

12A HAUHAKE TERRACE

Kotare Park, Leamington, 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



Specifications

-  Section Size 502m²
-  Floor Area 158m²
-  Bedrooms 4
-  Bathrooms 2
-  Living 2
-  Garage 1

**12a Hauhake Terrace,
Kotare Park, Leamington**

**Turnkey: \$1,180,000
5% deposit**

**Rental Assessment:
\$1,190 to \$1,210 per week
Yield from: 5.43%**

This architecturally designed 158m² home and income property has two homes and a central single garage. Located at the end of a private right-of-way and north facing, both homes have an open-plan living, dining, and kitchen area that flows to a private outdoor living space, perfect for entertaining. Inside, you'll find two good-sized bedrooms, a laundry unit, and a bathroom.

The unique Home & Income setup provides an excellent opportunity for rental yield or multi-generational living without compromising privacy.

This home is under construction now, and selling as a Turnkey Package.







HOUSE PLAN

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HOME FEATURES

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INTERIOR

- Resene or Dulux colour system
- Custom kitchen with wastemaster
- Fisher & Pakel kitchen appliance package
- Laundry joinery and tiled splashback
- Lined cupboard with wire system
- Storage & shelving solutions
- Double glazed with Solux LowE
- Windsor Futra door hardware
- Haier heatpump system
- Blinds window treatment package
- Fibre ready
- PDL Iconic range switchgear
- Tiled bathroom splashbacks
- Carpet and hard flooring system

EXTERIOR

- James Hardie Linea Oblique vertical weatherboard cladding and Brickworks clay bricks
- Coloursteel corrugated roof
- Insulated garage door
- Concrete driveways and patios
- Soft landscaping
- Neighbour friendly boundary fencing
- Wall hung clothes line

Upgrades are available, talk to our team to discuss.



THE LOCATION

Discover the charm of Kotare Park, a premier subdivision on the outskirts of Cambridge, just a swift 5-minute drive from the main street.

With 64 thoughtfully designed lots, the community offers a harmonious blend of tranquility and accessibility, boasting a connected street network, inviting parks, and open spaces.

Cambridge is a majestic tree-lined town at the heart of New Zealand's rural heartland.

Cambridge's proximity to many of the North Island's main towns and cities makes it the ideal location for visitors for recreational events such as the rowing at Lake Karapiro, cycling at the Velodrome, and global business events such as the Agricultural Fielddays at Mystery Creek.



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

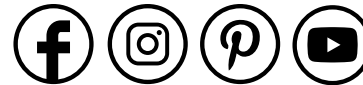
Testimonial

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