



WAIKATO

Units 1 – 6, Lot 102, BournBook, Rototuna, Hamilton

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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equiti



From \$849,000

Units 1 - 6, Lot 102, BournBook, Rototuna, Hamilton, Waikato

Townhouse | Turn-Key

These turn-key townhouses are a wonderful option for investor, first home buyers and owner occupiers.

Six well appointed townhouses each with three double bedrooms, two and a half bathrooms (one an ensuite for the master room), open plan living, kitchen, dining all topped off with a single garage and carpark.

The exterior is completed in cedar, painted brick and Coloursteel finishings. Internally, finishings include engineered stone kitchen top, Feltex solution died carpet, Dulux paint and block out blinds.

Located in the new subdivision - Bournbook, Rototuna, and nestled between the Rototuna Sports Park, Rototuna High School, and the Waikato Expressway. It is also within close proximity to the Rototuna Village shopping precinct and the new Council Library and swimming pool complexes currently under construction.

Built by Venture Developments, who have been in business for 16 years and pride themselves on all high quality fixtures and fittings as standard, so you don't have to worry about quality or price.



3



2.5



1

Land Size: 134sqm to 184sqm

Floor Area: 148 sqm to 159sqm

Rent: \$710 to 740 p/w

Yield: 4.3%

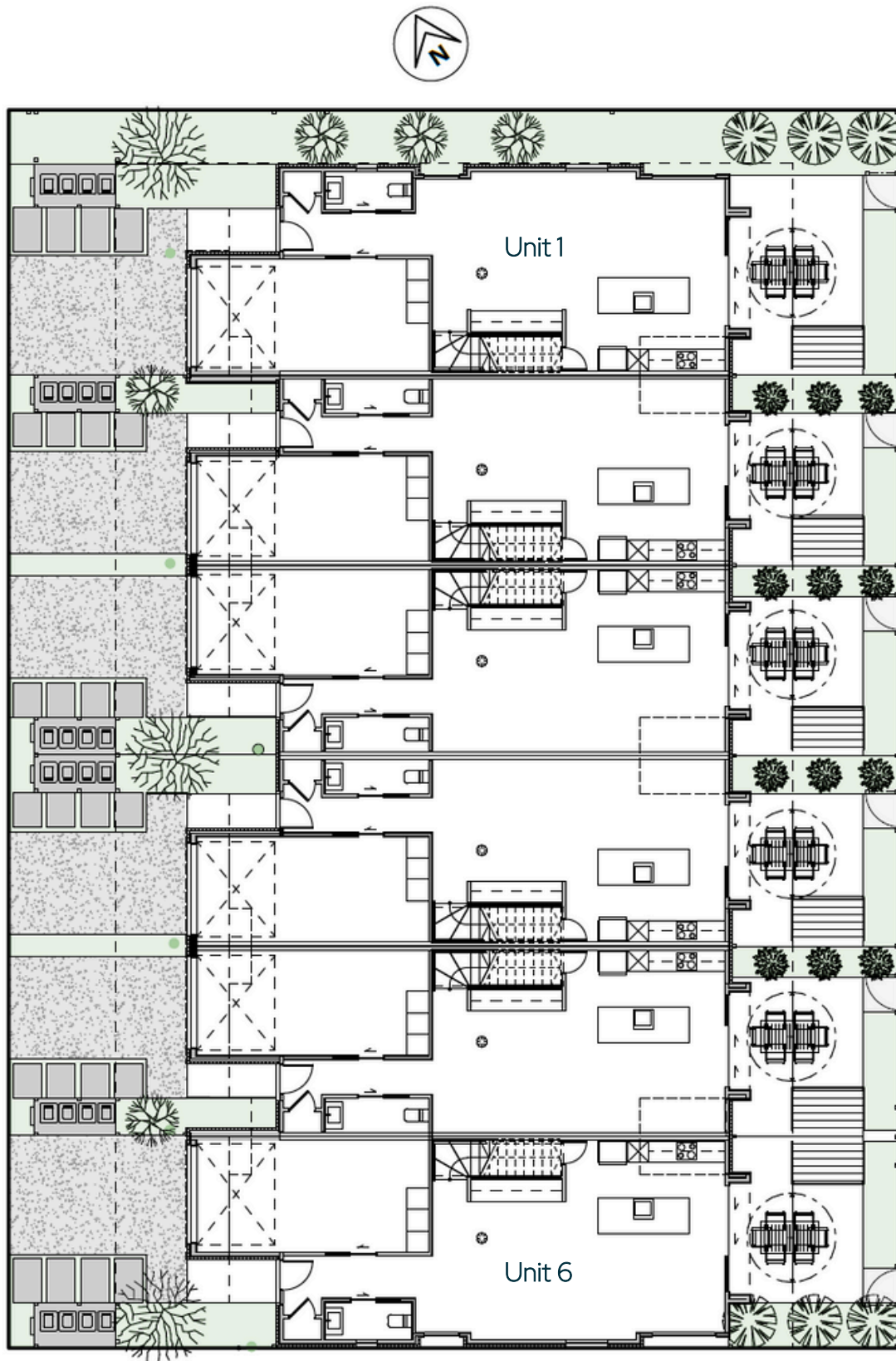
Guarantees: 10 Year Master Build

Completion: 8 months*

* once four properties have been sold



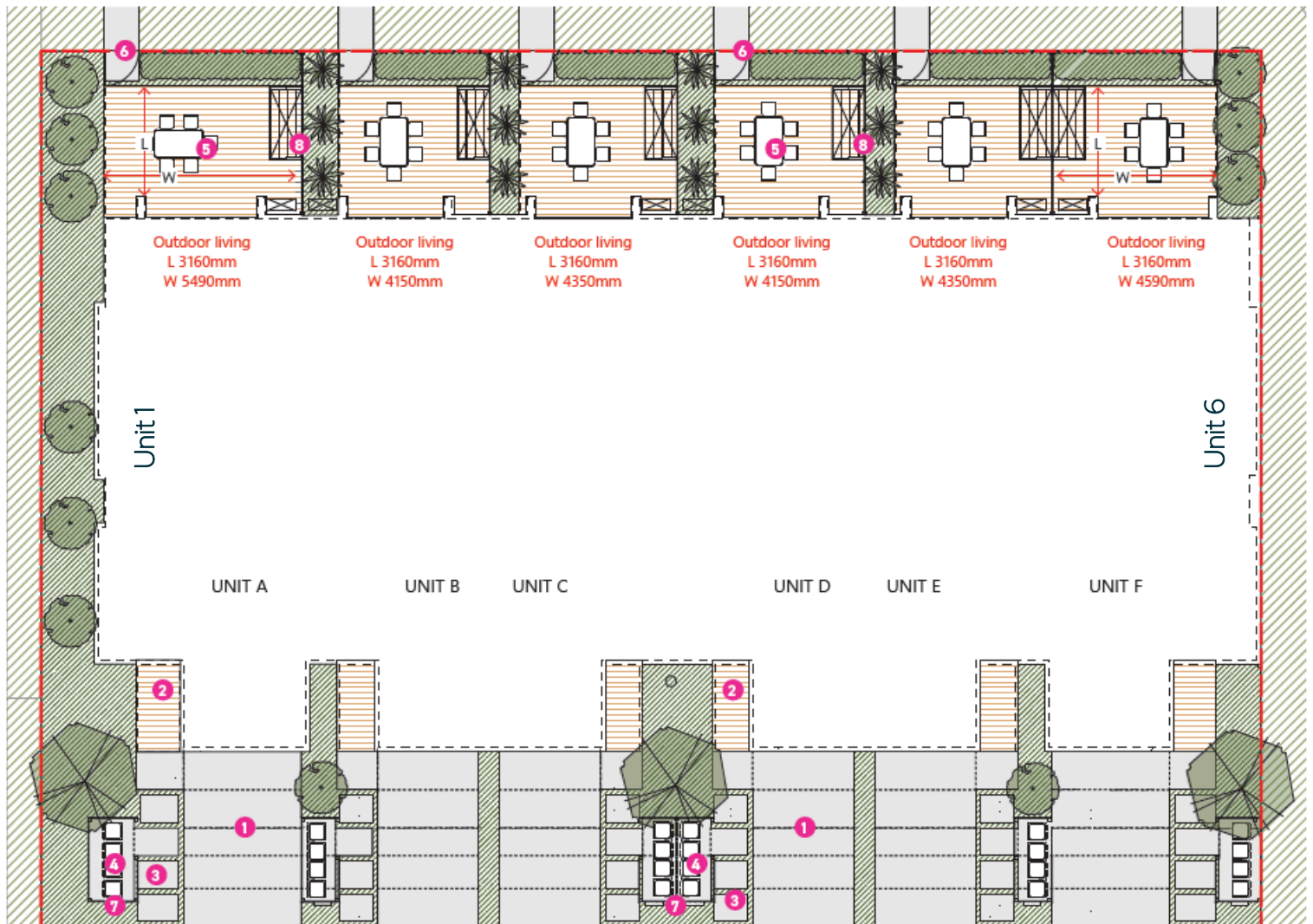
Site Plan



Whilst every care has been taken in the preparation of this document, it is for guidance only. Interested parties should satisfy themselves as to the accuracy, reliability, currency or completeness of each description or reference. All information herein is subject to change without notice.



Landscape Plan



1 8% Black Oxide, Exposed aggregate concrete driveway with saw cuts.

