

# 33 SCULLY PLACE

McQuarrie Street Development,  
Invercargill



**FOWLER  
HOMES**<sup>™</sup>

Est. 1984

YOUR STYLE OF LIVING



# WELCOME TO FOWLER HOMES

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

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[www.fowlerhomes.co.nz](http://www.fowlerhomes.co.nz)

# TURNKEY HOUSE & LAND PACKAGE



**33 Scully Place,  
McQuarrie Street  
Development,  
Invercargill**

**For Sale: \$865,000**







**Rental Appraisal:  
\$620-\$650 per week**

**Guaranteed rent back for 12-24 months**

Whether you are looking for an investment property, a home or both, a Show Home is an attractive option. The homes are packed with modern features and finishes.

This 3-bedroom property is a jewel in the new development. Step through the front entry of the home into the open plan kitchen, dining and living area. A barn slider leads through to the bedrooms, family bathroom with separate toilet. The master bedroom has an ensuite and walk-in wardrobe. A separate laundry is located beside the two-car garage. A large outdoor entertaining area is located off the master bedroom and living room.

## Specifications

-  Section Size 400m<sup>2</sup>
-  Floor Area 160m<sup>2</sup>
-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 2



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# HOUSE PLAN

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## Specifications

 Bedrooms 3

 Bathrooms 2

 Living 1

 Garage 2

 Length 20.88m

 Width 12.33m



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# HOME FEATURES

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- Nordzco Joinery custom designed kitchen
- Fisher & Paykel kitchen appliances
- Custom wardrobes and laundry cabinetry
- Fully tiled master ensuite
- Linen cupboard
- Escea gas fireplace with windows sets either side
- Windsor smart entry door
- Outdoor living area
- Dominator garage door
- James Hardie Oblique and Kanda timber exterior
- Attic storage with pull down ladder system
- Soft landscaping
- Concrete driveway
- Fully fenced



# THE LOCATION

**The McQuarrie Street Development is a new housing area by Fowler Homes.** The newly named Scully Place contains 23 Lots ranging in size from 400m<sup>2</sup> to 598m<sup>2</sup>.

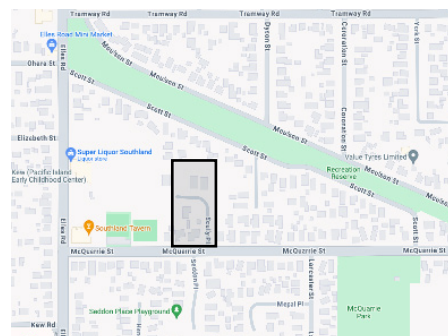
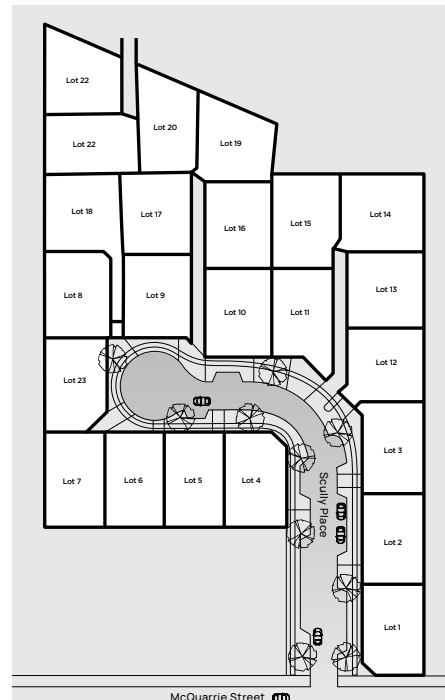
The new homes have been designed to capture the north facing sun and are suitable for family living, investments or someone wanting to downsize their home. The floors plans are unique and include many modern features of a home including a Scullery, Ensuite, Walk-in wardrobes and even single car garages.

The developers wanted to create a safe community environment and included 1.5m wide footpaths on both sides of Scully Place, off-street vehicle bay parking, streetlights, trees, and a wide street – a famous feature of Invercargill.

Scully Place is a private cul-de-sac and is named after Southland World War 1 veteran, Sergeant Major Peter Scully DCM. It is officially recognised as a Poppys Place, which means it is a New Zealand place named after someone

who fought in the World Wars. They are commemorated with a red poppy, ensuring these people are never forgotten.

The development is near to the Kew Bowling Club, Southland Hospital, schools, an early childhood centre and South City Mall not to mention the Elles Road Dog Park.



# WHY BUILD WITH US?

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## 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  
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- 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.



# CONTACT US

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## Fowler Homes Southland

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& Licensed Building Practitioner

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## Online

Want to find out more about Fowler Homes? Visit [fowlerhomes.co.nz](http://fowlerhomes.co.nz) for inspiration.



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**Proud to be locally owned  
and operated since 1984.**

## Testimonial

“We can wholeheartedly recommend Fowler Homes to anyone seeking a building company that delivers quality, professionalism, and a hassle-free building experience.” **Lisa Leftley**

“Jason and his team have an excellent knowledge of the market, have good connections in the supply chain, and have quality systems in place. As a further indication of our satisfaction with Jason and his team at Fowler Homes – we are doing it all again!” **Robin Martin**



## Social

Connect with us on social media for all the latest news, trend alerts and updates from our team.

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