



SOUTHLAND

Lot 25, 52 Chesney Mews, Tisbury
Invercargill

equiti

Licensed under the REAA 2008



**example of similar home render*

\$675,000

Lot 25 | Chesney Mews

4

1

2

1

Quality Homes
at Affordable
Prices

LAND SIZE

496m²

FLOOR AREA

133m²

GUARANTEED RENTAL RETURN

\$650 per week

RENTAL YIELD

5.1%



What's Inside?

- Welcome to Inspire Homes
- Testimonials
- The property
- About the area
- What's nearby?
- Landscape plan
- House plan
- Rental appraisal
- Interior, exterior and colour scheme
- Features: Kitchen & Interior
- Features: Exterior & Interior
- Key features
- For peace of mind
- Why build with Inspire Homes?
- Some of our completed developments
- Contact us



“

Excellent to deal with!
From the start, they've
delivered on their promises
& been very professional &
most importantly,
trustworthy.
– Mark & Mary
Richardson

“

We are delighted with
the look and feel of the
property. We feel very
fortunate to have had the
Inspire team on the
project.
– Tracey & Blair
Burtenshaw



“

Wonderful, friendly,
professional service received
from Inspire Homes. Highly
recommend to anyone
looking to build.
– Suzi Smith

Welcome to Inspire Homes

Inspire Homes is a residential home developer building across NZ with a wide range of affordable homes. Our homes are designed with comfort and style in mind, featuring spacious layouts and modern finishes that will make you feel right at home. Every home we build, we build with care. We don't treat homes as stock items or just another notch on the belt. Pride in our work is at the forefront of each project, whether a \$650,000 townhouse or a larger \$1.2m home.

We have built and handed over hundreds of homes and typically have 40-50 under construction at any one time. We often but not always complete the underlying subdivision work to the land before building our client's homes. Our favourite locations are Christchurch, Auckland, Gisborne, Invercargill, Whangarei and Palmerston North.

Inspire Real Estate started in 2008 and has evolved into four distinct divisions – construction, property sales and management and a portfolio of accommodation assets.

My name is Anyos Gonczy, and I am the owner of the Inspire group of companies. The firm would be nothing without its loyal and long-serving co-workers and contractors. I am grateful to all involved, and my drive to keep going is a mix of loving my work and ensuring my team is happy and looked after also.

We have two children, Abby and Josh, and my wife Louise is my everything – we have been together since we were 18 years old. They have very little to do with the company but support me continuously.
On behalf of everyone, we look forward to working with you.



About The Area

Southland's commercial hub, Invercargill, is one of New Zealand's most beautiful and precious cities. As the gateway to some of the country's most picturesque landscapes and exciting outdoor activities with remarkably long daylight hours in summer and the most extraordinary night sky offering regular vistas of the spectacular Aurora Australis, the southern lights, it's no wonder that more and more Kiwis are deciding to call this long-established city home.

The gold rush originally drew settlers to Invercargill in the 1860s. While gold nuggets might be harder to come by these days, astute investors still have the opportunity to seek their fortune from the land here by investing in a new home at Chesney Mews that will work almost as hard as those gold miners did all those years ago with much more reliable results.

