

LOT 7153 RUSHLAND ROAD

Hanley's Farm, Queenstown



**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, 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.

www.fowlerhomes.co.nz

DUPLEX HOME - LOT 7153



**Lot 7153 Rushland
Road, Hanley's Farm**

For Sale: \$1,145,000

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

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

This home has three good-sized bedrooms, with the master including an ensuite and built-in wardrobe. The other bedrooms are a good size with built-in wardrobes and a shared bathroom. A U-shaped kitchen opens to the dining and living area. There is a small patio connected to the living area.

The laundry is placed in the single-car garage, which has internal and external access.

Specifications

- ↕ □ Section Size 206m²
- ↕ □ Floor Area 111m²
- 🛏 Bedrooms 3
- 🚿 Bathrooms 2
- 🛋 Living 1
- 🚗 Garage 1



HOUSE PLAN - TYPE 1

Lot 7153 Rushland Road, Hanley's Farm, Queenstown



Specifications

 Bedrooms 3

 Bathrooms 2

 Living 1

 Garage 1

 Length 17.83m

 Width 7.64m



HOME FEATURES

Lot 7153 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
- 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

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

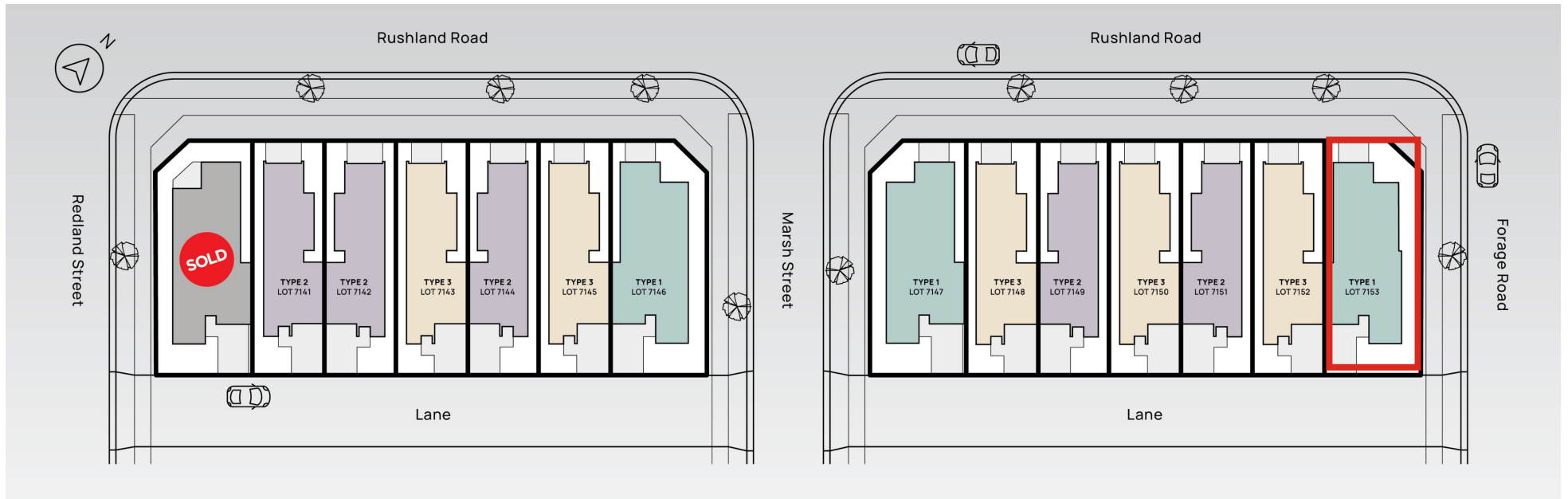
- Upgrade carpet
- Garage carpet

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

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?

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

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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 for inspiration.



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YOUR STYLE OF LIVING

**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

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

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www.fowlerhomes.co.nz