



CANTERBURY

Lot 35, Mils Green,  
Halswell, Christchurch

**equiti**

Licensed under the REAA 2008





# \$919,500

FIXED PRICE INVESTOR HOUSE & LAND PACKAGE

## HALSWELL LOT 35 MILNS GREEN

 4  1  2  2

### LAND SIZE

**387 m2**

### FLOOR AREA

**151.7 m2**

Title due April

\*Above dates are estimates only. Title dates are information provided by the developer.  
Completion dates are based on an unconditional contract and title issue.

### GUARANTEED RENTAL RETURN

**\$840 per week**

\*Refer to page 6

### ANNUAL RETURN

**\$43,680**

### GROSS YIELD (GY)

**4.75%**

  
**GOLDEN  
HOMES®**

It's a   
**better home**  
you own.

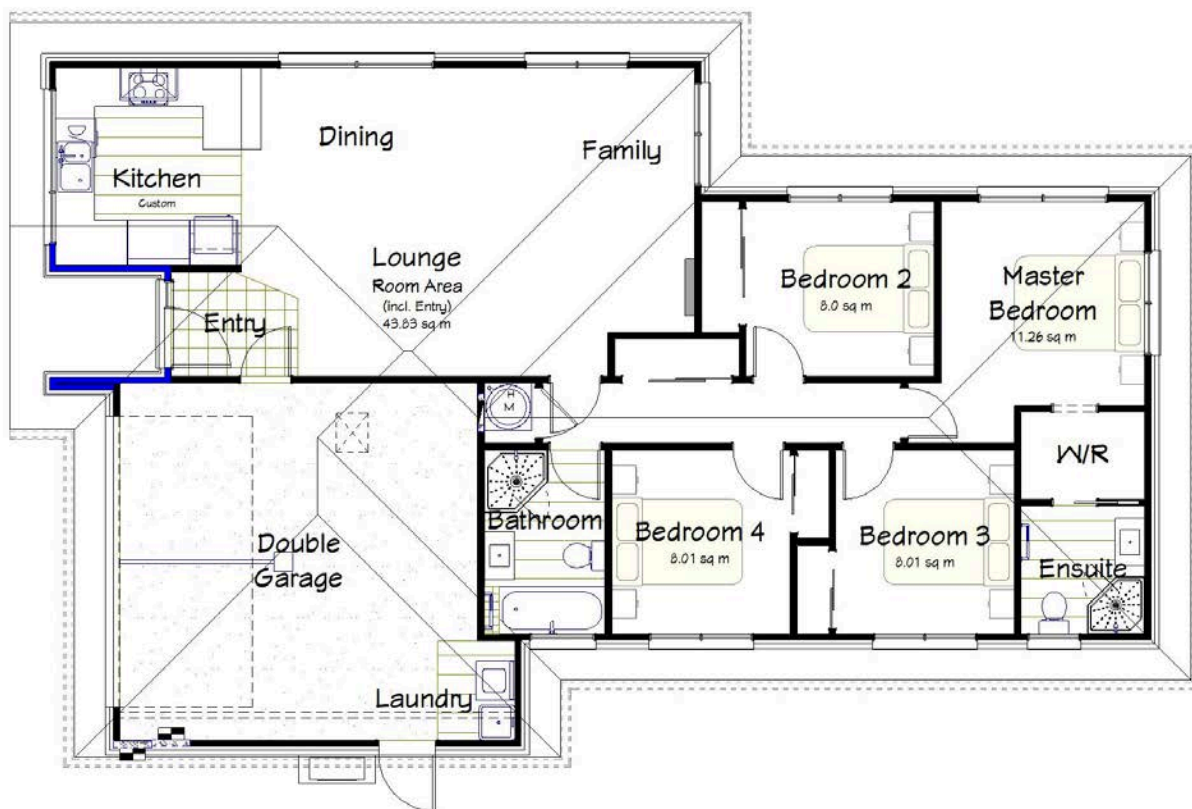




## KEY FEATURES

- ▶ Tenant-ready package – includes soft (green) landscaping, plus drapes / blinds
- ▶ Healthy Homes Compliant – independent 3rd party report provided on settlement
- ▶ Specification tailored for investors for durability & return on investment
- ▶ Rental appraisal available from an independent, recommended property manager
- ▶ Includes professional interior and exterior colour selections

Visit [goldenhomes.co.nz](https://goldenhomes.co.nz) for our entire range of Home & Land Packages



## FLOOR PLAN

# HALSWELL

## LOT 35 MILNS GREEN

 4  
  1  
  2  
  2

**LAND SIZE**  
**387 m<sup>2</sup>**

**FLOOR AREA**  
**151.7 m<sup>2</sup>**

**GUARANTEED RENTAL RETURN**  
**\$840 per week**

**ANNUAL RETURN**  
**\$43,680**

**GROSS YIELD (GY)**  
**4.75%**

\*Refer to page 6

## Structural Features

- ▶ Structural Engineer's sign off
- ▶ Engineered RibRaft concrete foundation
- ▶ ZOG Steel Framing tested to Magnitude 9
- ▶ Fire retardant roof underlay
- ▶ Home-RAB insulated pre-cladding
- ▶ Double-glazed thermally broken windows and glass doors with Low E and argon gas
- ▶ Insulated garage walls and ceiling, insulated garage door and garage carpet