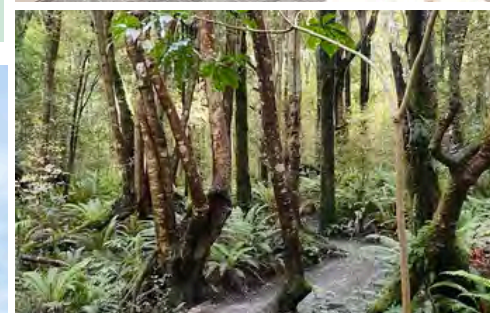
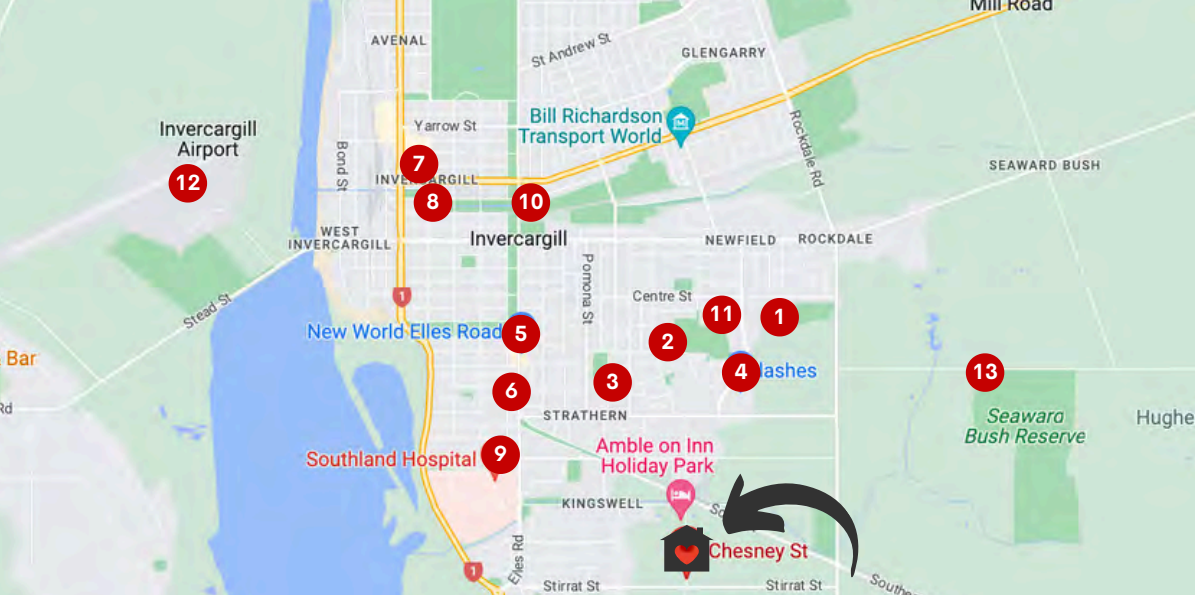
With heavy investment in the city's Infrastructure and Development happening right now, including \$180m of improvements to the city centre, a \$65m upgrade to the museum and construction of a \$50m data centre, Invercargill is only set to grow. Enormous and ambitious projects like the stunning new Invercargill Central shopping centre are further helping to boost the already impressive local economy and GDP while creating an expected 400 – 500 new jobs at the same time.

These initiatives are all a part of The Southland Regional Development Strategy, which is striving and succeeding in its goal to bring 10,000 more people to Invercargill by 2025. Don't wait for that growth to happen, get in on the ground floor now and have your brand-new investment property with its superb thermally broken double glazing and modern insulation waiting for tenants who will be unable to pass up the warm, energy-efficient and modern property as their new home.

Invercargill was expertly planned in the 19th century by a surveyor with a vision, John Turnbull Thomson, who clearly had high expectations for the city. The main streets are 40m wide, and the city's grid structure is incredibly effective, making it the envy of gridlocked Auckland and Wellington residents.

As a result, it doesn't take long to get anywhere in town, but residents of Chesney Mews will enjoy having major services and employers like Southland Hospital and Southern Institute of Technology just 5 minutes from their front door, as well amenities like the immaculate grounds of Queens Park just 10 minutes away.

Inspire
HOMES
EST. 2013



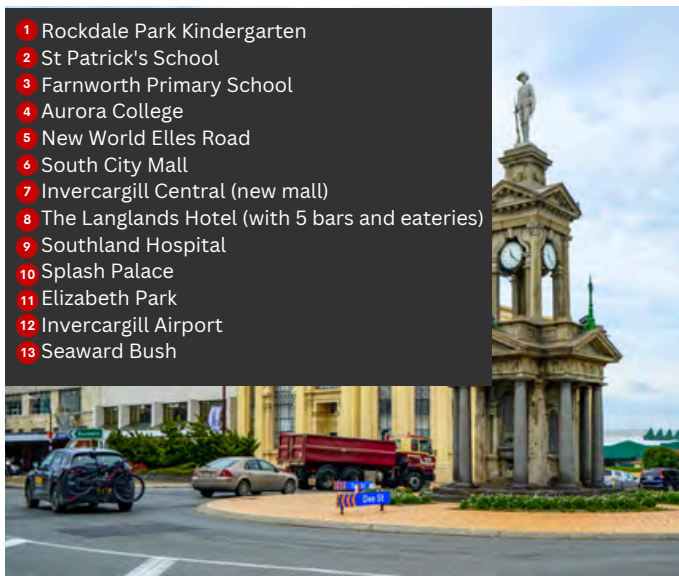
What's Nearby

Invercargill serves as a gateway to various southern adventures, including trips to Stewart Island, exploring the Catlins, and embarking on road trips along the Southern Scenic Route.

