



CANTERBURY

Lot 485, Arbor Green, Rolleston,  
Selwyn

**equiti**

Licensed under the REAA 2008



Today Homes

# Rolleston

Lot 485, Arbor Green

**Home Size:** 121m<sup>2</sup>

**Section Size:** 270m<sup>2</sup>



3



1



2



2



1



\*Artist impressions only. Finishes and details may vary.

Investment Home & Land Package

**\$665,000**

Turnkey

Rental Appraisal  
\$590-\$630 Per Week

Annual Rental  
\$32,760

Gross Yield  
4.92%

Title  
April 2026



At Today Homes, we back our builds with real confidence. That's why we offer a **2-Year Rental Guarantee** on our investment properties.

We'll secure your rental income at the **top end** of the independent appraisal (found later in this brochure)— giving you consistent returns, even if your property sits vacant or under performs.



With our Fixed Price Guarantee, you'll know exactly what your investment build will cost – no surprises, no hidden extras.

**Everything is locked in upfront, giving you total confidence & clarity around your return. It's peace of mind for smart investors.**

# Floor Plan



**Home Size:** 121m<sup>2</sup>

**Section Size:** 270m<sup>2</sup>



Three bedrooms, 2 bathrooms offers privacy, comfort, and style. The master bedroom features an ensuite, while two additional bedrooms provide flexibility. An open-plan living and dining area flows into a sleek kitchen, perfect for everyday living. The single garage offers secure parking with internal access.

