



WAIKATO

Lot 1, 13 Adzebill Court, Rototuna,  
Hamilton

**equiti**

Licensed under the REAA 2008



# Overview

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## Affordable Luxury in Rototuna

Affordable Luxury in the heart of Rototuna at 13 Adzebill Court. Our exclusive collection of 9 premium townhouses combines sophisticated design with exceptional value.

Each home has a generous 142sqm floor plan and features three spacious bedrooms, including a master suite with a walk-in wardrobe and private ensuite.

Open plan kitchen, dining and living areas flow effortlessly to a private backyard, creating the perfect setting for entertaining or unwinding in comfort.

Situated in a vibrant up and coming community, residents will enjoy close proximity to Rototuna Shopping Centers and St James

Shopping Centre, providing a variety of retail and dining options. Rototuna Park offers open spaces and playgrounds while The Peak Recreation Centre caters to diverse fitness and sports activities.

Zoned for Rototuna High School, a school known for its state of the art facilities.





Priced from \$799,000 this area is the perfect opportunity for first home buyers, young families or investors.



# Project Snapshot



Priced from \$799K-\$880K

Bedrooms	Bathrooms	Living Areas	Garage
 3	 2.5	 1	 1

## Land Description

Freehold

## Expected Completion

September 2025

## Estimated Rates

\$2300 - \$2600 p.a. approx

## Rental Appraisal

\$720-760 per week

## Gross Rental Return

4.9%

## Healthy Homes

Certified

## Guarantee

10 Years & 12 Months defects.





# Area Highlights

## Location

Nestled in the heart of Rototuna, this thriving suburb is known for its modern amenities and family friendly vibe. Enjoy a short stroll to popular restaurants, cafes and gym studios, all while being less than 15 minutes from Hamilton CBD and Waikato University.

## Outdoors

Grab a coffee from one of the local cafes and enjoy a leisurely walk through picturesque Kori Kori park, or explore the scenic paths at Hare Puke Park, perfect for families and fitness enthusiasts.

## Retail & Shopping

Spoilt for choice, these properties are located close proximity to an abundance of retail shops, homeware and grocery stores. Both Te Awa Shopping Centre and Chartwell Shopping Centre can be reached in less than 15 minutes.

## Education

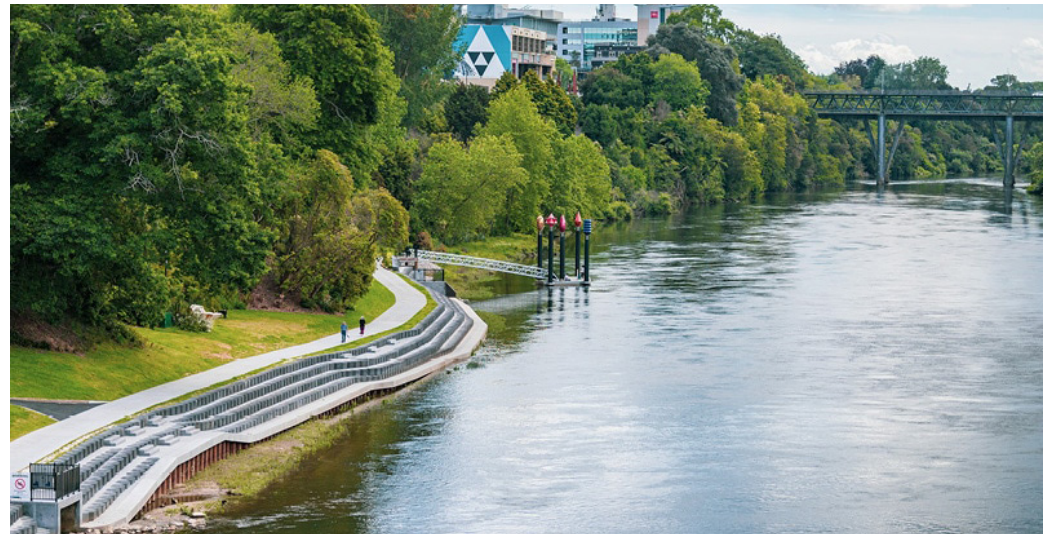
These properties are in zone for multiple school options across primary, intermediate and high school levels. Waikato University & Wintec campus are both located less than 15 minutes away via SH1.

