

7 FLAGSTAFF DRIVE

Flagstaff, Dunedin



**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

DUAL-INCOME TURNKEY PACKAGE



Specifications

-  Section Size 603m²
-  Floor Area 158m²
-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garages 1

**7 Flagstaff Drive,
Flagstaff, Dunedin**

For Sale: \$1,250,000

**Rental Assessment:
Main Home: \$850 - \$900 pw
Unit: \$460 - \$510 pw
TOTAL = \$1,310 - \$1,410 pw**

Yield: 5.5% to 5.8%

This home and income build is designed to appeal to a wide range of buyers. For investors, the property offers an attractive yield of 5.5% to 5.8%, combining strong returns with low maintenance and modern appeal.

New home buyers will appreciate the opportunity to own a warm, comfortable, and energy-efficient home, built to contemporary standards. Families will enjoy the spacious layout and proximity to local amenities, while empty nesters looking to downsize can benefit from the flexibility of living in the one-bedroom attached unit and renting out the three-bedroom home for additional income.

This package requires a 5% deposit. Expected completion May 2027. And comes with a 10-Year Master Build Guarantee.



FLOOR PLAN

7 Flagstaff Drive, Flagstaff, Dunedin



Specifications

-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garages 1
-  Length 20.71m
-  Width 8.9m



HOME FEATURES

This new home includes the following features.

INTERIOR:

- Velux Skylights
- Fujitsu ducted heat pump system (main home)
- Fujitsu Hi Wall heat pump to unit
- Windsor Futura Apex door hardware
- Thermally efficient ThermHeart+ windows
- Nordzco designed kitchen and joinery
- Fisher & Paykel kitchen appliances
- Wardrobe systems
- Laundry cabinetry
- Maxen 350 Wood Fire
- Tiled bathroom floors
- Carpet and laminate flooring options
- Curtain and roller blind window treatments

EXTERIOR:

- MaxRaft insulated slab system
- James Hardie Vertical Linea Oblique and vertical timber cladding
- Dominated insulated, automatic garage door
- Axis Panel Front Door
- Concrete driveway and paths
- Boundary fencing
- Soft landscaping
- Off-street parking



THE LOCATION

Surrounded by some of Dunedin's most sought-after amenities, 7 Flagstaff Drive offers exceptional convenience alongside its peaceful setting. Families will appreciate access to top-tier schooling, including John McGlashan College, Columba College, St Hilda's Collegiate, Māori Hill Primary, and Balmacewen Intermediate—all within easy reach.

Outdoor lovers are spoiled for choice with the Otago Golf Club, the tranquil Ross Creek tracks, the Redwood Forest, and the iconic Pineapple Track just moments away.

Despite its elevated, private position, the property sits only 3.5km from the city centre and the University of Otago, making daily commuting effortless. Nearby supermarkets and the vibrant Roslyn shopping village add to the ease of everyday living, placing cafés, essentials, and boutique retail right at your fingertips.



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.

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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.

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



Social

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

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