

TOWNHOUSE 4

30 McLean Street, Linwood, Christchurch



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING



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, no job is too big or too small. We provide custom design and build services, a plans range to build from or provide inspiration and direction, knock down and rebuild services, house and 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 of building experience and industry knowledge.

www.fowlerhomes.co.nz

TOWNHOUSE PACKAGE









Townhouse 4, 30 McLean Street, Linwood,

Turnkey Package:
\$669,000

Rental assessment:
\$655 per week
5.05% ROI
5% Deposit only

This property features three spacious double bedrooms, each with built-in robes, including a master bedroom complete with an ensuite. The designer kitchen boasts engineered stone benchtops and premium appliances, fixtures, and fittings. Thoughtfully designed, the home includes three toilets, with a convenient guest toilet located downstairs. A single-car garage provides secure parking, while private, landscaped courtyards with elegant Kwila decking offer a tranquil outdoor space. Constructed with high-quality cladding systems for durability and style, the home is available in two versatile living configurations to suit your lifestyle. Its sunny northwest orientation ensures an abundance of natural light throughout. Enquire today to view plans and the full building specifications or learn more about these exceptional homes.

Specifications

-  Outdoor Living 30m2
-  Floor Area 117m2
-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 1



Gross Yield: 5.1%



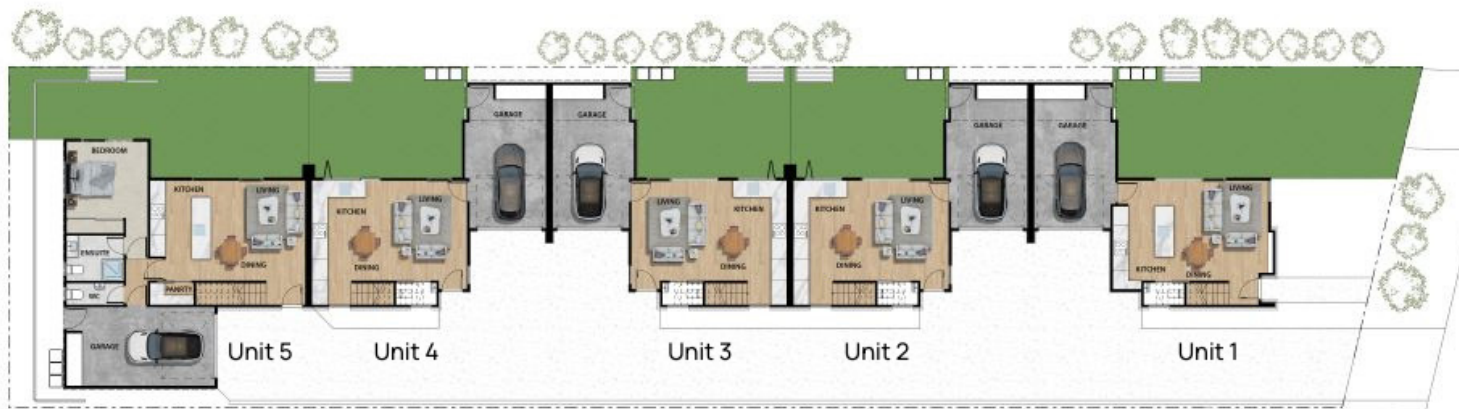
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UNIT PLAN

Townhouse 4, 30 McLean Street, Linwood, Christchurch



Specifications

-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 1



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HOME FEATURES

Townhouse 4, 30 McLean Street, Linwood, Christchurch

- 3 spacious double bedrooms, all with built-in robes
- Master bedroom with ensuite
- Designer kitchens with engineered stone bench tops
- Thoughtfully designed with 3 toilets, including guest toilet downstairs
- Single-car garaging for secure parking
- Private, landscaped courtyards featuring elegant Kwila decking
- Constructed with quality cladding systems for durability and style
- Equipped with top-tier appliances, fixtures, and fittings
- Choice of two versatile living configurations to suit your lifestyle
- Maximised sunlight with a sunny northwest orientation