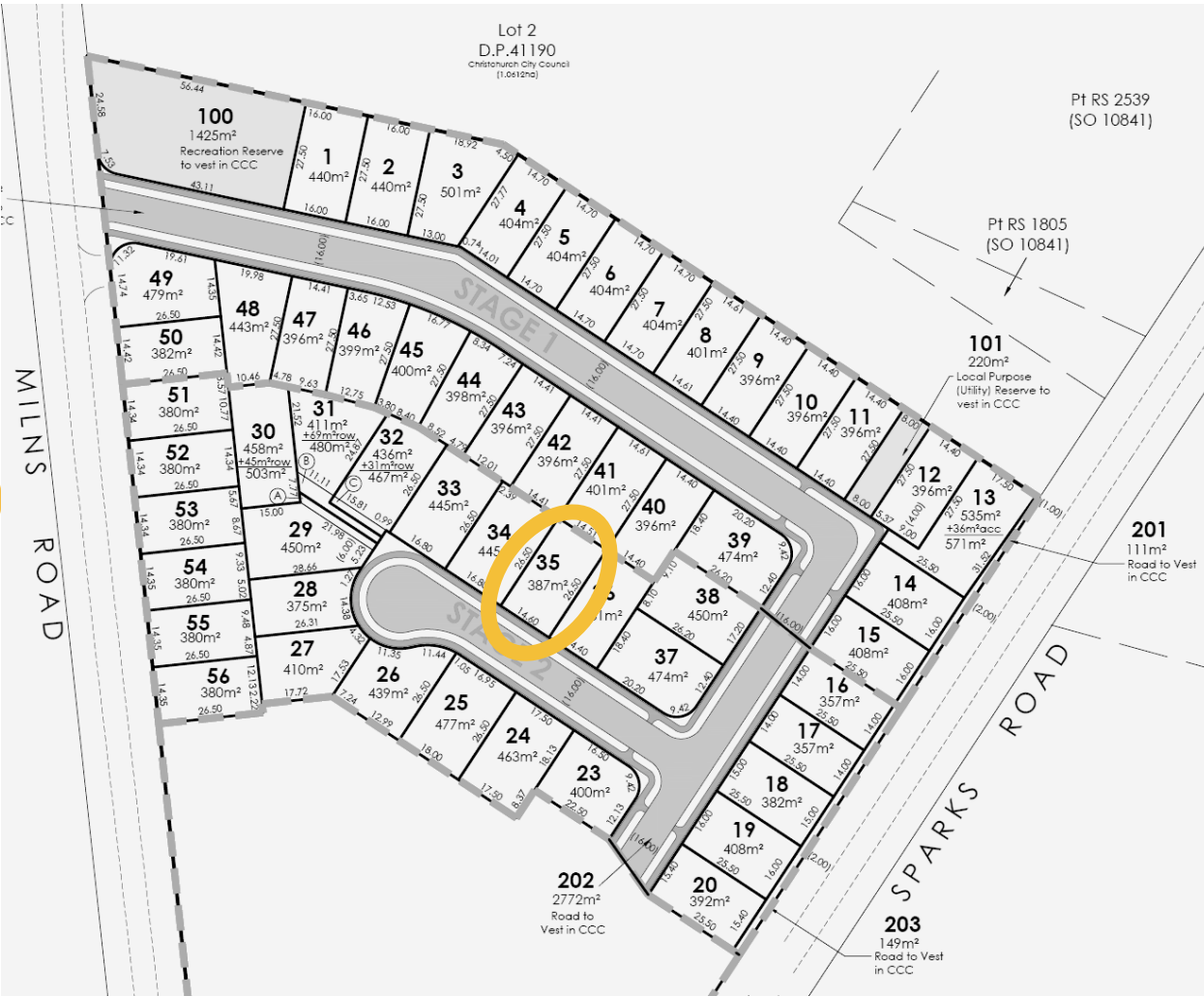
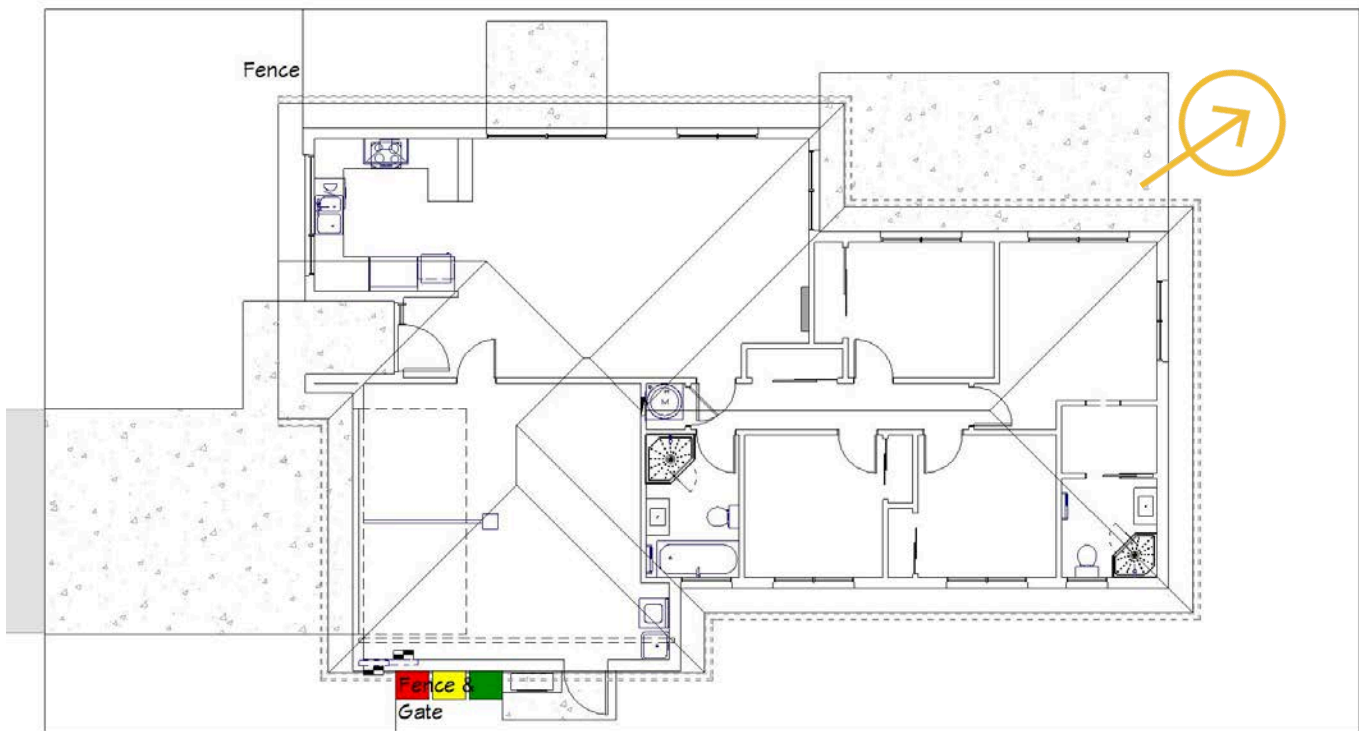
## Design Features

