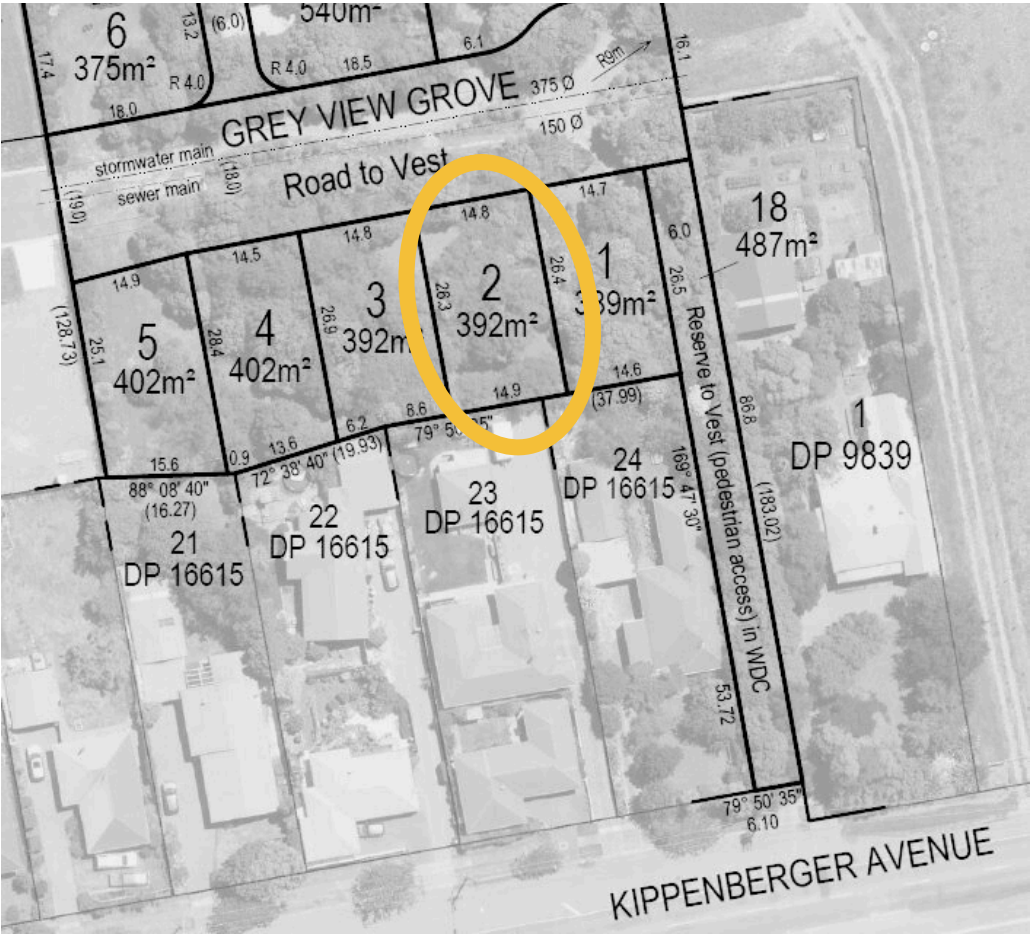
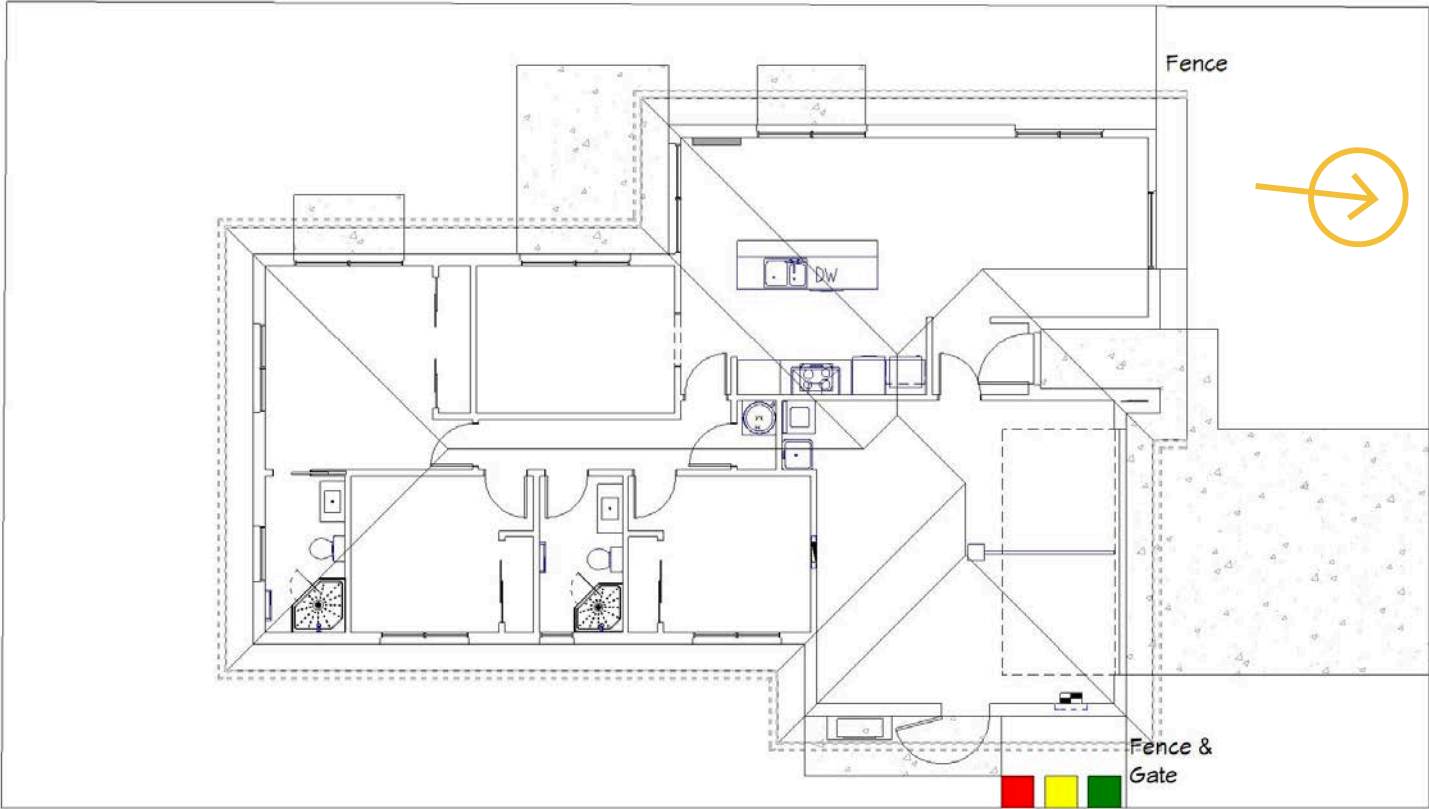
Design Features

