



CANTERBURY

Lot 58, Bellgrove, Rangiora

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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

equiti



Today Homes

home building made easy since 1987

\$789,000

Turnkey

Rangiora

Lot 58 Bellgrove



3 Bedroom



1 Living



2 Bathroom



2 Toilet



Double Garage

Investment Home & Land Package

Home Size
152m²

Section Size
378m²



Artists impression only, actual design and colours may vary
© Copyright Today Homes Limited.

Rental Appraisal
\$600-\$620 Per Week

Annual Rental
\$32,240

Gross Yield
4.08%

Title
Nov 2023

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



Floor Plan

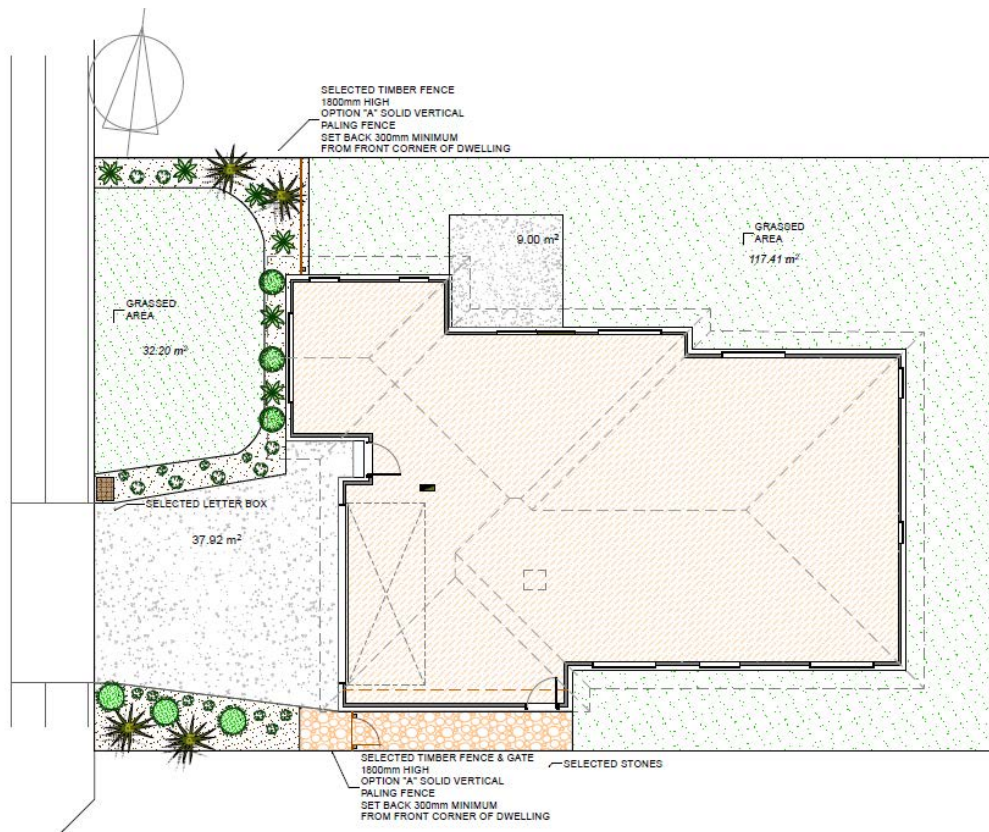


This custom design sits on this site perfectly for outdoor living and the sun, with a set of sliding doors off the living room. Having the living on one side of the kitchen and the dining on the other, makes for harmonious family time. Also features a walk through laundry from the garage.

THIS TENANT READY PACKAGE INCLUDES:

- | | |
|--|------------------------|
| • Designer Kitchen with quality BOSCH appliances | • Family bathroom |
| • Open Plan Kitchen/Dining/Living area | • Separate toilet |
| • Stone bench top | • Large linen cupboard |
| • Three double bedrooms | • Heat pump |
| • Ensuite & walk in wardrobe in Master | • Double garage |
| | • Walk Through Laundry |

