



OTAGO

Lot 202, Shotover Rise, Stalker Road,
Queenstown

equiti

Licensed under the REAA 2008



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 HOUSE & LAND PACKAGE



**Lot 202 & Lot 204,
Shotover Rise,
Stalker Road,
Queenstown**

For Sale: \$1,380,000

This three-bedroom home offers an affordable option for those looking to buy their first home in a great location. Single-story, the entryway takes you right to the open plan kitchen with island bench, dining, and living area.

The master bedroom has an ensuite and a walk-in wardrobe. The additional bedrooms are a good size, with built-in wardrobes. A separate toilet and family bathroom are conveniently located nearby. The single garage offers internal and external entry and includes a laundry area.

Secure your new home with a 10% deposit and balance on completion

Specifications

-  Section Size 300m²
-  Floor Area 120m²
-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 1



Gross Yield: 4.7%



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING

HOUSE PLAN - TYPE 4A

Lot 202 & Lot 204, Shotover Rise, Stalker Road, Queenstown



Specifications

-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 1
-  Length 18.90m
-  Width 7.58m

HOME FEATURES

Lot 202 & 204, Shotover Rise, Stalker Road, Queenstown

INTERIOR

- Resene Black White interior painting
- Windsor internal door hardware
- Thermal heart with Solux Low E Glass windows
- Ensuite, bathroom & WC obscured glass
- Entry Door with window in flaxpod
- Nordzco Kitchen and joinery
- Fisher & Paykel kitchen appliances
- Glass kitchen splashback
- Rinnai Pro Series High wall heat pump
- Stiebel Eltron Trend M wall bedroom heaters
- Carpet & vinyl plank floor from
- Window treatments
- Open plan living

EXTERIOR

- Vertical Pineclad v groove shiplap weatherboard and vertical Shadowclad gooved panels cladding
- MaxRaft maxslab 300m
- Coloursteel superdeck roof in flaxpod
- Dominator sectional Valero insulated garage door in flaxpod
- Concrete path, patio and driveway
- Soft landscaping



HOME UPGRADES

Talk to our team about the upgrades that can be included on your new build as an additional cost.

- Ducted Heatpump
- Bathroom Heaters
- Higher Spec Kitchen Appliances
- Upgrade Carpet
- Garage Carpet
- Upgrade to laminate Flooring and Tiled Bathroom Floors
- Tiled Bathroom Floors
- Tiles Bathrooms and Showers
- Tiled Splashback (Hob Only)
- Tiled Splashback to wall length
- Upgraded Plumbing Fittings to Gunmetal (not including Laundry)
- Roman Blinds in Bedrooms
- Interior Paint - Three Tones of White
- Upgrade Laundry Storage
- Upgraded Wardrobe Storage
- Loft Ladder and storage area



THE LOCATION

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

These turnkey house and land packages offer families 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.

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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.

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Individual supplier warranties and guarantees will also be available.



Rental Appraisal



7th July 2025

Lot 202, Shotover Rise, Stalker Road, Queenstown

To whom it may concern, we have been instructed by Fowler Homes, requesting us to complete a rental appraisal for the abovementioned property for prospective leasing.

We note this appraisal is undertaken in accordance with the agreed permission of the owner.

Description of Property

Address	Lot 202 Shotover Rise, Stalker Road, Queenstown
Bedrooms/Bathrooms	3/2.5 house
Land Size	300 sqm
Garaging/Car Parking	Single garage plus off-street
Build date	2025

We believe that a weekly rental of the proposed property is estimated to be between **\$1,100** and **\$1,250** per week for the three-bedroom home.

This appraisal is based on the current market conditions & comparable properties in the region.

Contact Details

We trust that this rental appraisal document is suitable for your current requirements, but should you need any further assistance please do not hesitate to contact the undersigned.

Mark Blake
Property Management
Mark@qproperty.co.nz
Mob: 021 221 9003

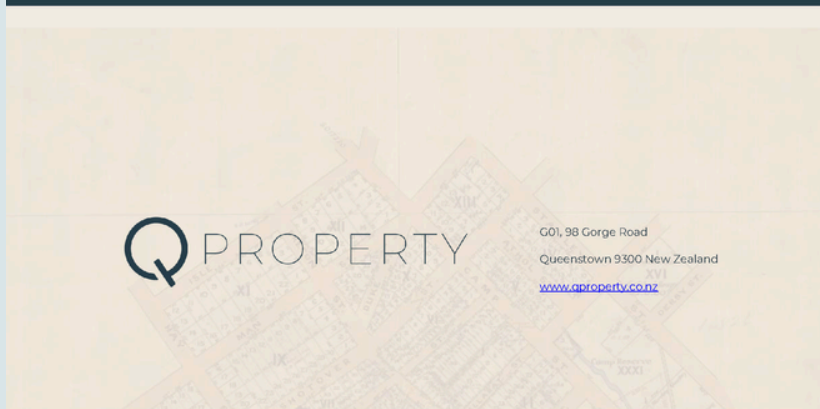
Whilst thorough rental-market research has been undertaken to provide this appraisal, Q Property Management accepts no liability. Please do not use the appraisal information for financial purposes.

 **Q PROPERTY**

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Rental Appraisal – Residential Property



 **Q PROPERTY**

G01, 98 Gorge Road
Queenstown 9300 New Zealand
www.qproperty.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 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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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.