



CANTERBURY

Lot 4, 606 Selwyn Road, Rolleston

The Online Real Estate Platform Designed Exclusively for Financial Advisers

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equiti



Rolleston

Lot 4, 606 Selwyn Road



4 Bedroom



1 Living



2 Bathroom



2 Toilet



Single Garage

Investment Home & Land Package

Home Size
140m²

Section Size
416m²



Artists impression only, actual design and colours may vary
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Rental Appraisal
\$660-\$680 Per Week

Annual Rental
\$35,360

Gross Yield
4.51%

Title
Dec 2024

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

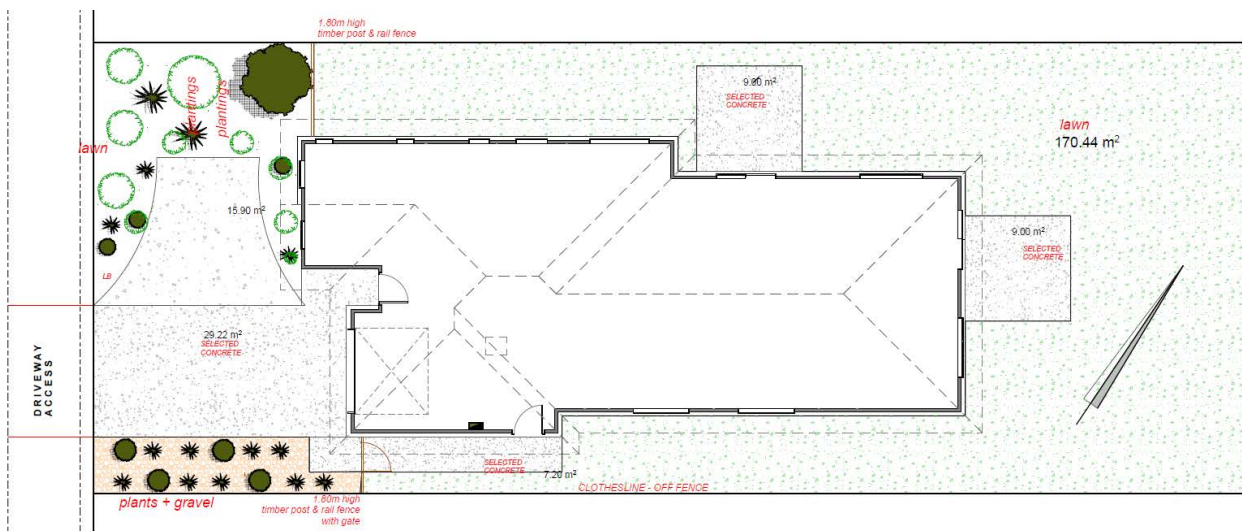


The KARAMU features four bedrooms, two bathrooms and a very functional living, dining and kitchen area, well positioned to receive all day sun.

THIS TENANT READY PACKAGE INCLUDES:

- | | |
|--|-------------------------|
| • Designer Kitchen with quality BOSCH appliances | • Family bathroom |
| • Open Plan Kitchen/Dining/Living area | • Excellent storage |
| • Walk in Pantry | • Heat pump |
| • Stone bench top | • Single garage |
| • Four double bedrooms | • Laundry in the garage |
| • Ensuite & walk in wardrobe in Master | |

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 | • Drapes/Blinds |

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NOTES:

- SCHEME PLAN ONLY AREAS & DIMENSIONS ARE APPROXIMATE & SUBJECT TO FINAL SURVEY.
- LOT 200 IS TO BE VESTED AS ROAD.

STAGE NUMBER

Staging:

The following staging can be undertaken in any order:

A	Lot 1 & 2
B	Lot 3 & 4

REV	DATE	REVISION DETAILS	ISSUED
A	23/06/23	FOR INFORMATION	CWH
B	24/06/23	FOR INFORMATION	CWH
C	28/06/23	FOR INFORMATION	CWH
D	10/07/23	FOR INFORMATION	CWH

CLIENT

SIXOSIX LIMITED

PROJECT

606 SELWYN ROAD

DRAWING TITLE

PROPOSED SCHEME PLAN

STATUS

FOR INFORMATION 1:500

DATE

A3

PROJECT

1099

DRAWING NO

SC-01

REVISION

D

ANALYSIS CONDITIONS:

That Lot 100 (Access Lot) be held as a vacant parcel of land for the purpose of Lot 100 (Access Lot) and that individual records of this issue.