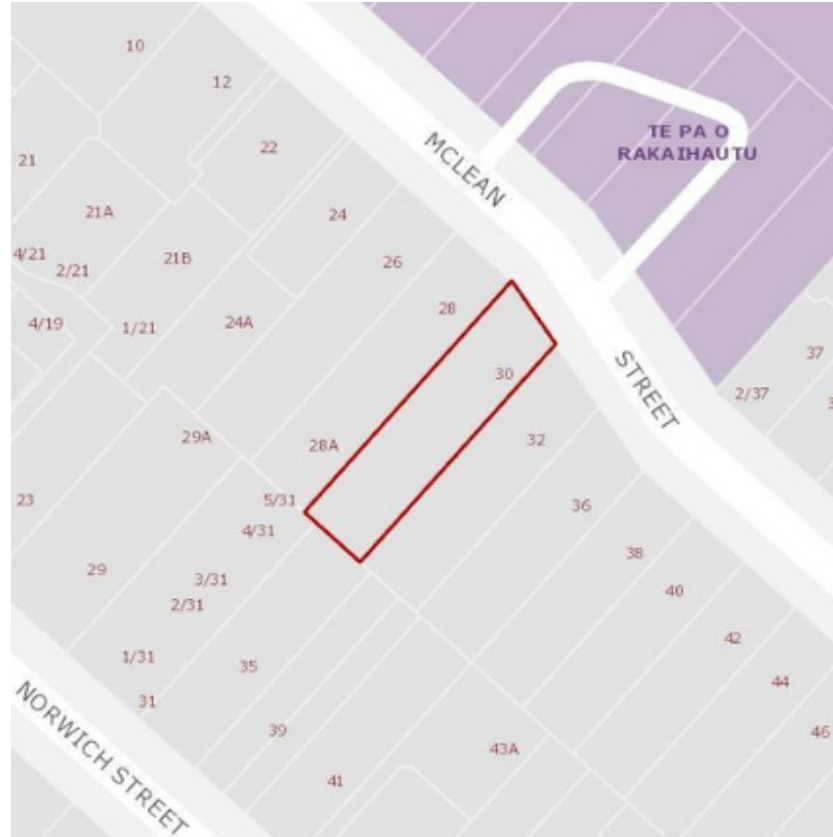
Designed by Figure and Ground Architecture and built by award-winning Fowler Homes, renowned for quality projects nationwide, the developers have also completed successful projects in Christchurch, Queenstown, and Invercargill.



THE LOCATION

Premium Townhouses: Style, Comfort & Prime Location

This stunning new development, located opposite the local school and a short stroll to Eastgate Mall, is perfect for modern families and savvy investors.



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

Rentworks PROPERTY MANAGEMENT

Rentworks Property Management 2018 Ltd

1/243 Blenheim Road, Riccarton
PO Box 20191, Bishopdale
Christchurch 8543
T: 03 359 0308
E: rentworks@rentworks.nz
W: www.rentworks.nz

Assessment Number BM2024-1728

Date of Assessment: 06-12-2024
Property: 30 Mclean Street, Linwood, Christchurch 8011
Prepared for: Gary Huata
Phone: 021 448282
Email: gary.huata@burnside.rh.co.nz

Thank you for requesting a rental assessment for the above property.
I have conducted a site inspection, and you have also provided me with plans and images of proposed new build and property information. This rental assessment is based on the information we have received.

Property Description and Location:

The build will consist of five three-bedroom two level townhouses. The site is situated in Linwood Christchurch.

All the units will have spacious kitchens, connecting to open plan dining and living areas, which will open out to private northwest facing courtyards, decks, and landscaped grounds. Master bedrooms with ensuites, additional main bathroom and built in wardrobes. Heating will consist of wall mounted heat pump units, and all the units will be fully double glazed.

All units will be fully fenced. Each unit will have a single internal access garage plus off-street parking. The property is within walking distance to Eastgate Shopping Centre, Schools, and Parks.

When assessing rent, we do on basis of the property being unfurnished and rented, after proper marketing, to a willing tenant in today's rental market. On this basis, we would consider the property to rent for between **\$650.00 and \$655.00 per week**. Please note that this rental assessment does not constitute a valuation.

Property Management Services:

While a Rental Appraisal is a good indication of the current market rent of a property, the success of a rental property as an investment depends on the landlord's knowledge of tenancy law, and a practical experience of dealing with tenancy matters. We have a team of experienced specialists in our office who can deal with all day-to-day details to make owning a rental property easy, and to maximise your rental returns. I am happy to talk with anyone interested in providing this property for rental about the benefits of using our service.

This Rental Assessment has been prepared by:



Brent Manderson
Rentworks Property Management 2018 Ltd
027 777 2178
brent@rentworks.net.nz

Rentworks PROPERTY MANAGEMENT

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1/243 Blenheim Road, Riccarton
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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.





equiti.co.nz

info@equiti.co.nz

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