

22 Boyce Crescent

Grace Park, Cambridge





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

TURNKEY HOME & INCOME DUPLEX



Specifications

-  Section Size 585m²
-  Floor Area 230m²
-  Bedrooms 5
-  Bathrooms 3
-  Living 2
-  Garage 2

**22 Boyce Crescent,
Grace Park, Cambridge**

Turnkey: \$1,384,000
Rental Assessment:
Main Home from \$720pw
2Br Unit from \$600pw
Yield: 5.22%

Secure your new home or investment property in one of the few remaining central locations of the Grace Park subdivision in Cambridge.

This architecturally designed 230m² home and income property includes a generously proportioned 3-bedroom family home, with an attached 2-bedroom unit. Supplement your mortgage with rental returns. The main home includes open plan living, pantry, separate toilet and master suite with walk-in wardrobe and ensuite bathroom.

This is an opportunity not to be missed, sitting on a 585m² north-facing section in an established area of Cambridge town.









HOUSE PLAN

22 Boyce Crescent, Grace Park, Cambridge



Specifications

-  Bedrooms 5
-  Bathrooms 3
-  Living 2
-  Garage 2
-  Length 22.8m
-  Width 12.6m

HOME FEATURES

22 Boyce Crescent, Grace Park, Cambridge

INTERIOR

- Open plan living
- Custom kitchen
- Pantry
- Separate toilet
- Ensuite
- Walk-in wardrobe
- Solux Low E windows
- Windsor futura door hardware
- Bosch kitchen appliance package
- Closetmaid wardrobe & shelving systems
- Heatpump system
- Tiled splashbacks in kitchen, laundry & bathrooms
- Carpet and vinyl plank flooring
- Blinds package

EXTERIOR

- Coloursteel corrugate roofing
- James Hardie linea oblique vertical cladding
- Brickworks stand heritage 70 series bricks
- Double garage door
- Garage carpet and vinyl plank in the laundry space
- Soft landscaping
- Neighbour-Friendly fencing
- Concrete patios



THE LOCATION

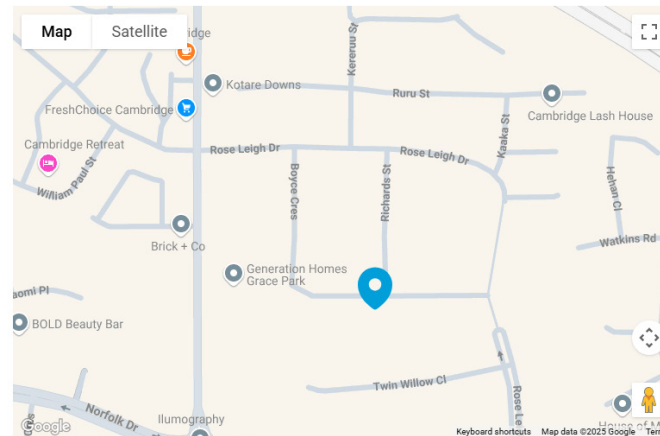
Welcome to Grace Park, a newly completed subdivision nestled in Cambridge's sought-after Norfolk Downs area.

Grace Park is a boutique subdivision offering homeowners flat, easy-maintained sections. It is situated very close to schools, shops, and dining options.

Cambridge town is only a short 10-minute walk down the street via Te Ko Utu domain, and a 2-minute drive from the Waikato Expressway, making early morning commutes to Hamilton and Auckland a breeze.

Sections range in size from 500 to 702 square metres, so options abound for homeowners and investors alike to accommodate different scales of properties and configurations.

Cambridge is a bustling rural township known for its tree-lined streets, water sports arenas just up the road at Lake Karapiro, quality schooling, scenic cycle and walking paths, and an array of boutique stores and cafés.



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.

—

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.

—

Individual supplier warranties and guarantees will also be available.



CONTACT US



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Online

Want to find out more about Fowler Homes? Visit fowlerhomes.co.nz for inspiration.



**FOWLER
HOMES**™

Est. 1984

YOUR STYLE OF LIVING

Proud to be locally owned and operated since 1984.

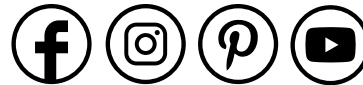
Testimonial

Your expertise, patience, knowledge, and professionalism has helped us realise our home building dream and has made our second build such an easy project.

Wylie Family

From our initial discussions with Joe Cattle and their architect to the handing over of our keys several months later, our entire build experience was a seamless and enjoyable one.

Derek and Cathryn Fox



Social

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

@fowlerhomesnz

www.fowlerhomes.co.nz