## Dining

A vibrant up and coming dining scene. Enjoy a special night out, or relax with friends at trendy local bars. With a variety of cafes, family friendly restaurants and international cuisine, Rototuna has something for everyone.

## Activities

Discover endless possibilities at your doorstep. Visit Hamilton Zoo just 15 minutes away or enjoy a round at the scenic Ngaruawahia Gold Course. For a quieter escape Te Kete Aronui Library offers a cozy retreat and community programs for all.



# The Neighbourhood

## Discover Rototuna

Rototuna, where modern living meets a vibrant, family friendly community.

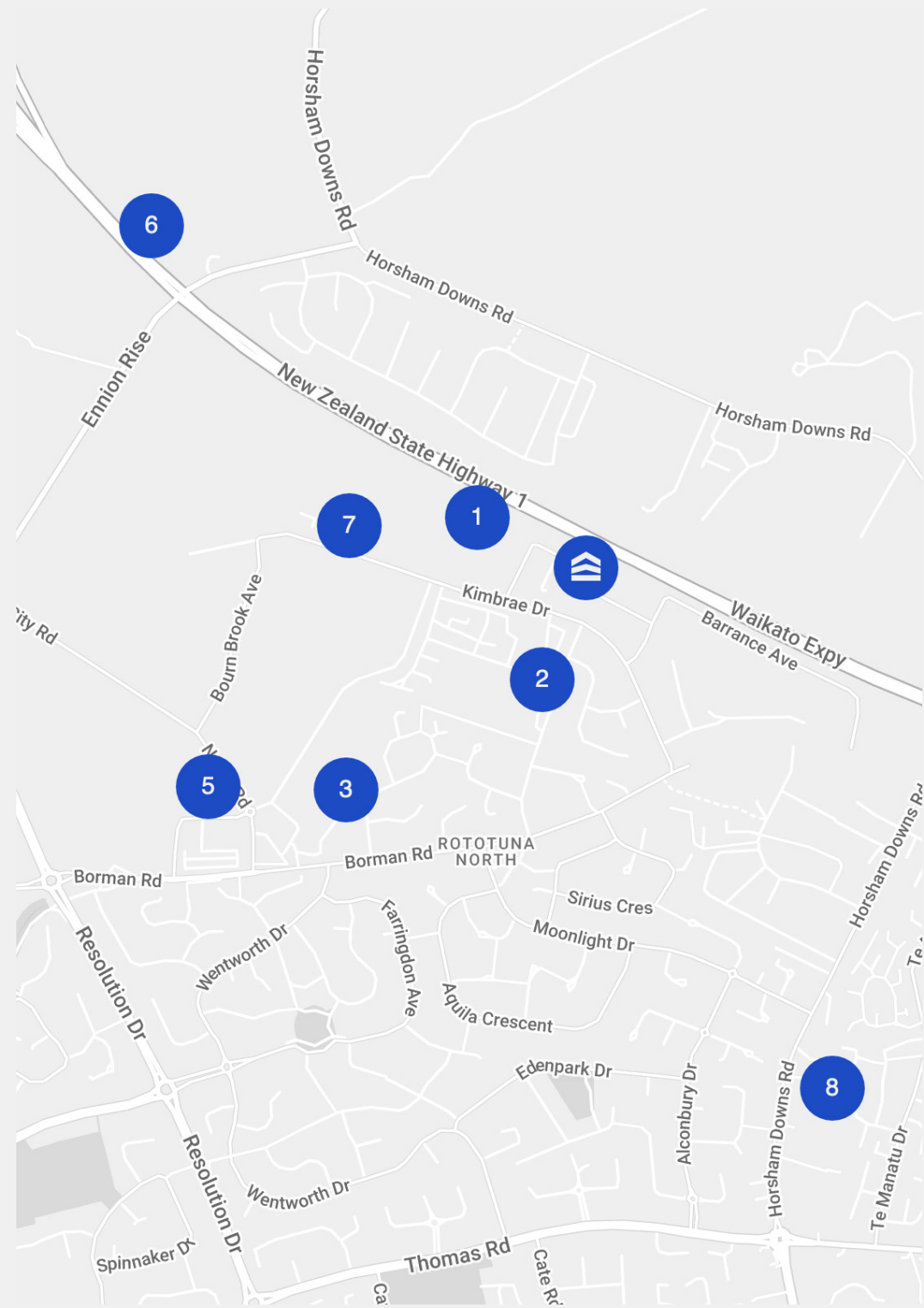
Whether your exploring Kori Kori Park, enjoying a meal at a local cafe or taking advantage of near by retail shopping attractions like Te Awa Shopping Complex, this neighbourhood boasts it all.