## THIS FLOOR PLAN INCLUDES:

Designer Kitchen with quality BOSCH appliances

Open Plan Kitchen/Dining/Living area

Stone bench top

Three double bedrooms

Ensuite in Master

Family bathroom

Linen cupboard

Heat pump

Internal access single garage

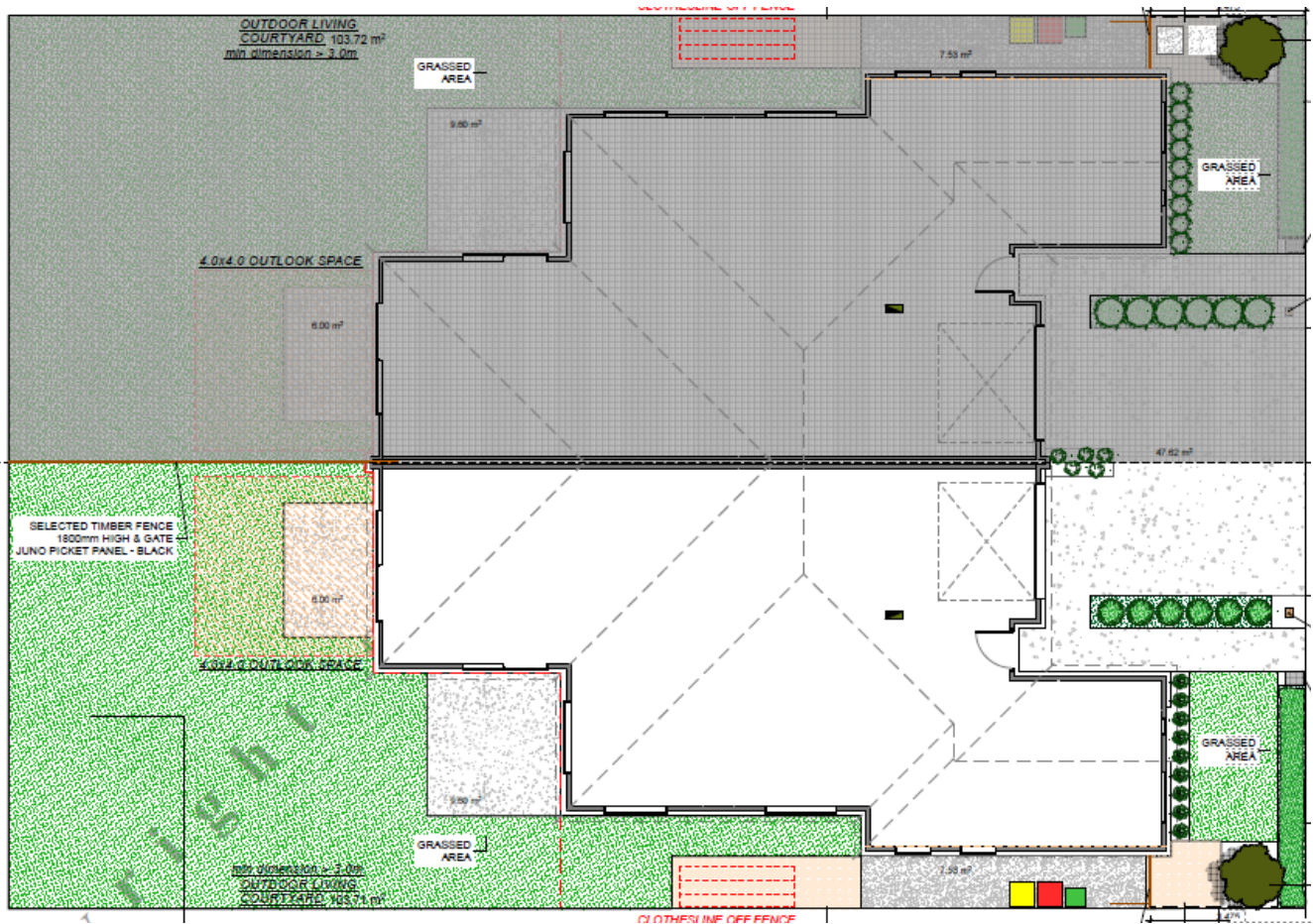
Laundry in the garage



[jon@todayhomes.co.nz](mailto:jon@todayhomes.co.nz)

027 420 5565

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## 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



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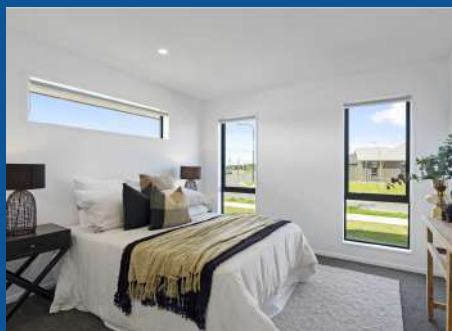
# Subdivision Plan



## Arbor Green

Open spaces, places to play, friends to meet, it's all at Arbor Green. Whether you're a growing family, downsizer or up-and-comer, whatever kind of life you imagine, there's a home for you there. The new master-planned development of Arbor Green is a place of growth, shelter and connection.

Here, all walks of life can find everything they need to thrive. Local employment opportunities and easy access to motorways into Christchurch (25 minutes) and all points south via SH1 make this a very convenient and easy place to live. The amenity value of Rolleston (the fastest growing town in New Zealand) and the wider Selwyn district is second to none and is attracting owner and occupiers alike. Numerous brand new schools, a leisure and aquatic centre, superb playing fields (a lot of which are flood lit) and a lively town centre development with numerous retail and hospitality opportunities all add to the appeal.