- ▶ Quality Pine Skirting and Architraves
- ▶ Resene Architectural Spacecoat Paints
- ▶ Tiles to Bath Surround and Vanity Splash Back
- ▶ Fisher & Paykel Appliances
- ▶ Methven Echo Minimalist Tapware & Shower Rails
- ▶ Soft Close Joinery

Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



SITE PLAN



LOCATION & AMENITIES

WAIMAKARIRI – RANGIORA

This hidden gem just out of Christchurch is an attractive rural town with a fine balance of contemporary and historic charm. The old heritage buildings and museums are evidence of its flavourful past. You'll also find modern architecture and comforts from mouth-watering eateries to boutique shopping. This growing town is home to several fantastic recreational areas and walks. Just a short 20-minute drive to Christchurch, Rangiora is a popular growing town.



Nearby:

Rangiora Health Hub - 2km
Southbrook Shops - 2.9km

Christchurch - 29.7km
Airport - 27.7km

Woodend - 6.3km
Kaiapoi - 12.2km

Pegasus - 8.4km
Amberley - 25.5km

GUARANTEED RENTAL RETURN



THE GOLDEN HOMES GUARANTEE

Your investment journey matters to us at Golden Homes, that's why we have aligned ourselves with Harcourts to provide certainty when purchasing your investment property.