- ▶ Quality pine skirting and architraves
- ▶ Resene Architectural SpaceCote Paints
- ▶ Fisher & Paykel kitchen appliances
- ▶ TriStone kitchen benchtops
- ▶ Methven Echo Minimalist tapware & shower rails
- ▶ Tiled vanity splash back and bath surround

Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



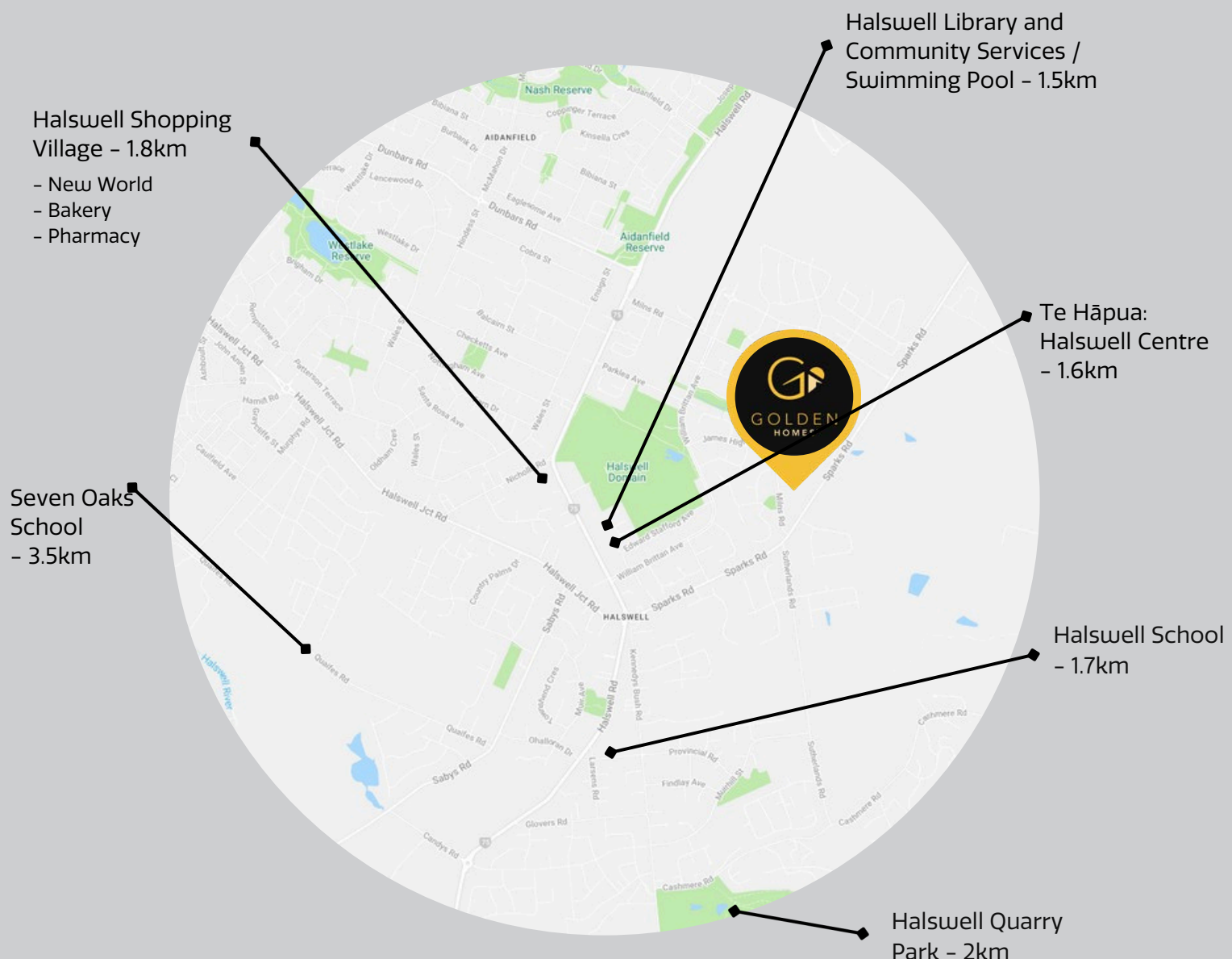
# SITE PLAN



# LOCATION & AMENITIES

## HALSWELL - MILNS GREEN

Milns Green offers an exceptional setting surrounded by lush reserves and expansive green spaces, with stunning views of the Port Hills. Located just minutes from Halswell Quarry Park, and the Halswell Shopping Centre, which provides all the essentials including a supermarket, chemist, and modern library, plus a community center and swimming pool right across the street. The nearby towns of Tai Tapu and Lincoln add to the area's appeal, and Christchurch's CBD is an easy 15-minute drive, ensuring the ideal balance of tranquility and accessibility.



### Nearby:

Christchurch Central City - 5.9km  
Christchurch Adventure Park - 5.4km

Hornby Mall - 7.5km  
Riccarton Mall - 9.8km

Airport - 14km  
Tai Tapu - 12km



# GUARANTEED RENTAL RETURN



## THE GOLDEN HOMES GUARANTEE

Your investment journey matters to us at Golden Homes, that's why we have aligned ourselves with Harcourts to provide certainty when purchasing your investment property.