REMARKS/REVISIONS OF DOCUMENTS			
Version	Author	Checked	Drawn
1.0	SC-01	SC-01	SC-01

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.

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



**MIDLAND BRICKS N
Tipico Bobal with
Grey Mortar**



**ROOF, FASCIA,
GUTTER,
DOWNPIPES, ENTRY
DOOR
Colorsteel Ebony**



**GARAGE DOOR,
ENTRY DOOR FRAME
(with garage door trim to
match)
Ebony**



**SOFFITS
Dulux
Mt Aspiring**



**FEATURE CLADDING
Dulux Mangaweka
Quarter**

**ALL MINI M WINDOWS
Metropolis Coal Dust**

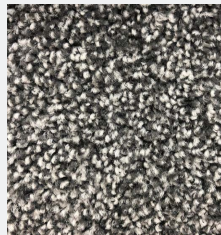
INTERIOR



**WALLS
Dulux Mt
Aspiring**



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



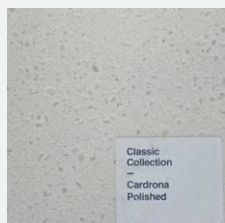
**CARPETS
FELTE Awana
Bay Straw**



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



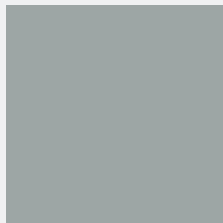
**ROLLER BLINDS
to Living Dining
Bedrooms
(Kitchen if
required)**



**KITCHEN BENCH TOP
PRIME STONE
Cardrona 20mm**



**PANTRY BENCH TOP
PRIME LAMINATE
Snow Fabrini**



**LAMINATE KITCHEN
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



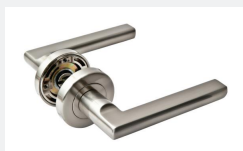
MIZU DRIFT
Basin Mixers Mk2
(5 Star) & Shower
Mixers Mk2



MIZU DRIFT
Bath Outlet
160mm & Straight
Toilet Roll Holder



HOLLY LEVER
on round rose I13H001



WEISS
S/S Bathroom
Heater FH24SS



AQUATICA LaundraTubbie
with Mixer



E-LOK Series 9 Electronic
Lock Brushed Stainless

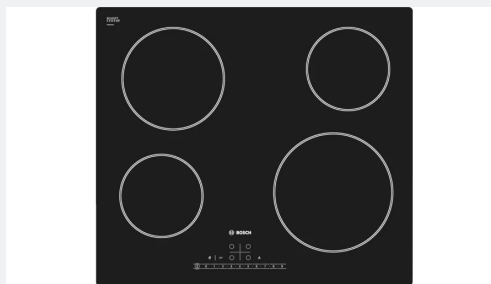


Appliances

**BOSCH built in oven
HBF13BS0A**



**BOSCH electric cooktop with
Touch Controls PKE611K17A**



**BOSCH
dishwasher SMS4HTI01A**



**ARISTON Canopy Rangehood
90cm ACS90A -L**



**ndermounted Stainless
Steel Kitchen Sink**



**THERMANN ELECTRIC
250L Cylinder**



**RBAN 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



RayWhite.

Lot 4, 606 Selwyn Road, Rolleston

22nd March 2024

Ray White Metro Property Management thanks you for engaging us to conduct a rental appraisal on your property. Based on the current market and comparable properties in the area, we would consider the current market value to be **\$660- \$680 per week**.

Property Description

This property features four bedrooms and two bathrooms. Open plan kitchen, dining, and living room. Heated by heat pump and double glazed. This new build property features modern and neutral décor throughout. Situated on an easy-care, private, and fully fenced section with a single internal access garage.

Comparable Rental Properties

4 Cloverlea Court, Rolleston	4 Bedrooms, 2 Bathrooms	\$660pw
65 Avanda Avenue, Rolleston	4 Bedrooms, 2 Bathrooms	\$680pw

Kind Regards

Ashleigh Clutterbuck

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AJ McPherson & Associates Ltd Licensed (REAA 2008)

Ray White Metro 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 future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.

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: Mike, Siobhan, Caitlin, Simon and their kids, 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. 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.





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Auckland

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