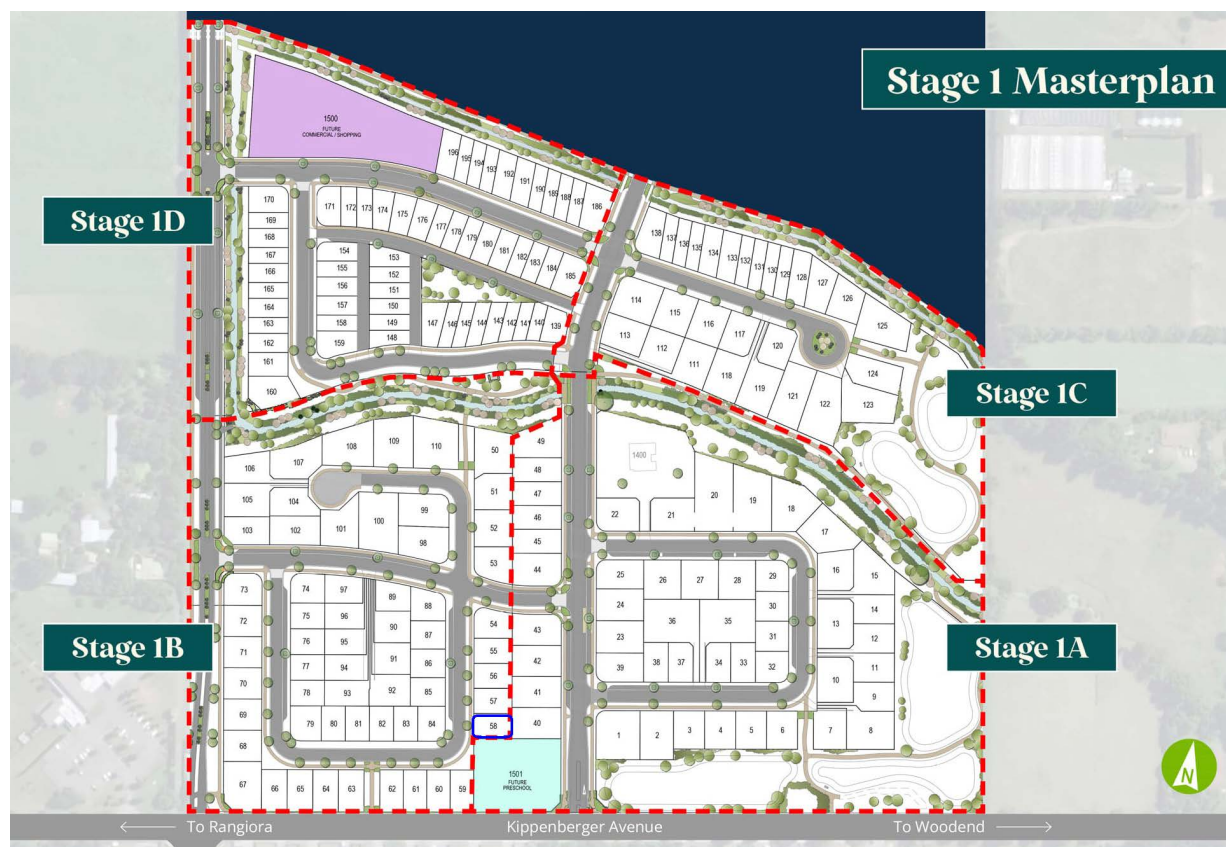
Site Plan



INCLUDES:

- | | |
|--|--------------------------------------|
| • Healthy Homes Compliant | • Letterbox |
| • Rental Appraisal | • Gate |
| • Exterior & Interior Designer Colour Scheme | • Soft Landscaping |
| • Full All Risk Building Insurance | • Top Soil & Hydro Grass |
| • 1 Year Defect and Maintenance Period | • Driveway / Crossing - as per plans |
| • External Fences | • Patios - as per plans |
| • Clothesline | • Blinds |

Subdivision Plan



RANGIORA, CANTERBURY

Rangiora serves as a hub for the surrounding rural and agricultural areas. It has experienced significant growth in recent years, becoming a thriving town with a mix of residential, commercial, and industrial areas. Many people choose to live in Rangiora and commute to Christchurch for work. The town offers a range of amenities and services, including shops, supermarkets, restaurants, cafes, and recreational facilities. The central business district features a vibrant mix of local businesses, boutiques, and eateries. Rangiora also has several schools, parks, and sports facilities, making it a popular place for families. Rangiora is surrounded by beautiful countryside and farmland. The rural landscapes offer opportunities for outdoor activities such as walking, cycling, and horseback riding. Additionally, nearby Ashley River provides spots for fishing, picnicking, and enjoying nature. The town hosts various community events throughout the year, including festivals, markets, and sporting events. These events contribute to the vibrant atmosphere of the town and provide opportunities for residents and visitors to come together.