Considering the location of Chesney Mews? This is an area that will suit your lifestyle and needs! Proximity to work, schools, public transportation, shopping centers, medical facilities, and recreational areas and in a safe and desirable neighborhood.

Here are some helpful spots located close to Chesney Mews.

- 1 Rockdale Park Kindergarten
- 2 St Patrick's School
- 3 Farnworth Primary School
- 4 Aurora College
- 5 New World Elles Road
- 6 South City Mall
- 7 Invercargill Central (new mall)
- 8 The Langlands Hotel (with 5 bars and eateries)
- 9 Southland Hospital
- 10 Splash Palace
- 11 Elizabeth Park
- 12 Invercargill Airport
- 13 Seaward Bush



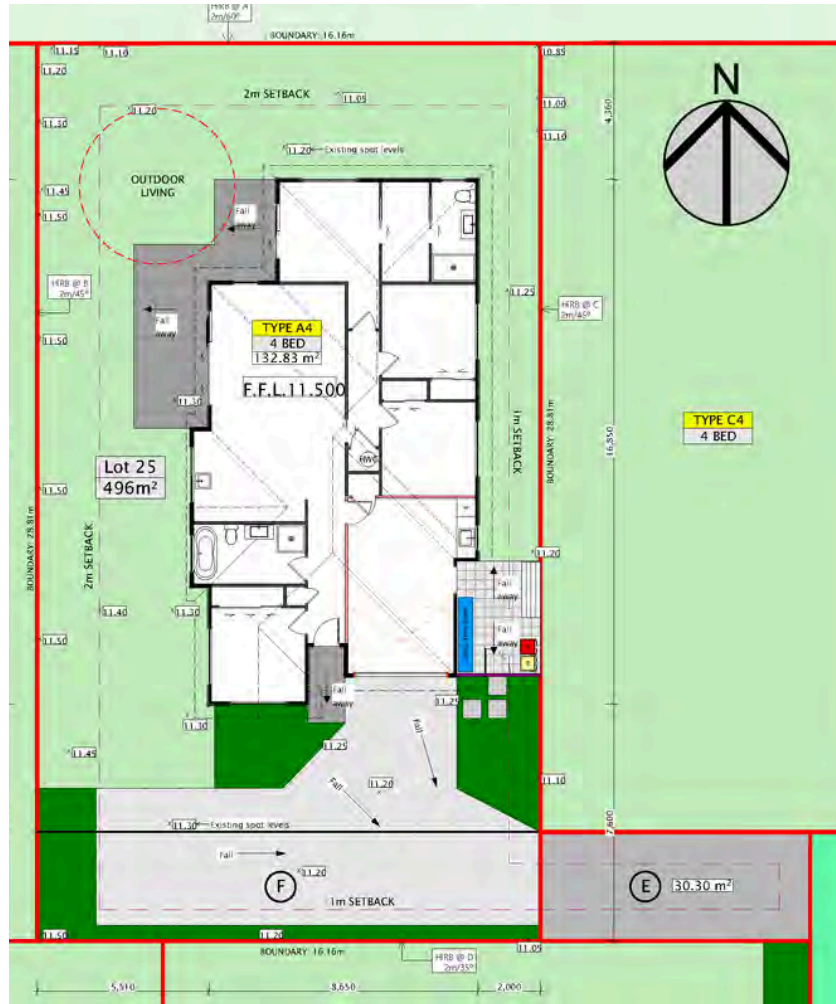
Subdivision Renders



Subdivision Renders



Landscape Plan



Floor Plan



4



1



2



1



FLOOR LINING KEY:	
	Vinyl Plank Flooring
	Carpet
	Concrete - Garage

House Plan



Proposed LOT 25 NORTH ELEVATION 1:50



Proposed LOT 25 SOUTH ELEVATION 1:50

ELEVATION NOTE LEGEND	
KG	COLORSTEEL ROOFING
FL-2	COLORSTEEL FASCIA & GUTTER
WC-1	SELECTED WEATHERBOARDS
VC-2	SELECTED VERTICAL WEATHERBOARDS
3	DOUBLE GLAZED ALUMINUM
4	SELECTED ALUMINUM
F-1	TRIPLE FENCING - 1.8m max.
F-2	TRIPLE FENCING - 1.2m x 1.5m