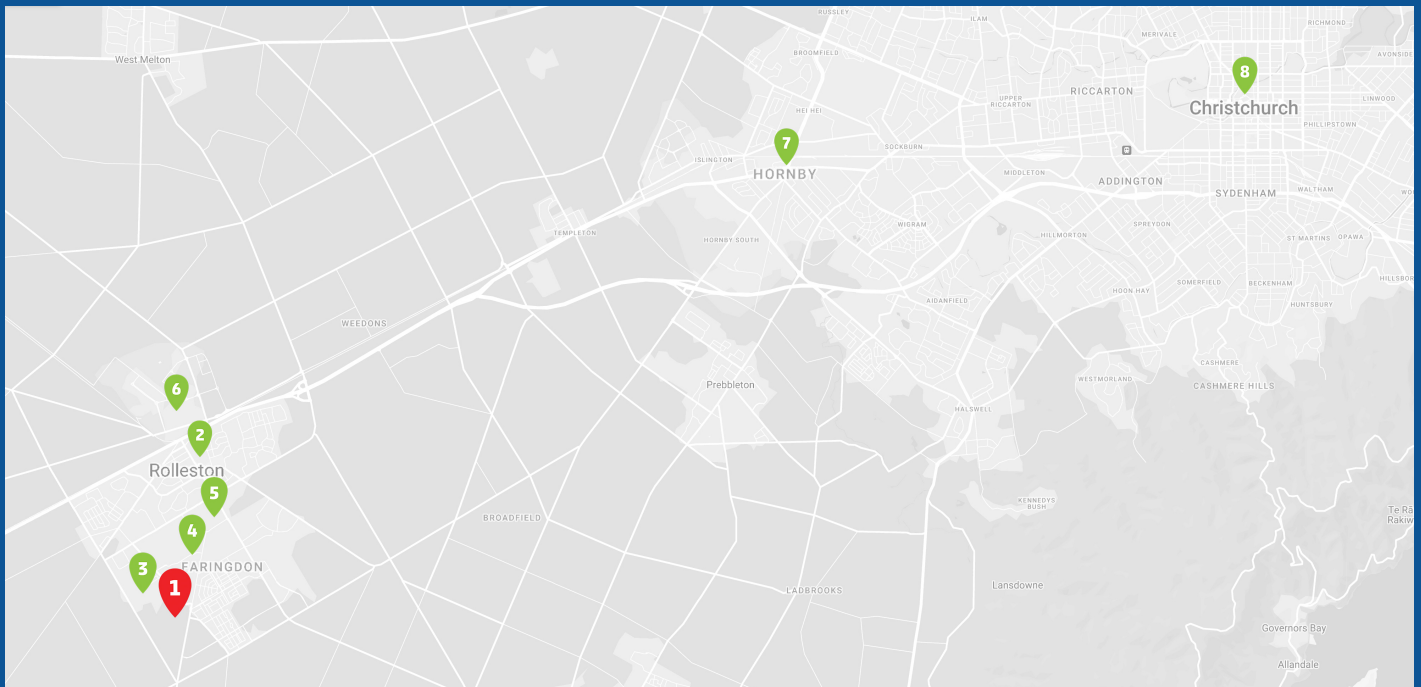


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# Location & Amenities



## Amenities

- |                                                    |                          |
|----------------------------------------------------|--------------------------|
| 1. Arbor Green 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

18<sup>TH</sup> AUGUST 2025

THG

PROPERTY MANAGEMENT

ADDRESS:  
LOT 485 ARBOR GREEN, ROLLESTON



RANGE:  
\$590pw - \$630pw

## PROPERTY DESCRIPTION:

This home features three bedrooms, two bathrooms, and an open plan kitchen, dining, and living. Heated by a heat pump and double-glazed. The property is tidy and well-kept and features modern and neutral decor throughout. Situated on an easy-care and fully fenced section. Single internal access garage and off-street parking. Great location and close to all amenities.

## COMPARABLE RENTAL PROPERTIES:

|                             |                         |         |
|-----------------------------|-------------------------|---------|
| 11 Larch Drive, Rolleston   | 3 bedrooms, 2 bathrooms | \$620pw |
| 5 Andesite Drive, Rolleston | 3 bedrooms, 2 bathrooms | \$620pw |
| 21 Oak Tree Lane, Rolleston | 3 bedrooms, 2 bathrooms | \$630pw |

ASHLEIGH CLUTTERBUCK  
DIRECTOR & BUSINESS DEVELOPMENT MANAGER

+ 64 27 353 3390  
ASHLEIGH.CLUTTERBUCK@THG-PM.COM



*Ashleigh Clutterbuck*

## DISCLAIMER:

The Hancock group property management 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 the future. No on site inspection has taken place and this appraisal is not intended for financial purposes. If your purpose of this appraisal is for finance, please let us know.

It is assumed the property appraised complies with all tenancy-related requirements; for example healthy homes law and insurance standards and has necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is acceptable for error or omission of fact or opinion.