With top rated schools, modern amenities and easy access to

Hamilton's best attractions, Rototuna offers the perfect blend of lifestyle and opportunity.

Priced at \$799k this development is a unique opportunity for a range of buyers from first home, families or those looking to secure a lock-up and leave investment.

- 1 Rototuna Junior & Senior High
- 2 Te Totara Primary School
- 3 Hamilton Christian School
- 4 Borman Village
- 5 Fergus Bar & Kitchen
- 6 Waikato Expressway
- 7 Kori Kori Park
- 8 Rototuna Shops





# Specifications



## Roof, Fascia & Spouting

Longrun Roofing – .40 Coloursteel + 150mm MultiFit Fascia  
¼ Round Coloursteel Spouting

## Primary Cladding

Brick Veneer 70 Series (as per plans)

## Secondary Cladding

Vertical James Hardie Stria Weatherboard – Painted  
Vertical Timber Shiplap Weatherboard – Stained

## Aluminium Joinery & Glazing

Residential Suite Aluminium Joinery Power Coated + Double  
Glazing to House (single glaze to garage)

## Insulation

R2.2- R2.4 to wall and R3.6 ceiling batts

## Front Door

PTF Aluminium Door (excludes side light window)

## Front Door Lock

Schlage Resolute Digital Front door lock

## Garage Door

Colour Steel Sectional Single Garage Door, 4 Panel

## Internal Doors & Hardware

Internal Hollow Core Doors – Flush Panel + Lockwood Velocity  
Lever + Doorstop

## Internal Shelving

Wire shelving in linen cupboard + Melamine  
prefinished shelf with closet rail to bedroom cupboards.

## Vanities

Wall Hung Vanity 600-800mm + Wall Hung Vanity 400-500mm

## Mirror

Mirror Flat Polished Edge (Over larger vanity)

## Shower Enclosures, Basin & Kitchen Mixers

Acrylic Shower, Slide Shower & Designer Mixers

## Bath, Bathroom Fixtures

Acrylic Drop in bath, Heated Towel Rails, Toilet Suite & Toilet  
Roll Holders

## Kitchen Benchtop

30mm Stone Bench Top

## Kitchen Cooktop

BOSCH Cooktop Gas 4 Burner Stainless -PBH6B5B90A

## Kitchen Oven

BOSCH Single 60L Wall Oven - HBF113BROA

## Dishwasher

BOSCH Dishwasher 13 Place Setting - SMU2ITS01A

## Rangehood

BOSCH 53cm Rangehood Powerpack - DHL555BAU

## Waste Disposal

InSinkErator Model 56

## Heatpump

Living area - to meet Healthy Home Standards.

## Flooring

Laminate Flooring Entry, Kitchen, Dining

## Tiles

WC, Bathroom, Ensuite doors

## Carpet

Bedrooms, Stairway - Carpet Mill Casa Bella 3kg.

# Site Plan



\*Site plan as of May 2025.

