



OTAGO

Lot 920, Vintage Rise, Wooing Tree Estate,
Cromwell

equiti

Licensed under the REAA 2008



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

HOME & INCOME PACKAGE



Lot 920, Vintage Rise
Wooring Tree Estate,
Cromwell

For Sale: \$1,350,000

Rental Assessment:

**Main House: \$800-\$845
per week**

Unit: \$450-\$480 per week

Vintage Rise has been designed for a Central Otago lock and leave lifestyle.

This corner section townhouse has a three-bedroom residence and a one-bedroom unit. The main house has an open plan living and dining area on the ground floor, along with one of the bedrooms. The second floor features a spacious master bedroom with a built-in wardrobe and ensuite bathroom, a third bedroom with a built-in wardrobe, a main bathroom, and a closed off laundry area.

The attached unit, with its own entrance, consists of a custom kitchen, laundry space, and living area on the ground floor, and a good-sized bedroom with ensuite and built-in wardrobe on the second floor. Perfect for extra income, extended family, or guests.

This well-planned home offers ample off-street parking and spacious outdoor areas, providing the best of central Otago living.

Specifications

-  Land Area 263m²
-  Floor Area 164 m²
-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Off street parking



Gross Yield: 5.1%



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING

FLOOR PLAN

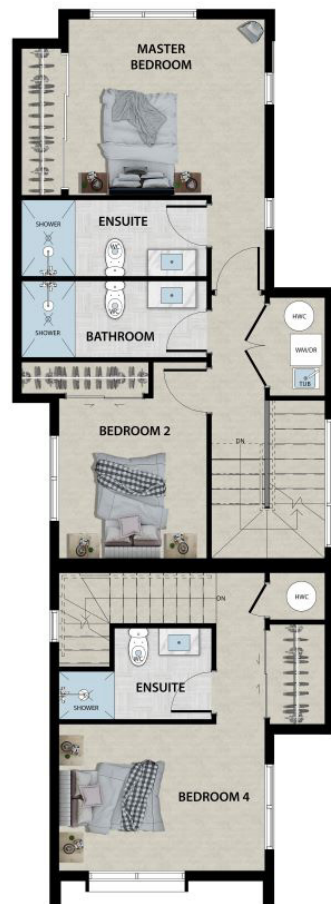
Lot 920, Vintage Rise, Central Stage Wooing, Tree Estate, Cromwell

Specifications

-  Bedrooms 4
-  Bathrooms 3
-  Living 2
-  Garage 0
-  Length 16.20m
-  Width 5.97m



Ground Floor



First Floor

HOME FEATURES

Lot 920, Vintage Rise, Central Stage, Wooing Tree Estate, Cromwell

INTERIOR

- Nordzco custom designed kitchen
- Custom wardrobe system
- Tiled bathroom floors and shower walls
- Daikin ducted heatpump to main house
- Daikin hi-wall heatpump to unit
- Harrisons carpet
- Thermal heart windows with SoluxE glass

EXTERIOR

- Colour steel T-rib profile
- James Hardie oblique weather board
- Charred Vertical timber weather board
- Vertical timber weather board
- Soft landscaping
- Concrete driveway and patios



THE LOCATION

Cromwell was established by gold miners, but now its treasure is stone fruit.

Wooving Tree Estate has nestled its roots in the heart of Cromwell. The town centre, Lake Dunstan, and vineyards are a short work or cycle away. The New Cromwell underpass was opened in August 2023 allowing safe access across the Highway 8B into the township. The town is home to New World, Fresh Choice, and other stores including Mitre10, Hunting & Fishing, Nicholls Garden & Pet Centre. There is a wide choice of cafes and eateries.

The region offers everything from water activities, wine & food festivals, golf, winter sports, cycling trials, and motorsport.

Wooving Tree Estate offers the best of Central Otago living.



LOCAL DEVELOPMENT - GOLD MINE

Construction of the proposed \$4.4 billion Central Otago gold mine could commence in 2026, contingent upon receiving fast-track approval.

Santana Minerals Chief Executive Officer, Damian Spring, stated that this "world-class project" benefited from the timely introduction of the Fast-track Approvals Bill, which preceded the company's resource consent application.

The company is preparing to submit a resource consent application to the relevant local councils in early 2025 and has concurrently applied for consideration under the government's fast-track legislation.

The proposed mine site is located across the Bendigo and Ardgour Stations, 20 minutes from Cromwell and approximately one hour's drive from Queenstown.



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.

—

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.

—

Individual supplier warranties and guarantees will also be available.



Rental Appraisal



Rental Assessment for:

Lot 920, Wooing Tree Estate, Cromwell

Date: 04/02/25

Thanks for allowing us the opportunity to provide you with a professional rental appraisal of the above property, ideally located for long term rental accommodation.

Harcourts are proudly New Zealand's largest residential property management real estate company. Our multi award winning Cromwell office, operating since 2003 prides itself on exceptional customer service. Our team mission here is to take the time, stress and hassle out of renting your investment property while maximising your income.

I hope this appraisal helps, please do contact my cell phone number below should you require further information around fees and charges and the range of dedicated services Harcourts provide while caring for your investment.

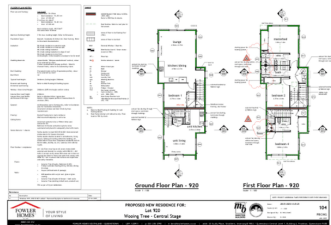
DISCLAIMER: This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the value of the subject property may rent for. It has been prepared based on information provided by the owner and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). A property may not be able to be rented if it is not compliant with the Residential Tenancies (Smoke Alarms and Insulation) Regulations 2016. Information about these regulations can be found here: <https://www.tenancy.govt.nz/assets/Uploads/Insulation-requirements.pdf>. 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. It should also be noted that the rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate.



Kind regards,

Paul Hibbett
Manager
Highland Real Estate Group Ltd Licensed Agent REAA 2008
39 Shotover Street, Queenstown
E: paul.hibbett@harcourts.co.nz P: 0272 426 814

Harcourts



Property details:

With 3 bedrooms and 2 bathrooms, along with an attached 1 bedroom unit (dual income). This property represents an incredible rental investment opportunity.

Long term assessment:

After having viewed the property plans and taking into consideration the current rental market conditions, it is in our opinion that this property would achieve a weekly rent in the vicinity of:

Main House: \$800-\$845/week*

Unit: \$450-\$480/week*

*Figures based on comparable vacant rental listings in Cromwell currently.
Rate range represents low tenant occupancy numbers vs high occupancy numbers (family, professional couple vs multiple tenants—room by room rate).

Assessment:

After having viewed the property plans and taking into consideration the current rental market conditions, it is in our opinion that this property would achieve a weekly rent in the vicinity of:

Main House: \$800-\$845/week*

Unit: \$450-\$480/week*

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Should you require further information, please contact me on my cell phone number below.

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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Auckland

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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.