Risk Factor	Risk Severity	Risk Score
Worst case (per NZS 1041)	High risk	1
Number of sources	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score		4



Proposed LOT 25 EAST ELEVATION 1:50



Proposed LOT 25 WEST ELEVATION 1:50

MATERIALS



Rental Appraisal



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REAL ESTATE
Licensed agent under 264/2008

Sales | Rentals

Rental Appraisal

Date: 3rd April 2025
Property Address: Cheesey Mews
Suburb: Invercargill - Southland
Bedrooms in Dwelling: 4
Bathrooms: 2
Garaging: Single garage

Features:

Stunning boutique development on town's doorstep. Very close to public transport and all other important amenities you would expect in a city. Clever layout across 133 m² (approx.) offering a versatile floor plan complete with heating, quality fittings and fixtures along with a lovely fit out. The agency has a long and successful track record in renting and managing tenants in Invercargill and we see strong demand for this offering.

Current State of Property:

Off-plan to be built

Other Considerations:

24 month Inspire rental guarantee @ \$550

Appraised Rent Range: \$ 620 - 680 /main unit per week
\$ /minor unit per week

Kind Regards,

Anyos Goncity (B Bus)

Group Director

anyos@inspireproperty.co.nz

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Page 1 of 1



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Rental Guarantee



FREQUENTLY ASKED QUESTIONS

Like all investments, there are always uncertain elements that can be intimidating. We understand that, and it's why we take some of the guesswork out of the equation by offering a 24-month rental guarantee when you buy from us and choose to have your property managed by Inspire Property Management.



WHY CHOOSE US?

Inspire is focused on ensuring you get the best out of your property. We understand that whether this is your only rental property or one of a growing portfolio, it is just as important.

Backed by years of experience, we will obtain a premium rental value through proven practices and processes. And one of the most fundamental parts of this is to find you the right tenant. We start with our marketing campaign through trusted channels, websites, networking and social media to ensure your property receives the right attention. Inspire will ensure the best tenant is selected for your property using diligence, research and instinct.

As part of the professional management service that we offer you, regular and thorough property inspections will be carried out. As and when repairs or maintenance are required, we will take the hassle out of organising the work.

Above all, communication is key. Our team is trained in all relevant and recent legal requirements and ensures that you are always informed about what is happening with your assets. Whether that is providing detailed reports on tenants, inspections or maintenance, or chasing rent, our service is unmatched.

How much is my property being rented for?

Your property will always be advertised and rented at or slightly above market rents at the time it is listed. It's not unusual for the rental market to have shifted from the time you buy to when the project is completed. In the event that the market rent is lower than the guaranteed amount, we will top your rent up to the guaranteed amount.

What does the rental Guarantee cover?

It covers rental vacancies and any shortfall between the market rent and the guaranteed rent amount.

When does the Rental Guarantee commence? 15 working days from receiving CCC.

What fees will I pay?

Our rates are among the best in the industry, set at just 8% of weekly rental income. Tenant placement fees and inspection charges also apply and are detailed in our Landlord's pack. We don't charge marks-up on any arranged repairs or maintenance.

How do I pay my fees?

For your convenience, management fees will be deducted from your rent payments and will be disclosed in your monthly statements.

When will I receive my rent?

The 1st and 16th of every month (or the next business day) to your bank account. Monies received will be the net amount of rent paid minus management fees or expenses incurred.

When will I receive my rent top-up, if any?

In the event the property is vacant, the guaranteed amount will be paid to you weekly. When a top-up is being paid to cover a shortfall, this weekly amount will be bundled together and paid monthly.

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REAL ESTATE



Rental Guarantee

Do I get to choose my tenants?

Your Inspire Property Manager will select the most suitable applicant on your behalf after thorough background, credit and reference checks.

Who will ensure my investment property is well looked after?

A crucial role of your property manager is being your eyes and ears at the property. They inspect your property every 3 months and report back to you with plenty of photographs and commentary. If and when challenges arise, the property manager will take careful but decisive action to ensure everything is back to how it should be.