2 Front entrance decking

3 8% Black Oxide concrete slabs through planting. Exposed aggregate

4 Bin store to match Architecture specifications

5 Timber decking to private patios

6 Gated access to 'West Park'

7 Laminata fencing with integrated letterboxes

8 Laminata fencing with return to screen clothelines from reserve

Feature Tree

Accent Planting

Hedge Planting

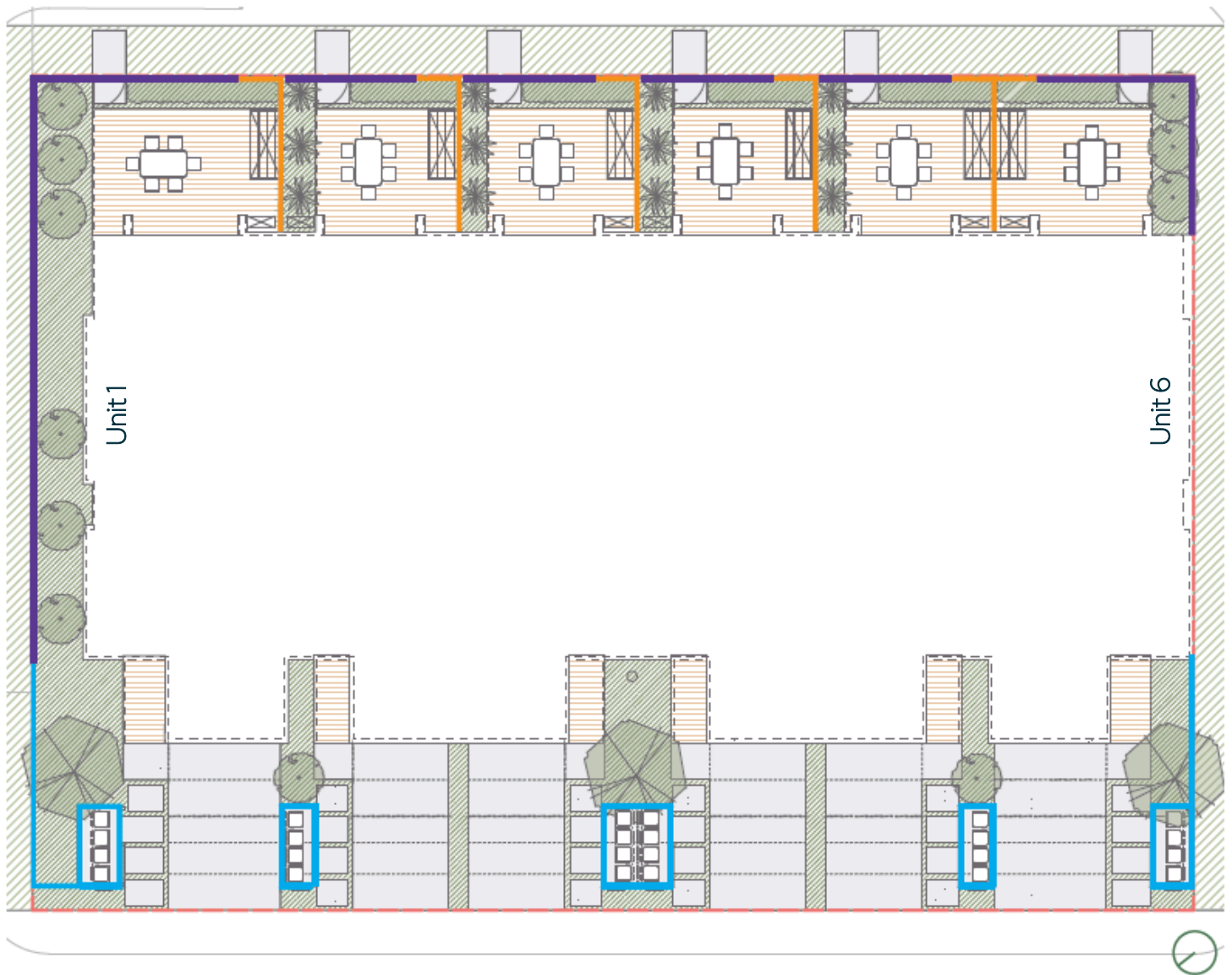
Amenity Planting

'Bourn Brook' Planting - by others

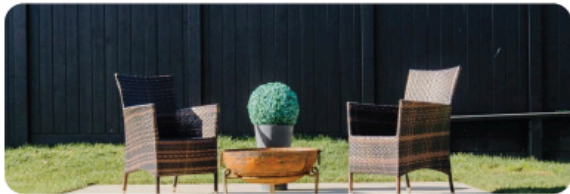
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Fencing Plan



INTERNAL FENCING & LETTERBOX PILLARS



Vertical Laminata fence

- 1.85m between eastern outdoor living areas & return along boundary to screen clothesline

1.6M BOUNDARY FENCING



1.6m Screen timber fence

- 70(w)x19(d)mm dressed timber palings with 19mm gaps
- Max 100mm gap from base of fence to ground
- Fence to be stained using 'Resene Woodsman Pitch Black'