With all of our investment options, we proudly offer a 2-year fixed term rental guarantee, at a specified rate, for the two years following the purchase of your Golden Homes Investment Package. This means that for the two years following your purchase, you are guaranteed to receive rental revenue at the agreed price.

Let us focus on the details while you continue to grow your future!

*Terms and Conditions Apply



RANGIORA LOT 2 GREY VIEW

GUARANTEED RENTAL RETURN	ANNUAL RETURN	GROSS YIELD (GY)
\$710 per week	\$36,920	4.62%

Harcourts
Grenadier Rent Shop

Visit goldenhomes.co.nz for our entire range of Home & Land Packages



THE PROCESS



MEET AND GREET

Meet our knowledgeable and friendly Investment Sales team to look at your best options.



CHOOSE YOUR INVESTMENT PACKAGE

Choose from one of our predetermined investment packages, alternately we can design your investment on your site with our in-house design team.



SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 14-day due diligence period to allow for finance and solicitor's approval.



BUILDING PROCESS

Once the building consent is issued, our Construction Supervisors will ensure that your build runs smoothly.



COUNCIL SIGN OFF

This is the final inspection required, together with the necessary paperwork your Code of Compliance certificate is requested.



HANDOVER

An exciting day! Your Investment journey begins!

WHY CHOOSE US?



START WITH A STRONG FOUNDATION

Your home is built on a Rib-Raft concrete foundation. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For warmth and comfort, they come with insulation rating up to R2.2.



LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes® use metal tile or longrun roof iron. They're lightweight, easy to maintain with long lasting colour, and ideally suited to New Zealand weather conditions – so you know the roof will do its job for many years to come.



NATURAL VENTILATION

Breathe easy – we install natural air integrated ventilators in all our bathrooms and toilets to remove damp, stale air and keep it fresh.



FIXED PRICE CONTRACT

At Golden Homes Christchurch all of our House & Land contracts are fixed price. Our fixed priced contracts ensure you are protected against increasing material costs. There are no P/C sums, no hidden costs, no 'allowances'.



WEATHERTIGHT WINDOWS AND FRAMES

Aluminium window joinery specifically designed so the extruded frames are directly fixed to the ZOG® steel framing, providing superior strength and exceptional security against adverse weather conditions.



A WARMER, BETTER INSULATED HOME

With R3.6 insulation in your ceiling and a total of R2.5 insulation in your walls (thanks to the R2.2 insulation and R0.3 Home-RAB® thermal barrier sheet), your home will stay cool in the summer, be toasty warm in winter – and use as little energy as possible.

WHY CHOOSE US?



A DURABLE, PROTECTIVE SHIELD

With Home-RAB® thermal barrier sheets, your steel framing is well protected from any temperature fluctuations and you gain R0.3 in total wall insulation.



FIRE RESISTANT

Featuring components such as ZOG steel roof purlins, steel fascia and spouting ZOG steel framing, plus fire retardant roofing paper and interior wall board, means your home is highly fire resistant



ZOG® STEEL FRAMING THAT STANDS THE TEST OF TIME

With our very own New Zealand made ZOG steel framing, the structure of your home will be as strong as anything. Controlled testing has shown that a steel-framed house with brick cladding can withstand major seismic activity, and because steel can't rot or grow mould, it's healthier for your family too.



SIMPLIFIED CONTRACTS

Our contracts are simplified with no surprises, making it clearer for all parties and a smoother and quicker process - costing less money for lawyer fees!



ENERGY-EFFICIENT

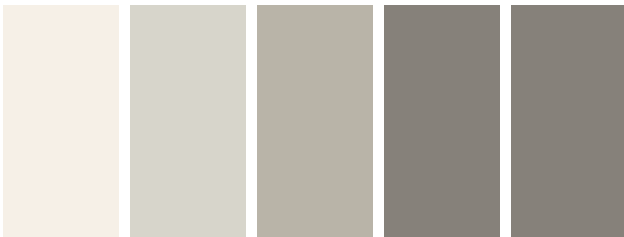
The LED lights you'll find throughout your home use up to 80 percent less energy than regular bulbs and last up to 20 times longer. The insulation you have invested in, keeping your home both cool and warm, means you'll love the reduced power bills.