The Today Homes Difference

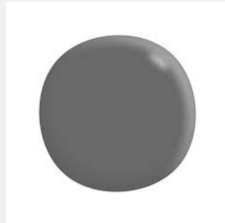
- Family owned and operated for over 35 years
- Over 2,500 homes completed for our clients - with glowing testimonials
- 10 Year Master Build Guarantee included
- Number 1 Building Partner with Selwyn District Council - 2-10 working days fast tracking for consents to be issued, saving you 3-4 weeks in the build process
- Stone Benchtop to kitchen for extra durability and style
- Kitchen Bulkhead to enhance the look
- Water Connection for fridge to all of our homes
- High quality Stainless Steel BOSCH appliances
- Security Deadbolt to front & back door to enhance security and prevent easy break-ins
- 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

Finishes

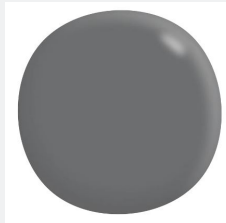
EXTERIOR



**CANTERBURY
CLAY BRICKS**
Tatarua with
Charcoal Mortar



**ROOF, FASCIA,
GUTTER,
DOWNPIPES, ENTRY
DOOR**
Dulux Sandstone
Grey



**GARAGE DOOR,
ALUMINIUM
WINDOWS, ENTRY
DOOR FRAME (with
garage door trim to match)**
Colorsteel Flaxpod



SOFFITS
Dulux
Mt Aspiring



**FEATURE
CLADDING** Dulux
Sandstone Grey

INTERIOR



WALLS
Dulux Mt
Aspiring



**CEILINGS, DOORS,
JAMBS, WINDOW
FRAMES**
Dulux Mt Aspiring



CARPETS
FELTEX Awana
Bay Straw



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



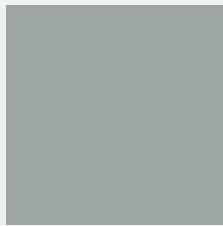
ROLLER BLINDS
to Living/Dining/
Bedrooms
(Kitchen if
required)



KITCHEN BENCH TOP
PRIME STONE
Cardrona 20mm



PANTRY BENCH TOP
PRIME LAMINATE
Snow Fabrini



**LAMINEX IT H
CABINETRY**
- Fog Naturale



**KITCHEN
SPLASHBACK** Glass
- Silver Coal 21



KITCHEN HANDLES
Enko 189
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**



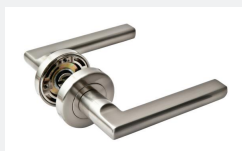
**MIZU DRIFT
Basin Mixers Mk2
(5 Star) & Shower
Mixers Mk2**



**MIZU DRIFT
Bath Outlet
160mm & Straight
Toilet Roll Holder**



**HOLLY LEVER
on round rose**



**SERENE
S/S Bathroom
Heater**



**AQUATICA
LaundraTubbie
with Mixer**



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

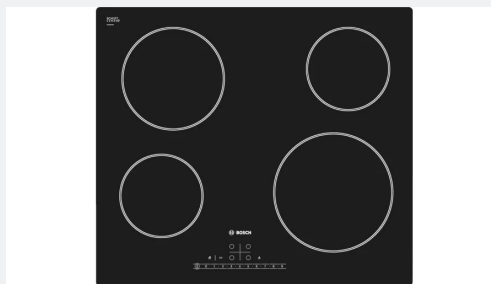


Appliances

**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**



**HILLS
Folding Frame
Single 26m Clothesline**



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 Grey 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 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	Serene S2069SS

EXTERNAL WORKS

Driveway	Plain Concrete Driveway and Crossing as per landscape plan
Patios & Paths	Plain Concrete Patio/s as per landscape plan
Landscaping	Planted with a mixture of plants and trees as per landscape plan
Taps	3 exterior locations

YOUR RENTAL ASSESSMENT

27 SEPTEMBER 2023

LOT 58, BELLGROVE, RANGIORA

Thank you for the opportunity to provide a rental assessment on the property situated at **Lot 58, Bellgrove, 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.

Testimonials



01

→ GRAHAM & CORREENA,
ROLLESTON

Our journey with Today Home started with our son Matt. Once Matt had finished building our Daughter decided she wanted to build. Once they had finished their build we decided it was time to downsize and look at different designs. Today Homes were great in the way they worked with us to get what we wanted. Our experience with Today Homes has been great right through all of the builds that we've done with them and been involved with, it just flowed. We built over 20 years ago, so I was a bit scared about building again, but it went really smoothly and was very stress free. We couldn't recommend Today Homes anymore highly.

02

→ DANIEL & LOUISE, BURWOOD

Instantly when we walked into Today Homes we felt really comfortable with the process, they were welcoming and showed us through what we would need to do to build a house and we decided to go with them. As it was our first time building it was quite a daunting experience, however throughout the entire process John and our project manager were there for us and answered any questions or emails at any hour of the day and just made it so easy for us.

03

→ AMY,
HALSWELL

The whole team is amazing, from sales, project manager, contractors and maintenance manager. They are easy to communicate and listen what you need. It's my second time building home with Today Homes. Just like I said above, I enjoyed the time with Today Homes team building my home. I will definitely come back if I will build another house in future. Awesome team!

A Family Legacy



Left to Right: Caitlin, Simon and their two kids, Anne, Graeme, Jon, Mike & the family dog Harry.

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. 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 builder, 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.

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.





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.