With all of our investment options, we proudly offer a 2-year fixed term rental guarantee, at a specified rate, for the two years following the purchase of your Golden Homes Investment Package. This means that for the two years following your purchase, you are guaranteed to receive rental revenue at the agreed price.

Let us focus on the details while you continue to grow your future!

\*Terms and Conditions Apply



## HALSWELL LOT 35 MILNS GREEN

<b>GUARANTEED RENTAL RETURN</b>	<b>ANNUAL RETURN</b>	<b>GROSS YIELD (GY)</b>
\$840 per week	\$43,680	4.75%

**Harcourts**  
Grenadier Rent Shop

Visit [goldenhomes.co.nz](https://goldenhomes.co.nz) for our entire range of Home & Land Packages



# WHY CHOOSE US?



## START WITH A STRONG FOUNDATION

Your home is built on a Rib-Raft concrete foundation. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For warmth and comfort, they come with insulation rating up to R2.2.



## LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes® use metal tile or longrun roof iron. They're lightweight, easy to maintain with long lasting colour, and ideally suited to New Zealand weather conditions – so you know the roof will do its job for many years to come.



## NATURAL VENTILATION

Breathe easy – we install natural air integrated ventilators in all our bathrooms and toilets to remove damp, stale air and keep it fresh.



## FIXED PRICE CONTRACT

At Golden Homes Christchurch all of our House & Land contracts are fixed price. Our fixed priced contracts ensure you are protected against increasing material costs. There are no P/C sums, no hidden costs, no 'allowances'.



## WEATHERTIGHT WINDOWS AND FRAMES

Aluminium window joinery specifically designed so the extruded frames are directly fixed to the ZOG® steel framing, providing superior strength and exceptional security against adverse weather conditions.



## A WARMER, BETTER INSULATED HOME

With R3.6 insulation in your ceiling and a total of R2.5 insulation in your walls (thanks to the R2.2 insulation and R0.3 Home-RAB® thermal barrier sheet), your home will stay cool in the summer, be toasty warm in winter – and use as little energy as possible.



# WHY CHOOSE US?



## A DURABLE, PROTECTIVE SHIELD

With Home-RAB® thermal barrier sheets, your steel framing is well protected from any temperature fluctuations and you gain R0.3 in total wall insulation.



## FIRE RESISTANT

Featuring components such as ZOG steel roof purlins, steel fascia and spouting ZOG steel framing, plus fire retardant roofing paper and interior wall board, means your home is highly fire resistant



## ZOG® STEEL FRAMING THAT STANDS THE TEST OF TIME

With our very own New Zealand made ZOG steel framing, the structure of your home will be as strong as anything. Controlled testing has shown that a steel-framed house with brick cladding can withstand major seismic activity, and because steel can't rot or grow mould, it's healthier for your family too.



## SIMPLIFIED CONTRACTS

Our contracts are simplified with no surprises, making it clearer for all parties and a smoother and quicker process - costing less money for lawyer fees!



## ENERGY-EFFICIENT

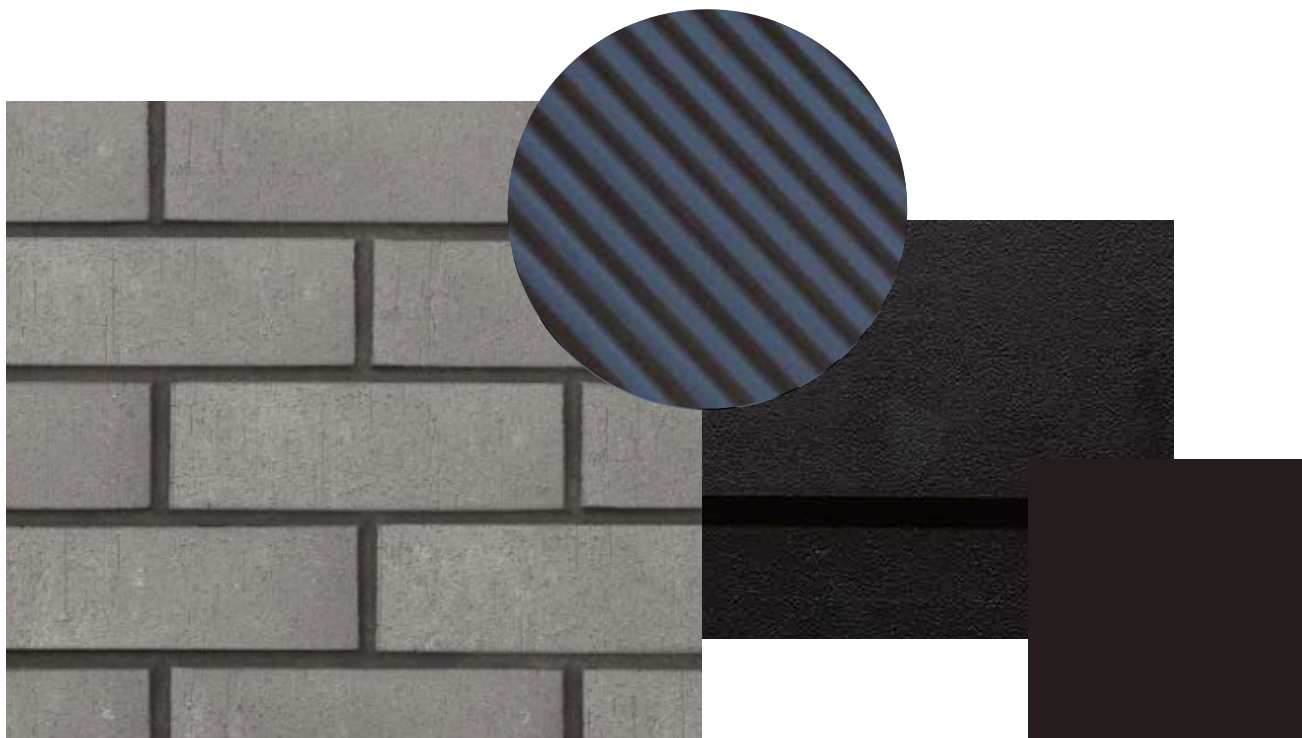
The LED lights you'll find throughout your home use up to 80 percent less energy than regular bulbs and last up to 20 times longer. The insulation you have invested in, keeping your home both cool and warm, means you'll love the reduced power bills.