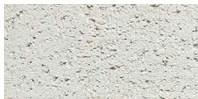
LONG-LASTING COLOUR, INSIDE AND OUT

Your interior walls are painted with Resene Spacecote®, an exceptionally durable, abrasion-resistant and easily cleaned finish.

EXTERIOR COLOUR SCHEME A3



Exterior A3



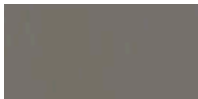
Brick – Crevole (230 x 76 mm) with white mortar



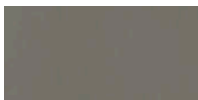
Linea – 180mm Classic Linea (pictured) or Vertical Oblique Weatherboard in Half Tea



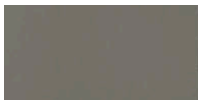
Roof – Stratos Smooth (pictured) or Classic Smooth in Sandstone Grey



Fascia, Spouting & Downpipe – Sandstone Grey



Garage Door – Montana or Valero in Sandstone Grey



Window and Front Door Joinery – Sandstone Grey

Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages

INTERIOR COLOUR SCHEME 1



Interior 1



Wall Tile - White Gloss 100 x 300



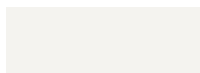
Bench Top - Tristone Gaia



Kitchen Cabinetry - Perfect White



Kitchen Cabinetry Accent - Classic Walnut



Interior Paint - Resene Double Alabaster



Floor Tile - Gem Marfil 600 x 600



Vinyl Plank - Robert Malcolm Supremo Paparoa



Carpet - Belgotex Haven Espresso

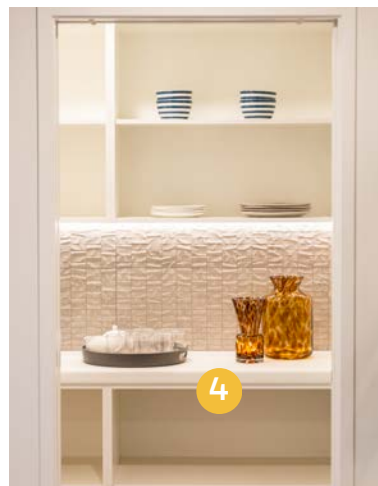
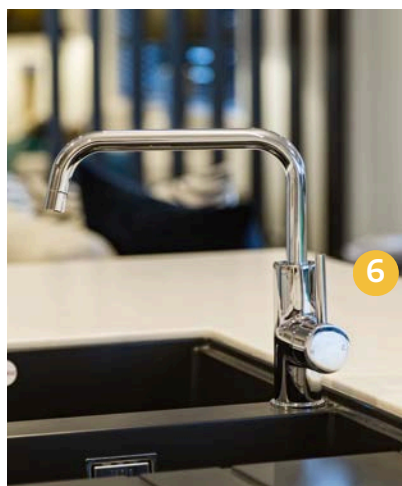
Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



