

# LOT 7149 RUSHLAND ROAD

Hanley's Farm, Queenstown





# 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 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 building experience and industry knowledge.

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# DUPLEX HOME - LOT 7149

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**Lot 7149 Rushland Road, Hanley's Farm**

**For Sale: \$1,200,000**

Rental Assessment:  
House \$1,050 - \$1,150 pw

Brand new in Hanley's Farm on private Rushland Road, this split-level duplex home offers both a wise investment and a first home in Queenstown.

The ground floor includes a u-shaped kitchen with good size walk-in pantry, opening the dining and living area. A compact laundry and guest toilet are also on the ground floor.

The three bedrooms are on the second floor. The master includes an ensuite and double wardrobe. The other rooms are a good size with built in wardrobes and shared bathroom.

This home has a single garage, with internal and external access.

## Specifications

-  Section Size 160m<sup>2</sup>
-  Floor Area 144m<sup>2</sup>
-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 1



# HOUSE PLAN - TYPE 2

Lot 7149 Rushland Road, Hanley's Farm, Queenstown



Ground Floor



First Floor

## Specifications

-  Bedrooms 3
-  Bathrooms 2
-  Living 1
-  Garage 1
-  Length 17.12m
-  Width 6.08m



# HOME FEATURES

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Lot 7149 Rushland Road, Hanley's Farm, Queenstown

## INTERNAL

- Resene paint system
- Windsor internal door hardware
- Thermal heart with Solux Low E Glass windows
- Nordzco kitchen and joinery
- Fisher & Paykel kitchen appliances
- Glass kitchen splashback
- High wall heat pump
- Carpet & vinyl plank floor from
- Window treatments
- Open plan living

## EXTERNAL

- James Hardie vertical oblique cladding
- Vertical Timber cladding
- MaxRaft maxslab 300m
- Coloursteel 5 Rib roof
- Dominator sectional Valero insulated garage door in flaxpod
- Concrete path, patio and driveway
- Soft landscaping



# HOME UPGRADES

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Speak to our Contract Manager about the available upgrades for this home.

## Heating

- Ducted heatpump (removing hi-wall & heaters)
- Bathroom heaters

## Appliances

- Higher spec kitchen appliances

## Plumbing Fittings

- Upgraded plumbing fittings to gunmetal (not including laundry)

## Curtains/Blinds

- Change roller to Roman blinds in bedrooms

## Flooring

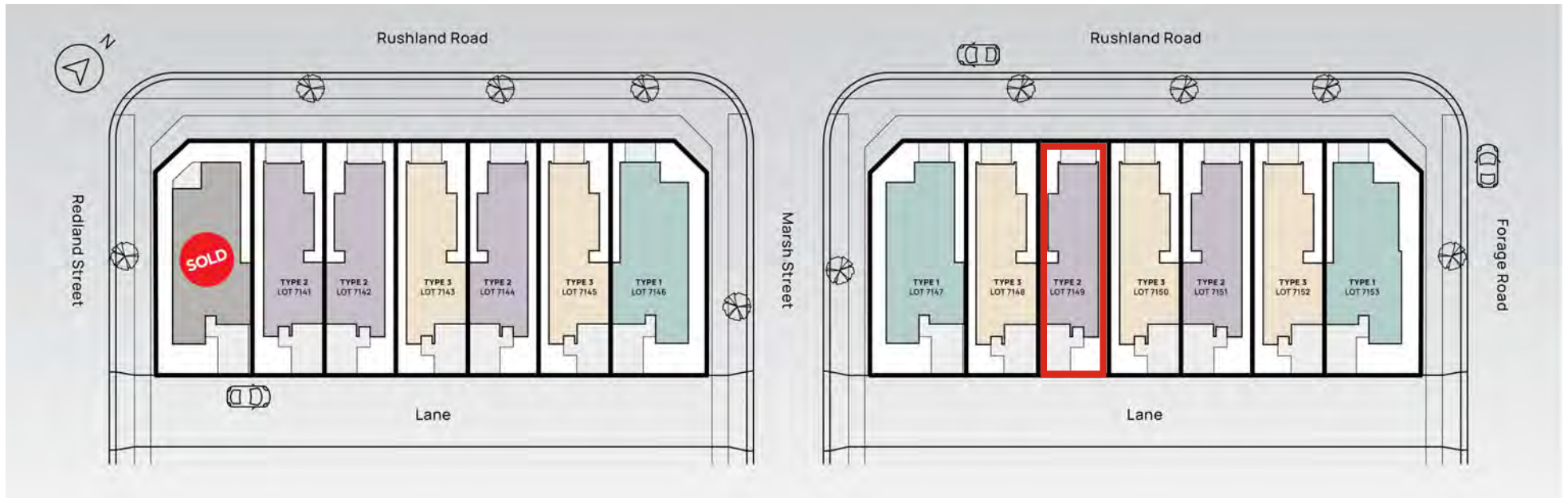
- Upgrade carpet
- Garage carpet

## Tiling

- Vinyl flooring & tiled bathrooms floors,skirts & bath
- Splashback to 1.2m, 600 x 600 (Type 4 has no bath splash)
- Vinyl flooring & tiled bathrooms floors & showers (600 x 600)
- Upgrade to laminate flooring & tiled bathrooms floors,skirts
- Upgrade to laminate flooring & tiled bathrooms floors
- Undertile heating to bathroom and WC
- Tiled splashback (hob only)
- Tiled splashback to wall length



# DEVELOPMENT MAP

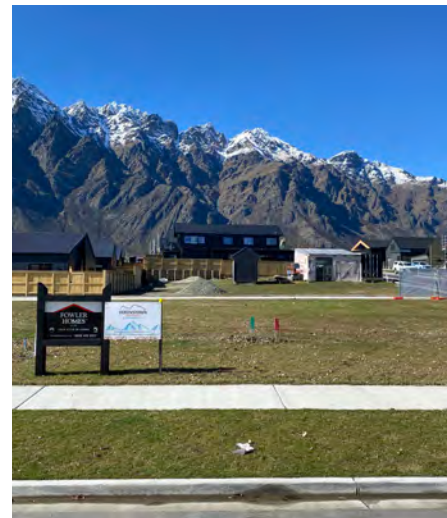


# THE LOCATION

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Hanley's Farm stretches harmoniously between Lake Wakatipu, Deer Park Heights and The Remarkables on State Highway 6 to Invercargill. The development is 13-kilometers from central Queenstown, and 6-kilometres from Frankton.

Hanley's Farm has a primary school, day care, an epic pump track, two playgrounds, fitness area and Café Bar. And if you didn't know already, it's near the Jack's Point Golf Course & Clubhouse, and the Remarkables Ski Field!



# 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
- 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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## Online

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



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HOMES**™

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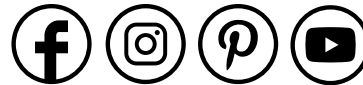
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**Proud to be locally owned  
and operated since 1984.**

## Testimonials

"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

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