

# 22 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

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**22 Scully Place, Lot 19,  
Strathern, Invercargill**







**For Sale: \$699,000**

**Rental Appraisal:  
\$650-\$680 per week.**

This four-bedroom family home has all the features a new build needs, modern and stylish design, quality kitchen appliances, top quality insulation, and your choice of the finishing touches.

A smart layout with an open plan kitchen, dining and living area allows for plenty of natural sunlight. The master bedroom includes its own ensuite and large wardrobe. Two double bedrooms and one single bedroom, all have wardrobes. The family bathroom has a back to wall bath, shower and separate toilet will cater for the entire family. The home has internal access to the single car garage, which also contains the laundry.

## Specifications

-  Section Size 406m<sup>2</sup>
-  Floor Area 153m<sup>2</sup>
-  Bedrooms 4
-  Bathrooms 2
-  Living 1
-  Garage 1



# HOUSE PLAN

22 Scully Place, Lot 19, Strathern, Invercargill



## Specifications

-  Bedrooms 4
-  Bathrooms 2
-  Living 1
-  Garage 1
-  Length 16.23m
-  Width 10.56m



# HOME FEATURES

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22 Scully Place, Lot 19, Strathern, Invercargill

## INTERIOR

- Ensuite
- Bedroom panel heaters
- Separate toilet
- Blind window treatments
- Walk-in linen
- MaxRaft insulated foundation
- Nordzco Joinery custom designed kitchen
- Dominator Futura Sectional automatic garage door
- Fisher & Paykel kitchen appliances
- Daikin heat pump system

## EXTERNAL

- Outdoor living area
- James Hardie Oblique vertical cladding exterior
- Midland Brick classic range exterior
- 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>.

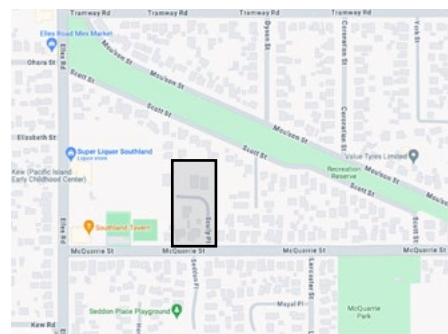
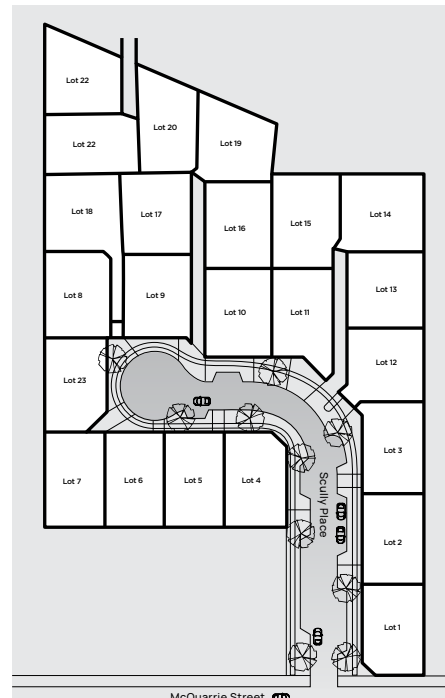
The new homes have been designed to capture the north facing sun and are suitable for family living, investments or someone wanting to downsize their home. The floors plans are unique and include many modern features of a home including a Scullery, Ensuite, Walk-in wardrobes and even single car garages.

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  
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- 3** We offer a range of build options including custom design & build, standard plans range, house & land, and turnkey packages, knock down and rebuild  
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- 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

Heather Scott-Smith

022 160 4964

heather@fowlerhomes.co.nz



### Online

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



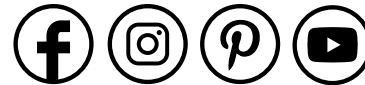
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**Proud to be locally owned  
and operated since 1984.**



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

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