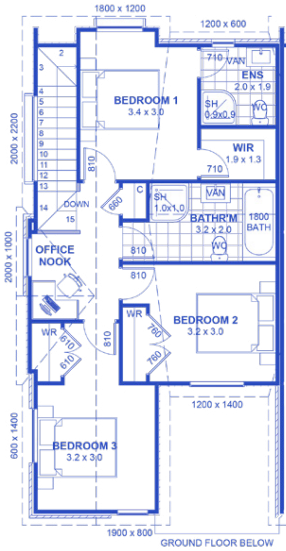
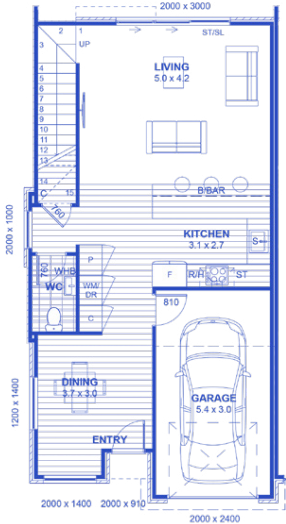
# 3 Bedroom



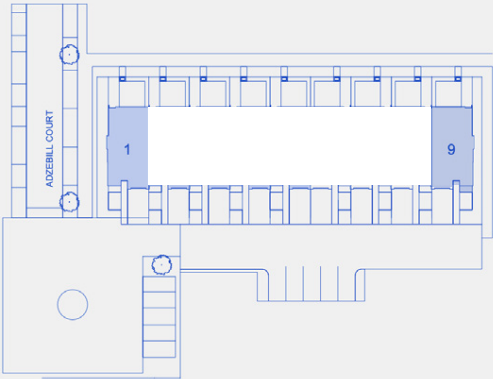
3 | 2.5 | 1 | 2

Ground Floor

Upper Floor



## Lots 1 & 9



Lot	Lot Area	Floor Area	Title	Location	Orientation
1	177m <sup>2</sup>	143m <sup>2</sup>	Fee Simple	End	As above
9	171m <sup>2</sup>	143m <sup>2</sup>	Fee Simple	End	Mirrored



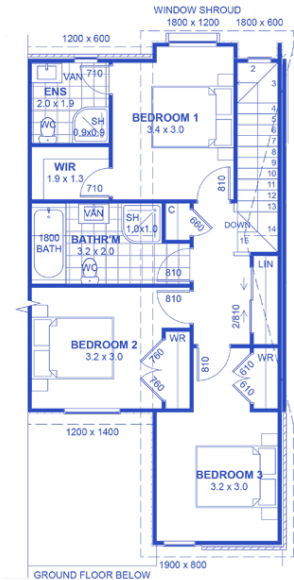
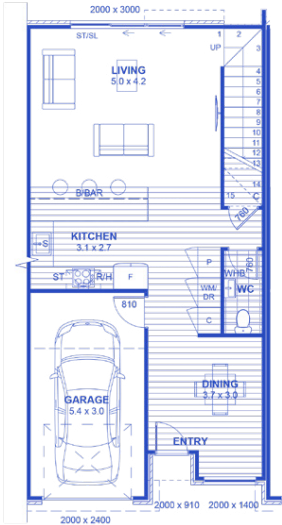
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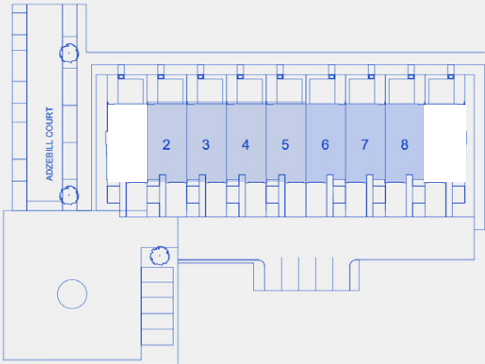
3 | 2.5 | 1 | 2

Ground Floor

Upper Floor



## Lots 2-8



Lot	Lot Area	Floor Area	Title	Location	Orientation
2	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	Mirrored
3	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	Mirrored
4	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	Mirrored
5	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	Mirrored
6	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	As Above
7	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	As Above
8	138m <sup>2</sup>	142m <sup>2</sup>	Fee Simple	Centre	As Above

