



WAIKATO

22 Boyce Crescent, Grace Park,
Cambridge

equiti

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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



**22 Boyce Crescent,
Grace Park, Cambridge**







House & Land: \$1,339,000
Turnkey: \$1,409,000
Rental Assessment:
Main Home \$740pw
2Br Unit \$600pw
Yield: 5.20%

Secure your new home or investment property in one of the few remaining central locations of the Grace Park subdivision in Cambridge.

This architecturally designed 230m² home and income property includes a generously proportioned 3-bedroom family home, with an attached 2-bedroom unit. Supplement your mortgage with rental returns. The main home includes open plan living, pantry, separate toilet and master suite with walk-in wardrobe and ensuite bathroom. This is an opportunity not to be missed, sitting on a 585m² north-facing section in an established area of Cambridge town.

Plans available for a **4+2 Option** - pricing on request.

Specifications

-  Section Size 585m²
-  Floor Area 230m²
-  Bedrooms 5
-  Bathrooms 3
-  Living 2
-  Garage 2









HOUSE PLAN

22 Boyce Crescent, Grace Park, Cambridge



Specifications

-  Bedrooms 5
-  Bathrooms 3
-  Living 2
-  Garage 2
-  Length 22.8m
-  Width 12.6m

HOME FEATURES

22 Boyce Crescent, Grace Park, Cambridge

INTERIOR

- Open plan living
- Custom kitchen
- Pantry
- Separate toilet
- Ensuite
- Walk-in wardrobe
- Solux Low E windows
- Windsor futura door hardware
- Bosch kitchen appliance package
- Closetmaid wardrobe & shelving systems
- Heatpump system
- Tiled splashbacks in kitchen, laundry & bathrooms
- Carpet and vinyl plank flooring
- Blinds package

EXTERIOR

- Coloursteel corrugate roofing
- James Hardie linea oblique vertical cladding
- Brickworks stand heritage 70 series bricks
- Double garage door
- Garage carpet and vinyl plank in the laundry space
- Soft landscaping
- Neighbour-Friendly fencing
- Concrete patios



THE LOCATION

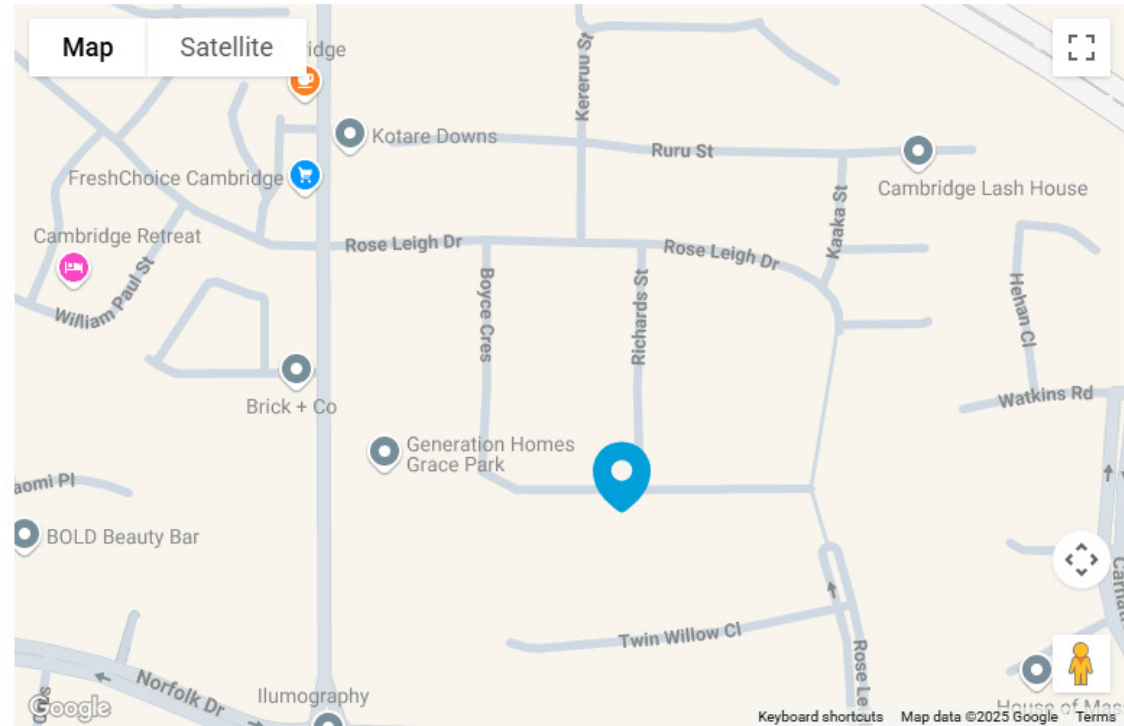
Welcome to Grace Park, a newly completed subdivision nestled in Cambridge's sought-after Norfolk Downs area.

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.



Rental Appraisal

GLASSHOUSE PROPERTY MANAGEMENT

CAMBRIDGE E - 24 MARCH 2025



3 Bed 2 Bath 1 Living Double

DESCRIPTION

This 3-bedroom, 2-bathroom home offers a spacious living area and a double garage for secure parking and additional storage. Perfect for families, it provides comfort, convenience, and plenty of space for daily living.

APPRAISED AT

\$715 - \$740 PW



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Information Guide!

Jordan Herewini | Sales Executive
jordan@glasshousenz.com
027 333 1716

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CONTACT US

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141 Grey Street,
Hamilton East
22B Duke Street,
Cambridge



0800 555 210

GLASSHOUSE PROPERTY MANAGEMENT

CAMBRIDGE E - 24 MARCH 2025



2 Bed 1 Bath 1 Living Off-street

DESCRIPTION

This 2-bedroom, 1-bathroom home features a cosy living area and the convenience of off-street parking, offering a comfortable and low-maintenance living space in a great location.

APPRAISED AT

\$580 - \$600 PW



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The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





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DISCLAIMER

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