What insurance do I need?

Owning a rental property without insurance is like driving a car without your seatbelt fastened. It is for this reason we require you to take out a landlord's insurance policy to qualify for our guarantee.

Should you allow pets?

This is up to you. Allowing a pet suitable for the size of the property like a cat or a small dog may help attract a broader base of potential tenants and let us secure a tenant for you faster. Pets can make it harder for tenants to find new property to rent so you may find you get a long-term tenant when you allow their pets. Ultimately this is your decision and best discussed with your property manager who will be supportive of whatever option you decide.

What happens if my investment property needs maintenance?

One of the perks of new builds is the 12-month defects warranty and 10-year structural warranty. This means we'll take care of any maintenance required during the warranty period. For any maintenance required outside of the warranty period, your property manager will contact you to discuss the best solution.

Do I need a Healthy Homes Assessment?

Yes, any property being rented must be assessed to ensure it complies with the new Healthy Homes standards and a Healthy Homes statement must be provided for all tenancies starting after July 1st 2021. We will arrange this as part of our Management Agreement with you at our cost.



Interior, Exterior and Colour



10 Year Master
Builder Guarantee



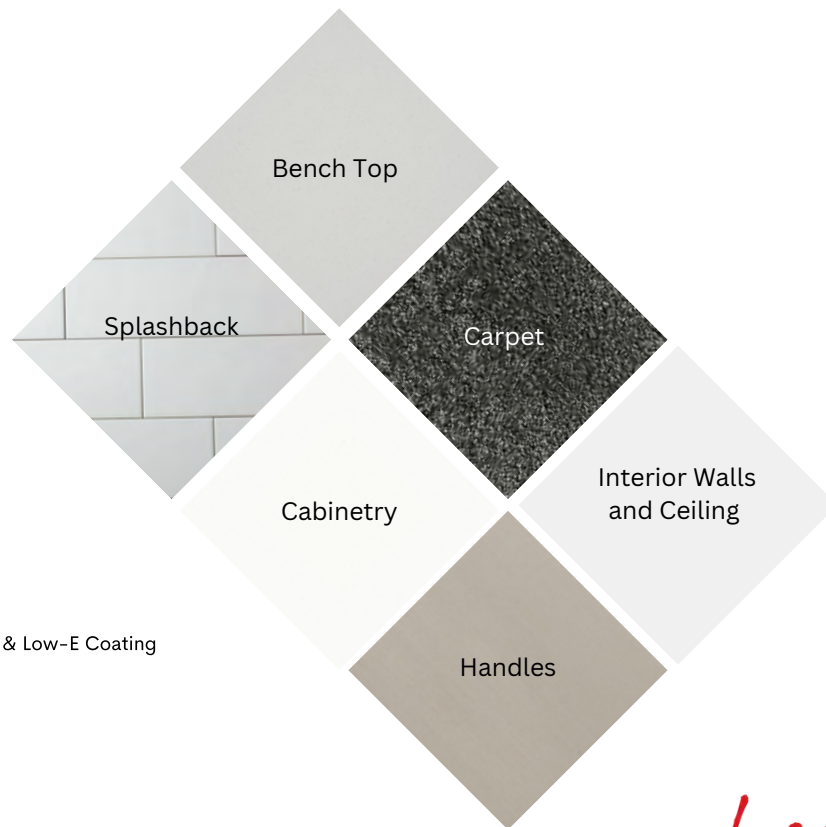
INTERIOR

- > Linings - GIB Plasterboard
- > Bathroom Linings - GIB Aqualine Plasterboard
- > Gib-Stopping and Paint - Level 4 Square-stop Finishing
- > Skirtings - MDF 60x10mm Single-Bevel
- > Door Frames - Grooved Jamb
- > Insulation - Bradford Gold
- > Interior doors - MDF Hollow-Core, Painted
- > Wardrobes - Elfa Powder-Coated Storage System
- > Window coverings - Roller Blinds throughout
- > Hardware - Schlage Element Series Lianna
- > Doorstops - Schlage Round Wall Mounted
- > Bench - Stone Benchtop
- > Handles - Sylvan Hilton Handles
- > Sink - Undermounted Stainless Steel Bowl
- > Splashback - White Subway Tile