# Price List

Lot	Type	Levels	Beds	Baths	Park	Price	Staus
1	Terrace	2	3	2.5	2	\$880,000	Available
2	Terrace	2	3	2.5	2	\$870,000	Sold
3	Terrace	2	3	2.5	2	\$799,000	Sold
4	Terrace	2	3	2.5	2	\$799,000	Sold
5	Terrace	2	3	2.5	2	\$799,000	Sold
6	Terrace	2	3	2.5	2	\$799,000	Sold
7	Terrace	2	3	2.5	2	\$799,000	Sold
8	Terrace	2	3	2.5	2	\$870,000	Sold
9	Terrace	2	3	2.5	2	\$880,000	Avaliable

\*Price list as of May 2025.

# Rental Appraisals

Provided by Jason Waugh,  
General manager of Lodge City Rentals  
16th September 2024

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## 3 Bedroom Property Overview

3 Bedrooms  
2 Bathrooms  
1 Living  
2 Parking

Brand new three bedroom townhouse, situated on a low maintenance section, property features three good sized bedrooms, two bathrooms, three toilets, a open plan living area and a single garage with internal access.

### Potentital Income

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

\$720.00 - \$760.00 per week

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# Frequently Asked

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## Who is DaSilva?

DaSilva have more than 20 years experience of residential construction and 10 years experience in property development. Bringing a lot of experience in development and confidence in delivering projects.

## What deposit is required?

We require a 10% deposit to secure your property. The remaning payment is due upon settlement.

## Is my deposit safe?

Yes, your deposit is safe. It is held in a trust account with a Solicitor until settlement.

## Can the price increase from what is agreed on the Sale & Purchase?

No, the agreed price is what you will pay for your property.

## Can I make any changes to the design?

All of our designs are crafted alongside Architects and are all final designs.

## What does Freehold / Fee Simple mean?

This is the most common home ownership type in New Zealand. It means you own your land & the building on top of it.

## What warranties and guarantees do I get when purchasing from DaSilva?

Our properties are covered under a 10 year building warranty and 12 months defects & liability.

## Will I be kept up to date on the progress of my property?

Yes! We provide bi-monthly video updates for our clients. This means you can get a real time update of the construction from start to finish.

## Will the properties be compliant with Healthy Homes Standards?

Yes, all of our properties are Healthy Homes certified. Your contract will also contains a Healthy Homes Compliant clause.

## What is a turnkey home?

A turnkey home is a brand new, fully completed home that is ready for occupancy - meaning you can move in after simply 'turning the key'.

## What are the advanges of Body Corporate & Residence Societies?

Body Corporates provide services such as security, landscaping, rubbish removal and recreational facilities. This can enhance the quality of life for residents and increase the value of properties withinthe community. Residence Socities are common in new subdivisions. In most cases, a Residence Society will own & manage communal amenities such as parks, roading, stormwater and dewerage systems within the development.

# More questions?

Contact our team.







# Why DaSilva?



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## Modern Living

Our homes are stylish, functional and durable. We use solid trusted materials that are low maintenance to save you money and time over the long term. Life is busy, and its better spending time doing things you want, not housework.

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## Affordable Prices

Our homes are priced in an affordable space, so they are within reach for first home buyers and investors looking for a good return. Well priced homes that don't skim on the features provide good value for money to our customers.

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## Quality, On Time

Being qualified builders gives us an advantage for delivery. We know our craft and move at speed, whilst maintaining outstanding quality. We meet our timeframes so you can rely on completion dates and plan your life.

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## New Build Warranties

Our new build warranties give you peace of mind that you've got a quality build and a solid investment. You can rest easy and enjoy your home knowing you're covered for up to 10-years.

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## Healthy Homes

Our brand new properties are built to meet all healthy homes standards so they are warm, dry homes ready for tenants or owners to move in.

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## Proven track record

We have a proven track record with vast experience of 24+ years building new homes. You can count on us to deliver your new home to a high standard.

# 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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[info@equiti.co.nz](mailto:info@equiti.co.nz)

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