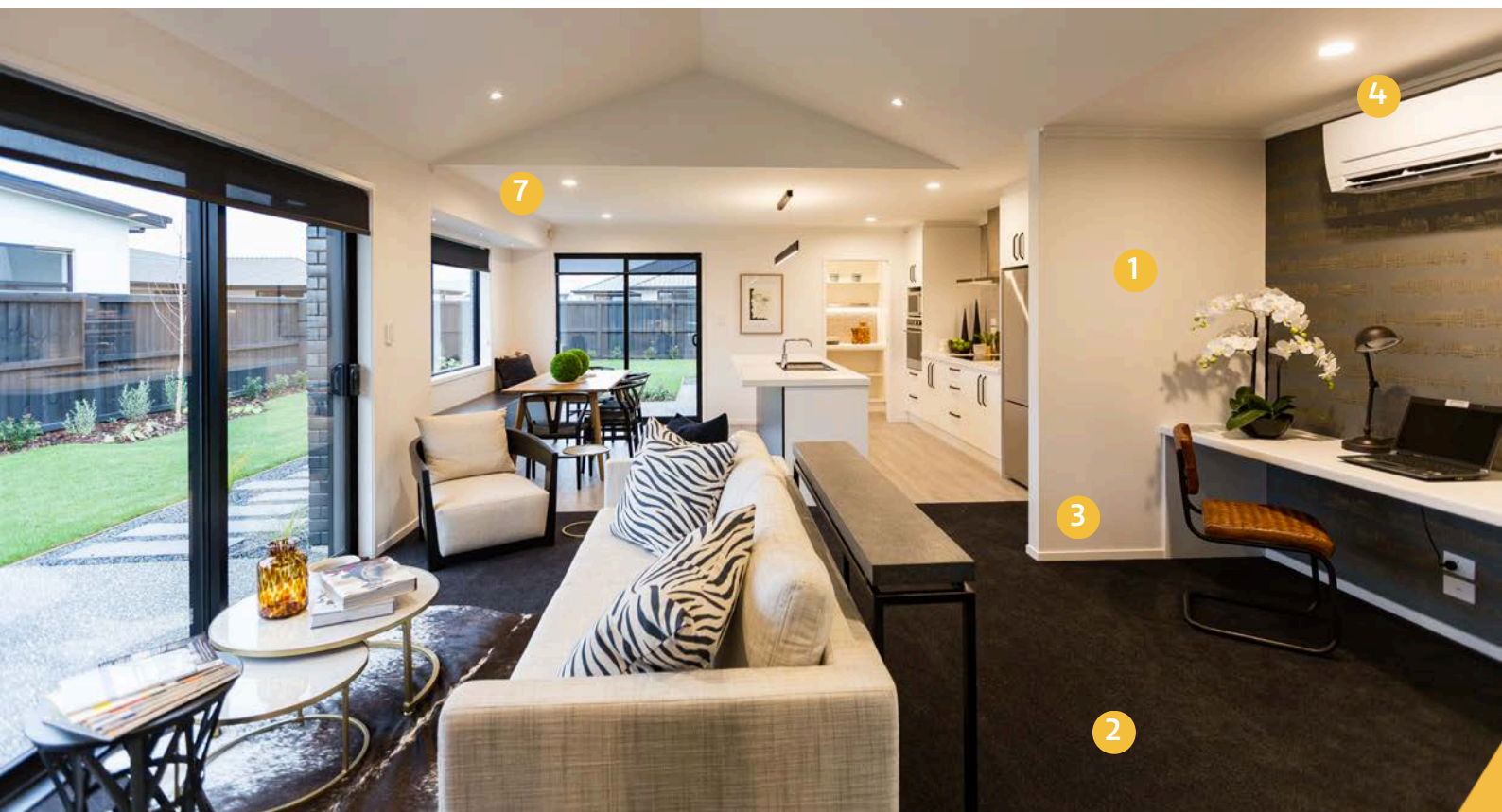
KITCHEN

Features

- 1 Fisher & Paykel Appliances
- 2 Soft Close Drawers & Cupboards
- 3 Breakfast Bar
- 4 Tristone Benchtops as Standard
(including in pantry)
- 5 Pine Architraves & Skirting Boards
- 6 Methven Tapware
- 7 Hygienic kitchen draw liners
- 8 Cabinetry to the ceiling 2400mm



Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



INTERIOR

Features

- 1 GIB Plasterboard Systems with Level 4 Finish
- 2 Showhome Quality Carpet Throughout
- 3 Resene Interior Paints
- 4 Mitsubishi Heat Pump
- 5 Quality Electrical Outlets & Switches
- 6 Schlage Elan Door Hardware Throughout
- 7 LED Lighting