EXTERIOR

- > Foundation - Ribraft Slab, Engineer Designed & Healthy Homes Compliant
- > Framing - 90mm SG8 Treated Timber
- > Soffits - Painted Fibre Cement
- > Entrance - Aluminium Door with Digital Door Lock
- > Window Joinery - Thermally Broken Double-Glazed with Argon Gas Channel & Low-E Coating
- > Window Hardware - Double-tongued (venting) handles
- > Roof - Colorsteel in Corrugated Profile
- > Fascia & Spouting - Colorsteel
- > Hose - Two Exterior Hose Taps
- > Cladding - Brick and/or James Hardie Linea or Oblique
- > Rent-ready - Clothesline & Letterbox



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Features: Inside/Outside

- 1 James Hardie Linea
- 2 Bricks
- 3 Sectional Steel Garage Door
- 4 Colorsteel Roofing
- 5 Driveway & Vehicle Crossing
- 6 Security Sensor Lights
- 7 Powder coated wire shelf and rail organisers
- 8 Long-life Smoke Alarms
- 9 Quality Switchgear
- 10 Automatic Opener



Key Features

- Registered Master Builder – 10-Year Structural Guarantee
- Ready-to-Rent Service – Includes Softscaping (planting) and Blinds
- Healthy Homes Compliant – Independent Assessment Report provided at Settlement
- Specified for Style, Durability and Energy Efficiency
- Rental Appraisals backed up with 24-month Guarantees
- Construction and Property Management Teams working side-by-side
- Colour Selections by Professional Consultants for stylish design schemes
- Greens Volt Series Tapware in Bathrooms and Elegant Gooseneck Mixer in Kitchen
- Soft Close Drawers and Cupboards
- Bespoke Cabinetry
- Dulux Professional Colour Selection and Paints
- Durable Waterproof Premium Vinyl Planking
- Durable Solution-Dyed Carpet with Plush 11mm-130kg Underlay
- Recessed LED Downlights



For Peace of Mind

- Engineer Designed Foundations
- Engineer Monitored Slab and Framing Construction
- Boron Treated NZ Timber Framing
- Flexible Air Barrier Cavity System
- Fire Retardant Roof Underlay
- H1 Compliant Thermally Broken/Spaced, Double-Glazed Windows
- Insulation to External & Internal Garage Walls and Ceiling Healthy-Homes Compliant Insulation
- Extraction Unit
- Appliances with 7-Year Warranty on Kitchen Appliances – Induction Cooktop, Oven, Dishwasher and Canopy Range Hood.



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Why build with Inspire Homes



FOUNDATIONS

Geotechnical Engineers analyse every section we build on. Our structural engineers design and monitor the construction of the foundation and Rib-Raft slab to ensure it meets the specific ground conditions. Rib-Raft slabs perform better in earthquakes and provide insulation ratings of R2.2.



MASTERBUILDER

Builders must demonstrate professionalism, utilise best practices and maintain strong balance sheets to give their customers confidence in their ability to deliver a sound home they'll enjoy for years.



TIMBER FRAMING

Timber has naturally lower thermal and acoustic conductivity meaning homes with timber frames are warmer and quieter between rooms. All of our framing timber is pressure treated with Boron to make them highly rot-resistant even in damp conditions. Our Flexible Air Barrier systems prevent water from getting in but allow vapour to get out.



THE ENVIRONMENT

Because our frames are also all from locally sourced renewable timber, they're not just better for your home. They're better for the environment. Bradford Insulation is made from 80% recycled glass.



BETTER, SMARTER INSULATION

Bradford Gold Wall and Roof Insulation is installed to meet or exceed the healthy homes criteria, keeping your new home warmer in winter and cooler in summer, keeping power bills low.



DOUBLE-GLAZED JOINERY IN THERMAL ALUMINIUM FRAMES

Windows are responsible for most of the heat lost in winter and heat gained in summer. Our double-glazed windows feature a low-emissivity coating on the panes, Argon gas in the channel, and thermally-broken or thermally-spaced aluminium frames. These work to reduce thermal transfer not only through the glass but through the frame itself.

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Our Developments



125+ lots
Christchurch



90+ lots
Auckland



15+ lots
Gisborne



25+ lots
Whangarei



50+ lots
Invercargill



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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