# Your Property Manager

## ASHLEIGH CLUTTERBUCK

### AWARDS:

NEW START PROPERTY MANAGER 2016,

PROPERTY MANAGER OF THE YEAR 2017

INTERNATIONAL PROPERTY MANAGER OF THE YEAR 2018

REINZ ACCREDITED PROPERTY MANAGER

### THE FACTS:

Ashleigh is the founder of THG Property Management. After ten years of growth, Ashleigh is not only highly qualified but also highly commended by her colleagues and clients. This trust has given her a sense of purpose and a deep love for her job. With the experience she has gained, she has implemented reliable processes and built a strong team, ensuring that while THG may not be the biggest, it is the best. With your investment run like a business, she aims to ensure financial freedom for your future. Ashleigh is focused on customer services she is personable, efficient, and a problem solver.

### THE FLUFF:

Beyond real estate Ashleigh is a disciplined paddler and a member of the bayside community, she has a love for nature and can be found on the water front with her fiancé and dog. Ashleigh enjoys a fine wine and a good laugh.



## Why Property Management Matters

At Today Homes, we know a great property is only part of a great investment. That's why we've partnered with THG Property Management – a trusted team led by award-winning expert Ashleigh Clutterbuck.

With a proven track record in maximising rental returns and ensuring long-term tenancy stability, THG offers investors peace of mind and hands-on support from day one. From tenant screening to ongoing maintenance, your property is in experienced, reliable hands.



[jon@todayhomes.co.nz](mailto:jon@todayhomes.co.nz)

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# 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.



jon@todayhomes.co.nz

027 420 5565

www.todayhomes.co.nz

# 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.



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# 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



# 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 Mencia  
with Grey Mortar



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



ALUMINIUM WINDOWS  
Matt Flaxpod



SOFFITS  
Dulux Okarito



FEATURE CLADDING  
Dulux Castlecliff

## INTERIOR



WALLS  
Dulux Cardrona



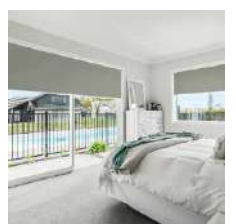
CEILINGS, DOORS,  
JAMBS, WINDOW  
FRAMES  
Dulux Cardrona



CARPETS  
GODFREY HIRST  
Detroit Mist



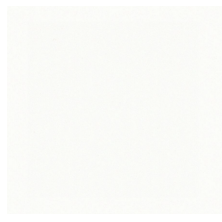
LUXURY VINYL  
PLANKING Kitchen,  
Bathroom, Ensuite,  
WC - Paparoa  
24241



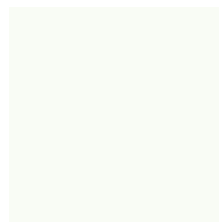
ROLLER BLINDS  
to Living/Dining/  
Bedrooms (Kitchen  
if required)



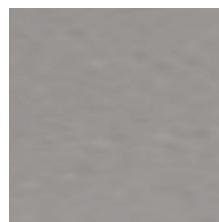
KITCHEN BENCH TOP  
PRIME STONE Fox  
Glacier 20mm



PANTRY BENCH  
LAMINEX  
Snow Drift Velour



BESTWOOD  
KITCHEN CABINETRY  
Arctic White  
Embossed



KITCHEN  
SPLASHBACK  
Glass - Silver Coal 21



KITCHEN HANDLES  
Stefani Orlati  
SO B  
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



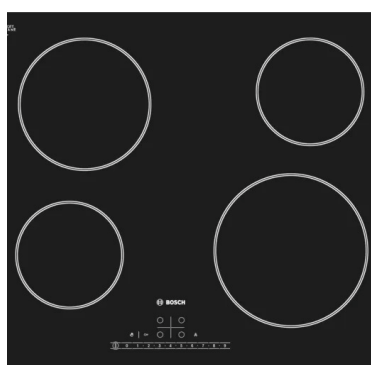
**E-LOK Series 9**  
Electronic Lock Brushed  
Stainless



# 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.



jon@todayhomes.co.nz

027 420 5565

www.todayhomes.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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