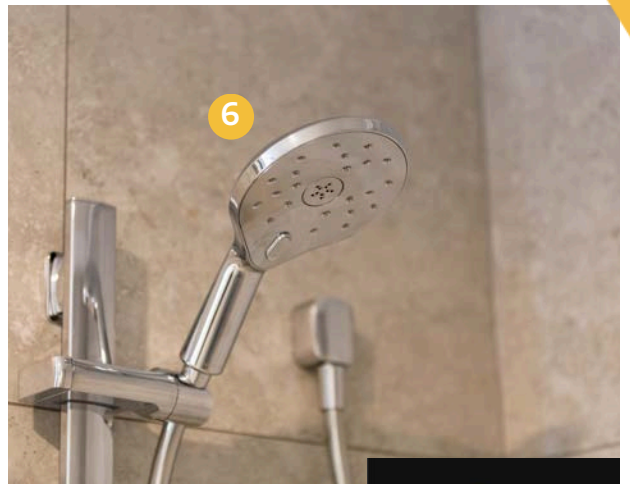
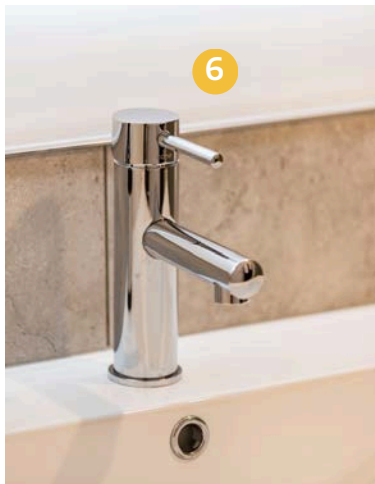
Visit goldenhomes.co.nz for our entire range of Home & Land Packages



BATHROOM

Features

- 1 Porcelain Vanity with Tile Splashback
- 2 Clearlite Bath with Tile Surrounds
- 3 Chrome Heated Towel Rail
- 4 Toilet with Soft Close Seat
- 5 Clearlite Shower
- 6 Methven Tapware & Mixers



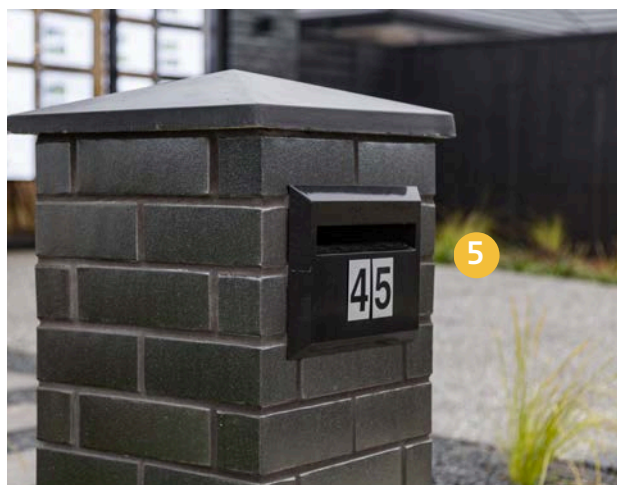
Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



EXTERIOR

Features

- 1 70 Series Clay Brick with a range of choices
- 2 Weathertight Double Glazing
- 3 Boundary Fences
- 4 Driveway & Vehicle Crossing
- 5 Letterbox
- 6 Schlage Electronic Door
- 7 Folding Clothesline



Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages

TESTIMONIALS

At Golden Homes Canterbury, we pride ourselves on the relationships we build with our customers. The most important aspect of building a house is trust in your builder, whether it be your first home, your next home, or an investment property. We work closely with our customers to ensure that our all-inclusive quotes work with their budgets and wish list – without any PC sums or hidden costs!

From initial meetings, through to contract, construction and handover – we are with you every step of the way to help make your building journey go as smoothly as possible.

Here's what a few of our customers have to say about building with Golden Homes:



“

On behalf of the Pajarillaga Family, we would like to express our gratitude for a job well done beyond expectations. You made our first home build experience very easy and achievable. I remember the first time I contacted, I was in Wellington and looking for a property in Christchurch. Without hesitation, you answered all my questions. We closed our deal and contract to the house and land package (which I had never seen in person before) but because of the trust gained through constant communication, answering lots of our questions, we were able to go ahead and finally started the build journey. It wasn't that smooth during the start of the build due to Covid lockdowns and GiB shortages but soon after, everything became as smooth as butter. It would not have been possible without you. Please extend our gratitude to our Construction Supervisor Greg who spent extra time to finish our house and supervised through the build. And to all lovely staff of Golden Homes – thank you very much.

– K, J & Y Pajarillaga

”

Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



TESTIMONIALS



I am writing to reiterate my thanks and gratefulness for our home in Pegasus. I'm reminded that this is our first year almost done and I have to say we love it. Everything seems to be going well, and our place looks loved and lived in. We have great neighbours, and the area has a good mix of young and old with lots of families settling in. Every time we leave home, we drive past the lake and the stunning views change with the time of day and season. So thank you for all you did for us. I've not forgotten.

