

13 Boyce Crescent

Grace Park, Cambridge



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING



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

HOME & INCOME DUPLEX



**13 Boyce Crescent,
Grace Park, Cambridge**

**House & Land: \$1,340,000
Turnkey: \$1,405,000**

**Rental Assessment:
3 bedroom \$760-780 pw
2 bedroom \$575-595 pw
Yield 5.3%**







Secure your new home or investment property in Grace Park, Cambridge.

Fowler Homes Waikato has custom-designed this impressive dual-income home as a house and land package in Grace Park, Cambridge.

This new home includes a 3-bedroom main dwelling, which features open-plan living, scullery and an outdoor living area. The bedrooms are a good size, and the master includes a walk-in wardrobe and an ensuite.

The single garage cleverly separates the unit and includes two bedrooms, open living, and private access.

Specifications

-  Section Size 540m²
-  Floor Area 196m²
-  Bedrooms 5
-  Bathrooms 3
-  Living 2
-  Garage 1









HOUSE PLAN

13 Boyce Crescent, Grace Park, Cambridge



Specifications

-  Bedrooms 5
-  Bathrooms 3
-  Living 2
-  Garage 1
-  Length 24.33m
-  Width 11.59m



**FOWLER
HOMES™**

Est. 1984

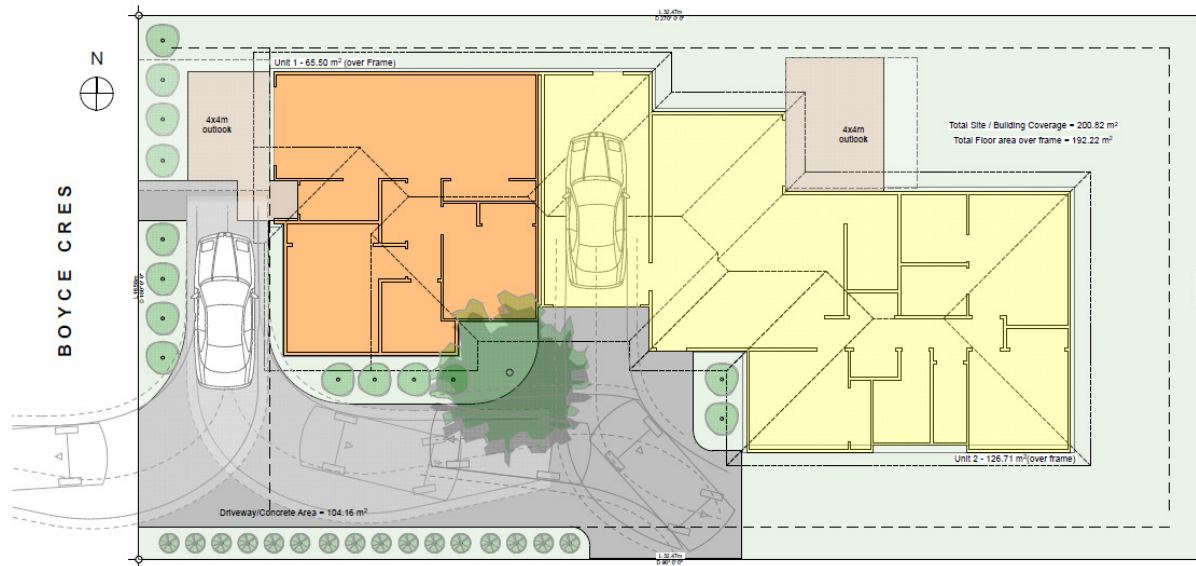
YOUR STYLE OF LIVING

LANDSCAPE PLAN

13 Boyce Crescent, Grace Park, Cambridge

Specifications

- 540m² section down ROW
- Hydro-seed lawns
- Premium Laminate Pine fencing
- Specimen tree
- Easy care gardens on stone beds
- Half oxide concrete patios and drive



HOME FEATURES

13 Boyce Crescent, Grace Park, Cambridge

INTERIOR

- Custom-designed kitchen with stone benchtops
- Master ensuite with walk-in wardrobe
- Residential thermal joinery
- Solux Low-E double glazing
- Windsor door hardware
- Tiled laundry splashback
- Blinds package

EXTERIOR

- James Hardie Linea Vertical Oblique exterior
- Brickworks / Midland Clay 70 series brick exterior
- Private outdoor north facing living areas
- Coloursteel long-run iron roofing
- Dominator insulated automatic garage door
- Half oxide coloured driveway and paths
- Fencing, letterboxes, and lawns included
- Soft landscaping



THE LOCATION

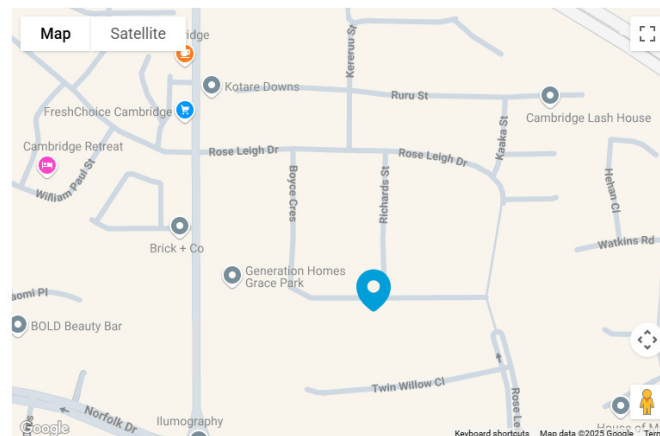
Welcome to Grace Park, a newly completed subdivision nestled in Cambridge's sought-after Norfolk Downs area.

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.



CONTACT US



Fowler Homes Waikato

Joe Cattle, Managing Director

027 5599 207

joe@fowlerhomes.co.nz



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.

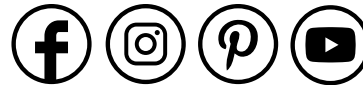
Testimonial

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