BIN STORE

Timber Bin Enclosures

- 1.25m to bin enclosures
- 70(w)x19(d)mm dressed timber palings with 19mm gaps

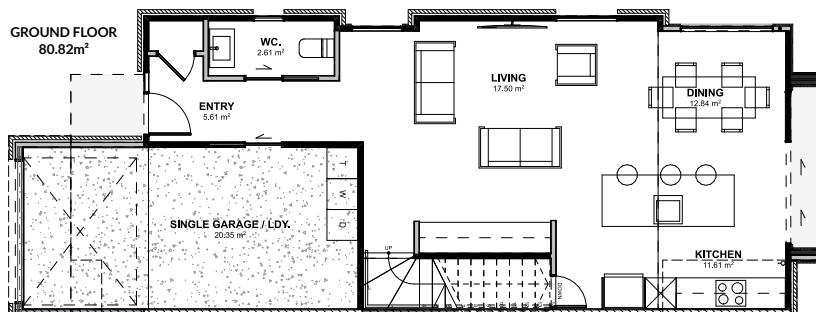
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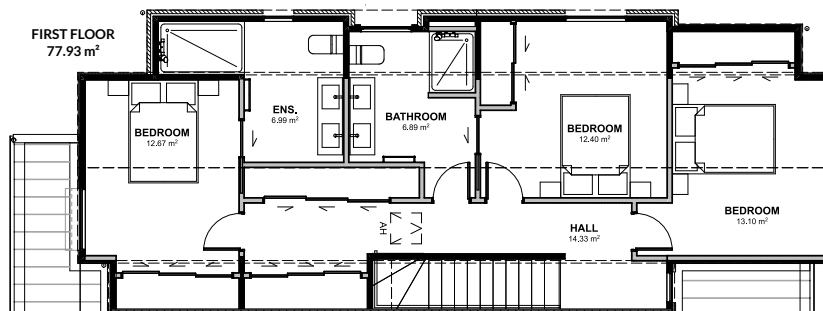
HOUSE & LAND PACKAGE

BOURN BROOK, ROTOTUNA
TOWN HOUSE - UNIT 1



GROUND FLOOR

FIRST FLOOR



Bedrooms
3

Bathrooms
2.5

Living Areas
1

Garage Spaces
1

Floor Area
159 m²

Land Size
184 m²

\$899,000



0508 2 VENTURE

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1/16 Ashley Place, Papamoa Beach, Papamoa 3118

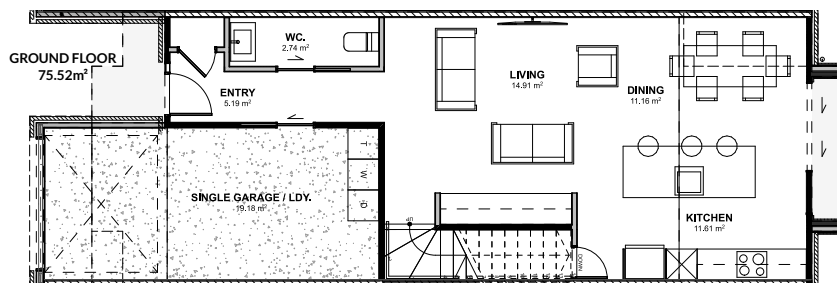


Prices are based on a flat site and existing council stormwater and sewage connections. Earthworks not included.

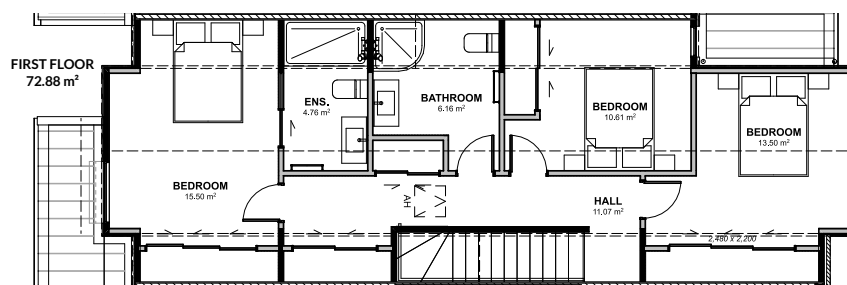


HOUSE & LAND PACKAGE

BOURN BROOK, ROTOTUNA
TOWN HOUSE - UNITS 2 - 5



GROUND FLOOR



FIRST FLOOR

Bedrooms	Bathrooms	Living Areas	Garage Spaces	Floor Area	Land Size
3	2.5	1	1	148 m ²	134 m ²