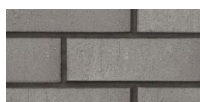
## LONG-LASTING COLOUR, INSIDE AND OUT

Your interior walls are painted with Resene Spacecote®, an exceptionally durable, abrasion-resistant and easily cleaned finish.

# EXTERIOR COLOUR SCHEME 3



## Details



Brick – Midland Bobal (230 x 76 mm) with charcoal mortar



Linea – 180mm Classic Linea (pictured) or  
Vertical Oblique Weatherboard in Element



Roof – Stratco corrugated long run in Flaxpod



Fascia, Spouting & Downpipe – Flaxpod



Garage Door – Montana in Flaxpod

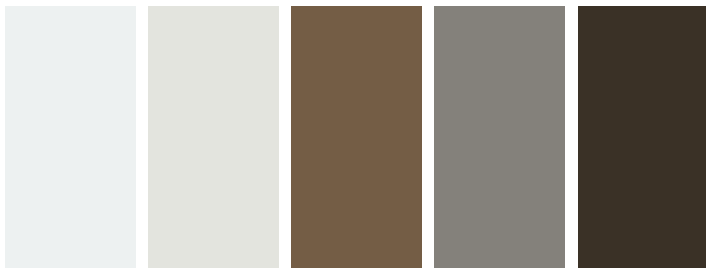


Window and Front Door Joinery – Flaxpod

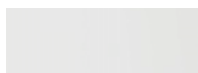
Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



## INTERIOR COLOUR SCHEME 2



### Details



Wall Tile - White Gloss 100 x 300



Bench Top - Tristone Antarctic Snow



Kitchen Cabinetry - Perfect White



Kitchen Cabinetry Accent - Vintage Ash



Interior Paint - Resene Double Alabaster



Floor Tile - Gem Soft Grey 600 x 600



Vinyl Plank - Robert Malcolm Supremo Nicholson's



Carpet - Belgotex Haven Cedar



Curtains - Nettex Vevey Cloud

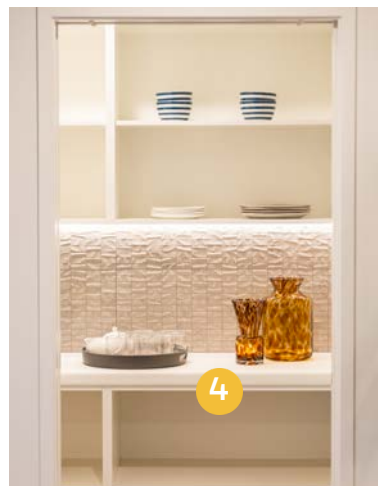
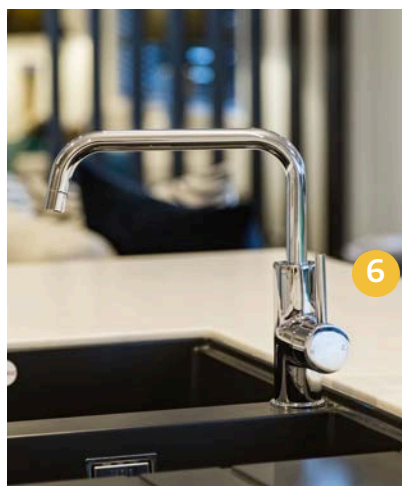
Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages



## KITCHEN

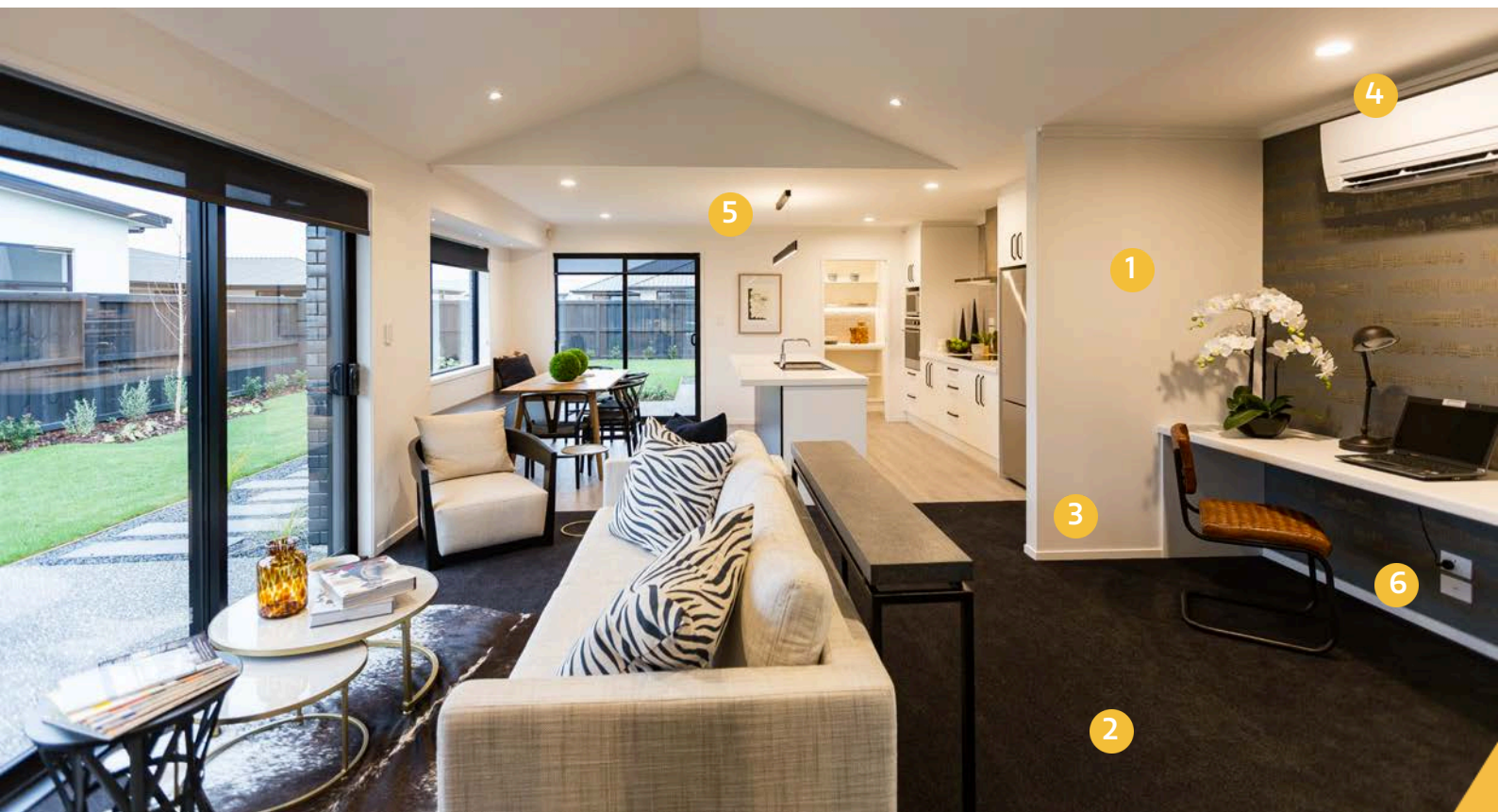
### Features

- 1 Fisher & Paykel Appliances
- 2 Soft-close drawers & cupboards
- 3 Breakfast bar
- 4 Tristone benchtops (incl. pantry)
- 5 Pine architraves & skirting boards
- 6 Methven Echo Minimalist tapware
- 7 Hygienic kitchen drawer liners
- 8 Cabinetry to the ceiling 2400mm



Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages

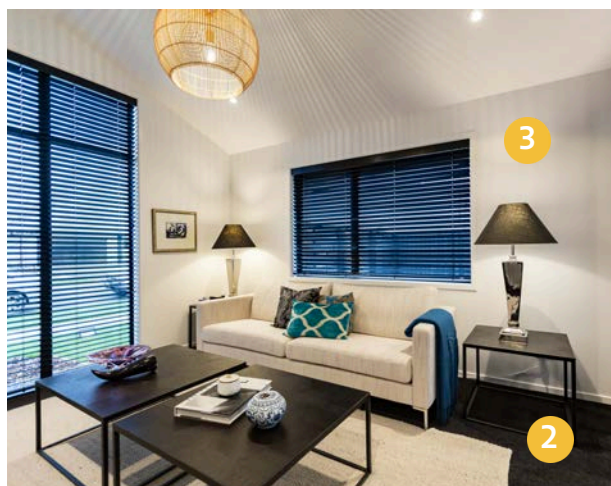




## INTERIOR

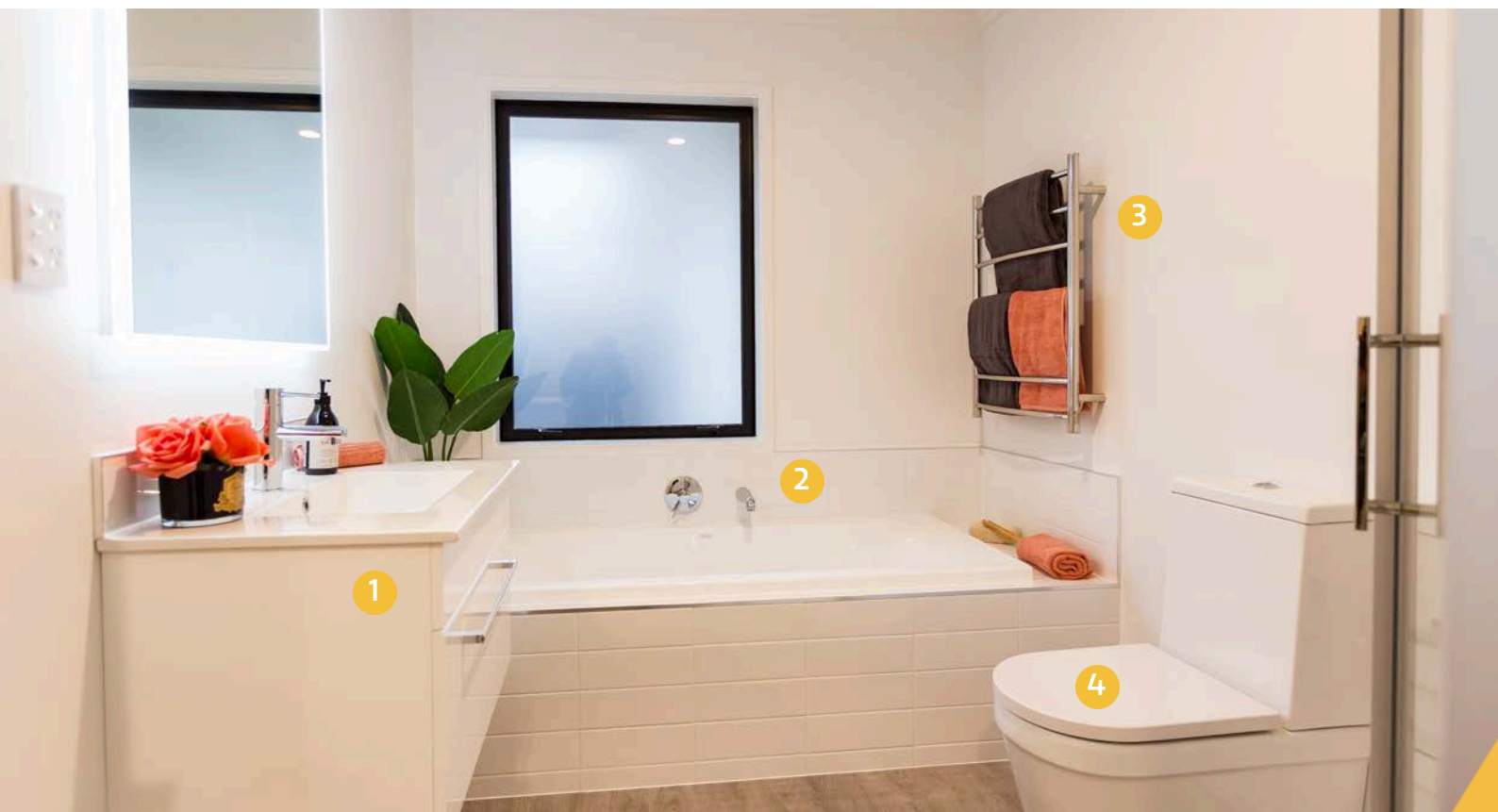
### Features

- 1 GIB Plasterboard Systems with Level 4 Finish
- 2 Showhome quality carpet throughout
- 3 Resene SpaceCote interior paints
- 4 Mitsubishi heatpump with WiFi Control
- 5 LED lighting
- 6 Quality electrical outlets & switches
- 7 Schlage Elan door hardware throughout



Visit [goldenhomes.co.nz](https://goldenhomes.co.nz) for our entire range of Home & Land Packages

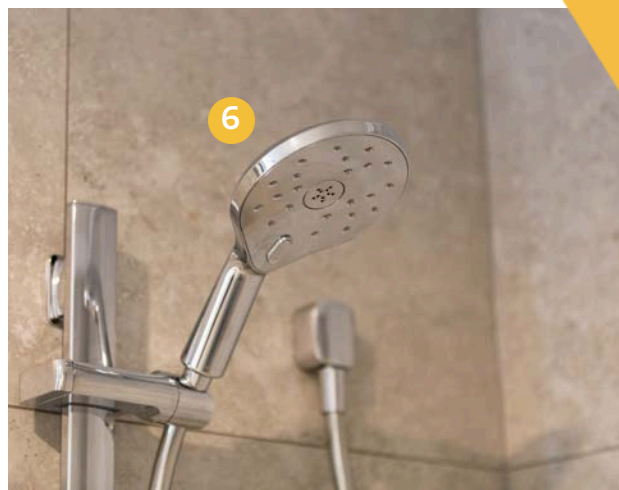
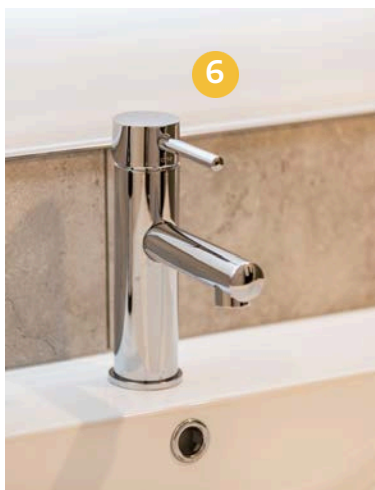
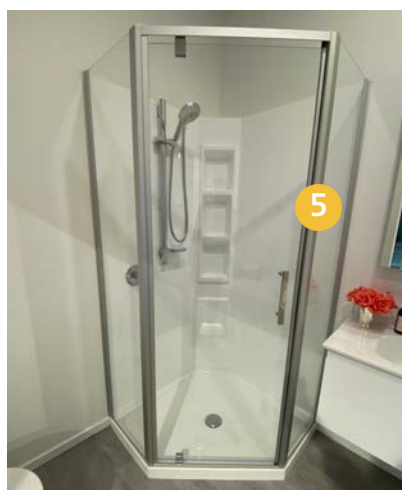




## BATHROOM

### Features

- 1 Porcelain vanity with tiled splashback
- 2 Clearlite bath with tiled surrounds
- 3 Chrome heated towel rail
- 4 Toilet with soft close seat
- 5 Clearlite shower
- 6 Methven tapware & mixers



Visit [goldenhomes.co.nz](https://www.goldenhomes.co.nz) for our entire range of Home & Land Packages





## EXTERIOR

### Features

- 1 70 Series Clay Brick with a range of choices
- 2 Double-glazed thermally broken windows and glass doors with Low E and argon gas
- 3 Internal and boundary fences
- 4 Driveway and vehicle crossing
- 5 Fully insulated garage and garage door
- 6 Letterbox
- 7 Schlage electronic door
- 8 Folding clothesline



Visit [goldenhomes.co.nz](https://goldenhomes.co.nz) for our entire range of Home & Land Packages



# TESTIMONIALS

It's a  
better home  
you own.

“

*Working with Lisa de Vries at Golden Homes in Christchurch has been an incredible experience for my husband, Matt, and me. When we decided to invest in Christchurch, we were living in Auckland and had limited knowledge of the local market. Our decision to take a trip to Christchurch to explore the market and meet with builders led us to Lisa, and we are so grateful it did.*

*From our first contact, Lisa stood out among the various companies we reached out to. She went beyond understanding our budget and investment goals; she delved into our life goals and long-term plans. Her thorough approach included detailed calculations and invaluable information prepared before we even arrived in Christchurch.*

*During our visit, we met representatives from several well-known building companies, but Lisa's approach was different. She felt more like a coach, genuinely focused on ensuring we achieved the best return on our investment. She directed us to areas we hadn't considered, explaining her recommendations clearly. This insightful guidance led us to purchase two properties off the plans, one in Belfast and one in Halswell.*