– Marian K.



When I was looking for someone to build with I knew Golden Homes had high standards and were value for money. They're not the cheapest but you get good quality and workmanship and for me, I knew I wouldn't have any issues. Simon was my site manager, nothing was too much of a problem, great communicator. This was my third time I've built with Golden Homes, the last was 20 years ago and it was great to see some of the same people I had dealt with previously.

– Michael L

Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



TESTIMONIALS

“

Thank you for building our home, our castle. When we entered your showhome, we were greeted by friendly staff. The friendly, open, and honest approach to answering all of our questions is what put us at ease, and reinforced that we are definitely dealing with the right people to build our home. Trust is a big thing for me. And your “no BS” approach really made signing our paperwork a breeze. Our little boy is due any day now. I know that he will be safe and sound in our cozy warm home. Thank you to everyone who looked after us. We are truly grateful for all the hard work you guys have put into making our home a reality. I appreciate the Champion Team at Golden Homes Christchurch.

– Thorpe family

”



“

It was just like a miracle, I saw it on Facebook, on Dean's page. I had always dreamed of owning a new home. I clicked the buttons, then Dean called and set a time. We met, and I said “I'm interested” but asked how and Dean said he would help. The whole process was good, I'm happy with Golden Homes because I feel like I'm dealing with Family.

– Mike & Pusha P

”



Visit goldenhomes.co.nz for our entire range of Home & Land Packages



TESTIMONIALS

“

It was a genuine pleasure to have Golden Homes build my first home. Initially, I chose to go with a small builder, as I was under the impression they would offer me more, and that builders like GH were expensive. But that was not the case when I shopped around. GH offered me the biggest square metres and a high value house for my budget.

– J. Stephen

”



“

My mum's house is almost finished, and we want to thank you so much for all your help. You made everything so easy for us. We really appreciate it. My brother is also looking at buying a property, possibly looking at building... We would love to build the next house with you again.

– Jen

”



Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



NDM Construction Ltd.

NDM Construction (founded in September 2018) is named after the owners of the company, Nicki and Dean. N for Nicki, D for Dean and M for McGuigan – it's as simple as that!

"We are happy and proud to run a business where our name is on the door. Our customers, staff, team members, and contractors all know we have an open-door policy, where they can find us easily at any time should they need to," says Dean.

Dean and Nicki are both hands-on and work in the business, with Dean holding the front role of Managing Director and Nicki as the Marketing Manager.

Having experience in owning another well-known local company for 18 years prior to purchasing the Golden Homes Christchurch brand, they both understand the importance of investing in an awesome team of people who listen and deliver on customers dreams and expectations.

"Joining the Golden Homes brand was an easy choice for us," says Nicki. "When we were offered this opportunity, we immediately knew that the brand aligned well with who we are as a couple."

"It's a better home you own is not only the company tagline, it is more than that — it's actually what we do!"

Dean and Nicki are not ones to sit back and take things easy. They have 3 children that keep them on their toes, with two sons aged 22 and 17, and a daughter about to turn 15. Often before the teenage kids rise, you can find Dean out on his road bike, and Nicki on the water rowing. As a family, they are rugby fans and try to get to the games whenever they can.

A current team of 34 staff – consisting of Management, Admin, Consent & Compliance, Sales, Construction Supervisors – means NDM Construction Ltd is one of the largest locally-owned building companies in the Canterbury area.

The latest stats released show NDM Construction Ltd t/a Golden Homes as being a leader in the number of building consents issued from Sept 2021 – Sept 2022 for standalone homes over the Waimakariri, Christchurch and Selwyn District Councils.



YOUR RENTAL ASSESSMENT

27 JUNE 2024

LOT 2 GREY GROVE VIEW, RANGIORA

Thank you for the opportunity to provide a rental assessment on the property situated at **Lot 2 Grey Grove View, Rangiora**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$600 - \$620** per week on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on **027 217 1273**.

GRENADIER RENT SHOP

EXPERIENCE THE DIFFERENCE

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.



MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. 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.



equiti.co.nz

Level 1, 208 Ponsonby Road,
Auckland

Licensed under the REAA 2008

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.