\$849,000



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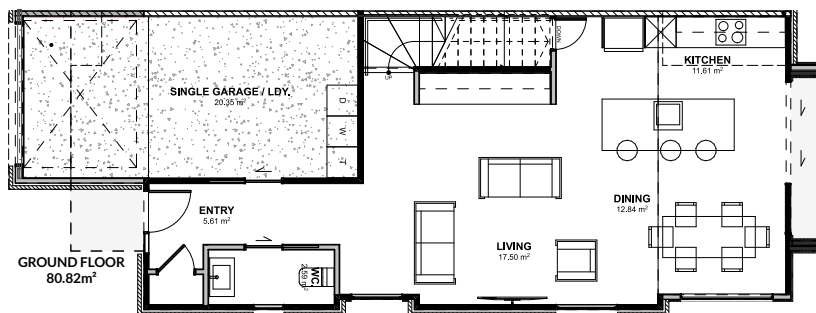


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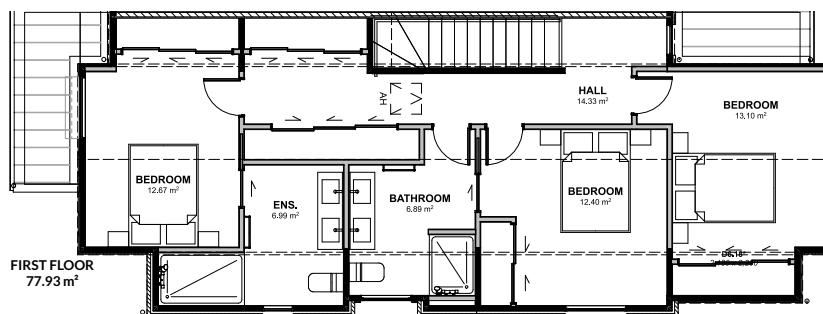
HOUSE & LAND PACKAGE

BOURN BROOK, ROTOTUNA
TOWN HOUSE - UNIT 6



GROUND FLOOR

FIRST FLOOR



Bedrooms
3

Bathrooms
2.5

Living Areas
1

Garage Spaces
1

Floor Area
159 m²

Land Size
147 m²

\$889,000



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1/16 Ashley Place, Papamoa Beach, Papamoa 3118



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SUGI CEDAR GLACIAL
Vertical Shiplap



PAINTED BRICK
Resene Vista White



COLOURSTEEL FLAXPOD
Roof | Fascia | Gutter | Downpipes |
Joinery | Front Door | Vertical Cladding

EXTERIOR



INTERIOR



QUANTUM QUARTZ WHITE SWIRL
20mm Engineered Stone Kitchen Benchtop

MELTECA MALIBU
Kitchen Cabinetry

AFFINITY HARVEST OAK
Vinyl Planking

KITCHEN



BESTWOOD COASTAL ELM
Vanity Cabinetry

TERRAMIX AVORIO MATT 600x600
Floor & Skirting Tile

DULUX SOUTHERN ALPS
Skirting, Archs, Doors & Ceiling Paint

BATHROOM



DULUX HAAST HALF
Wall Paint

DUO BLOCK SALT
Blockout Blind Fabric

CABLE BAY COCKLE
Carpet

BEDROOM & LIVING

Rental Appraisal

LODGE CITY RENTALS
RENT APPRAISAL



15 May 2024

T Block Terraced Houses, Rototuna, Hamilton

PROPERTY OVERVIEW



Situated in the desirable Rototuna which is a sought-after area for rental properties here in Hamilton sits these well presented three-bedroom properties. Offering three spacious bedrooms, two immaculately presented bathroom spaces, this property is for those tenants who really appreciate quality. The property also features a single garage and additional toilet further adding value to its purposes as a rental property.

POTENTIAL INCOME

Based on the information provided and taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

\$710 to \$740 per week

Yours faithfully

Zack Cathcart
PROPERTY MANAGER
021 195 7191
zackc@lodge.co.nz

This is an indication of market value based on my experience as a property manager. It is not a valuation and neither the company nor I accept any legal liability in respect of it

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