*Lisa simplified the complex process of buying off the plans with a concise one-page document, assuring us of her support every step of the way. Her assistance was invaluable in navigating the legal and sales processes, making everything smooth and stress-free. During the build, Lisa was proactive and supportive, from suggesting interior design changes to coordinating with landscapers and concrete suppliers.*

*Her responsiveness was remarkable; no request took longer than a couple of hours to address. Even after the settlement of our first house, she went the extra mile by sending us a video of the property since she knew we couldn't visit immediately. Lisa also provided excellent recommendations for property managers and coordinated with them to prepare the property for the rental market.*

*Overall, working with Lisa has been a joy, and we highly recommend her to anyone looking to build in the region. We are thrilled she is overseeing our second build, supported by the professional and communicative team at Golden Homes, including Pam, Simon, and Tayler. They have all been fantastic!*

– Sharn Rayner

”

  
GOLDEN  
HOMES®



# TESTIMONIALS

It's a  
better home  
you own.



“

*Its very interesting that when I was in the market recently to buy an investment property I never thought I would buy in the area I did.*

*Your sales office in Riccarton pointed out a very nice looking house far away from my search area, and you met me there to show me around.*

*Immediately I was impressed with the property, your warmth and friendliness and in talking it was very clear that you had a great knowledge of builds and investments. It was nice to talk to someone knowledgeable as I have been in investment for years and don't fall for waffle.*

*Golden Home appealed to me as quality build and you appealed to me with your instantaneous replies to questions in person and after when we had email contact.*

*You pulled together a deal very quickly that I felt was of mutual benefit to myself and the seller particularly with regard to timing.*

*I feel I have bought a very nice property which will be let out soon and I thank you for all your help in making this happen. In the future when I am with people, if the subject turns to property I will certainly bring up the names of Golden Homes and Lisa Devries.*

*You are fantastic.*

*– Pam Vickers*

”



GOLDEN  
HOMES®



## TESTIMONIALS

It's a  
better home  
you own.

“

*Lisa has been fabulous at walking us through the new build process with Golden Homes and has always been quick and attentive in answering any questions we had. She even sent us a personalised video tour of the area we were building in as we weren't local. She's helped us feel informed and supported from afar. We would definitely recommend working with her.*

– George & Naomi

”

“

*I'd first come across Golden Homes when I was looking at building for my first home. My sales consultant was Michelle Nee and throughout the whole process she has been great to work with and very accommodating from start to finish. She made the process very easy. During the build my construction supervisor Joe Elenio was always in contact giving me updates and keeping me in the loop as everything progressed. He has been an awesome construction supervisor. I highly rate my experience with Golden Homes, Michelle and Joe.*

– Conor Quinn

”



  
GOLDEN  
HOMES®



## TESTIMONIALS

It's a  
better home  
you own.

“

*It was a genuine pleasure to have Golden Homes build my first home. Initially, I chose to go with a small builder, as I was under the impression they would offer me more, and that builders like GH were expensive. But that was not the case when I shopped around. GH offered me the biggest square metres and a high value house for my budget.*

– J. Stephen

”



“

*Great to have got here and we appreciate how everyone at Golden Homes has worked with us to get through the process, particularly Michelle, Tayler and Pam. We have found everyone helpful and you have made it easy for us - can you let those you work for know this, as we really have been impressed and grateful for the standard of construction work done, great customer service and all round helpful approach received.*

– Peter & Adrienne

”

“

*My mum's house is almost finished, and we want to thank you so much for all your help. You made everything so easy for us. We really appreciate it. My brother is also looking at buying a property, possibly looking at building...We would love to build the next house with you again.*

– Jen

”



GOLDEN  
HOMES\*



# NDM Construction Ltd.

NDM Construction (founded in September 2018) is named after the owners of the company, Nicki and Dean. N for Nicki, D for Dean and M for McGuigan – it's as simple as that!

"We are happy and proud to run a business where our name is on the door. Our customers, staff, team members, and contractors all know we have an open-door policy, where they can find us easily at any time should they need to," says Dean.

Dean and Nicki are both hands-on and work in the business, with Dean holding the front role of Managing Director and Nicki as the Marketing Manager.

Having experience in owning another well-known local company for 18 years prior to purchasing the Golden Homes Christchurch brand, they both understand the importance of investing in an awesome team of people who listen and deliver on customers dreams and expectations.

"Joining the Golden Homes brand was an easy choice for us," says Nicki. "When we were offered this opportunity, we immediately knew that the brand aligned well with who we are as a couple."

*"It's a better home you own is not only the company tagline, it is more than that — it's actually what we do!"*

Dean and Nicki are not ones to sit back and take things easy. They have 3 children that keep them on their toes, with two sons aged 22 and 17, and a daughter about to turn 15. Often before the teenage kids rise, you can find Dean out on his road bike, and Nicki on the water rowing. As a family, they are rugby fans and try to get to the games whenever they can.

A current team of 34 staff – consisting of Management, Admin, Consent & Compliance, Sales, Construction Supervisors – means NDM Construction Ltd is one of the largest locally-owned building companies in the Canterbury area.

The latest stats released show NDM Construction Ltd t/a Golden Homes as being a leader in the number of building consents issued from Sept 2021 – Sept 2022 for standalone homes over the Waimakariri, Christchurch and Selwyn District Councils.





# YOUR RENTAL ASSESSMENT

4 FEBRUARY 2025

## LOT 35 MILNS GREEN, HALSWELL

Thank you for the opportunity to provide a rental assessment on the property situated at **LOT 35 Milns Green, Halswell.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$740 - \$760** per week on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on **027 217 1273.**

## GRENADIER RENT SHOP

### EXPERIENCE THE DIFFERENCE

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.



### MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

## GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

# 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.





**equiti.co.nz**

info@equiti.co.nz

QB Studios,  
208 Ponsonby Road,  
Auckland

Licensed under the REAA 2008

**DISCLAIMER**

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.