

83 Vardon Road

Prime location investment
opportunity

New 2 Bedroom townhouses
for sale now \$685,000



GRAFRAELL

TRUSTED HOME BUILDERS

12.97



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With decades of experience, you can trust Grafraell.

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All About Hamilton

The Waikato is a fantastic region to live, work or invest.

ABOUT **GRAFRAELL**

Grafraell Properties is a family owned and operated business. Directors Kevin and Grayson Bell have over 20 years' experience in home building and is well positioned to provide you the very best experience when building your property. Grafraell is one of Hamilton's leading housing companies specialising in townhouse builds.

Grafraell offers a full turnkey package which means there are no hidden costs - you are buying a complete house with all fixtures and fittings, ready for you or your tenants to move in.

Should you be purchasing a home for investment, Grafraell can liaise with your preferred rental management firm throughout the build to ensure your property is tenanted prior to settlement. This ensures a return on your investment from day one.

THE **TEAM**

The Grafraell team are well recognised, highly qualified New Zealand Tradesmen all certified in each of their professions.

Grafraell Properties are also Master Builders meaning your property is covered by a 10-year Master Build Guarantee.





PROPERTY FEATURES

These two bedroom townhouses are each on their own title, and come perfectly equipped for couples, retirees and small families.

The floor plan comprises two large double bedrooms, spacious bathroom and generous living area with great indoor outdoor flow to the outdoor courtyard.

These architecturally designed homes are equipped with double-glazed aluminium joinery, built-in wardrobes and modern bathrooms with the latest fittings and fixtures. The designer kitchen includes wall oven, electric hobbs, dishwasher and rangehood. Window blinds and landscaping are also included in this full turn-key package.

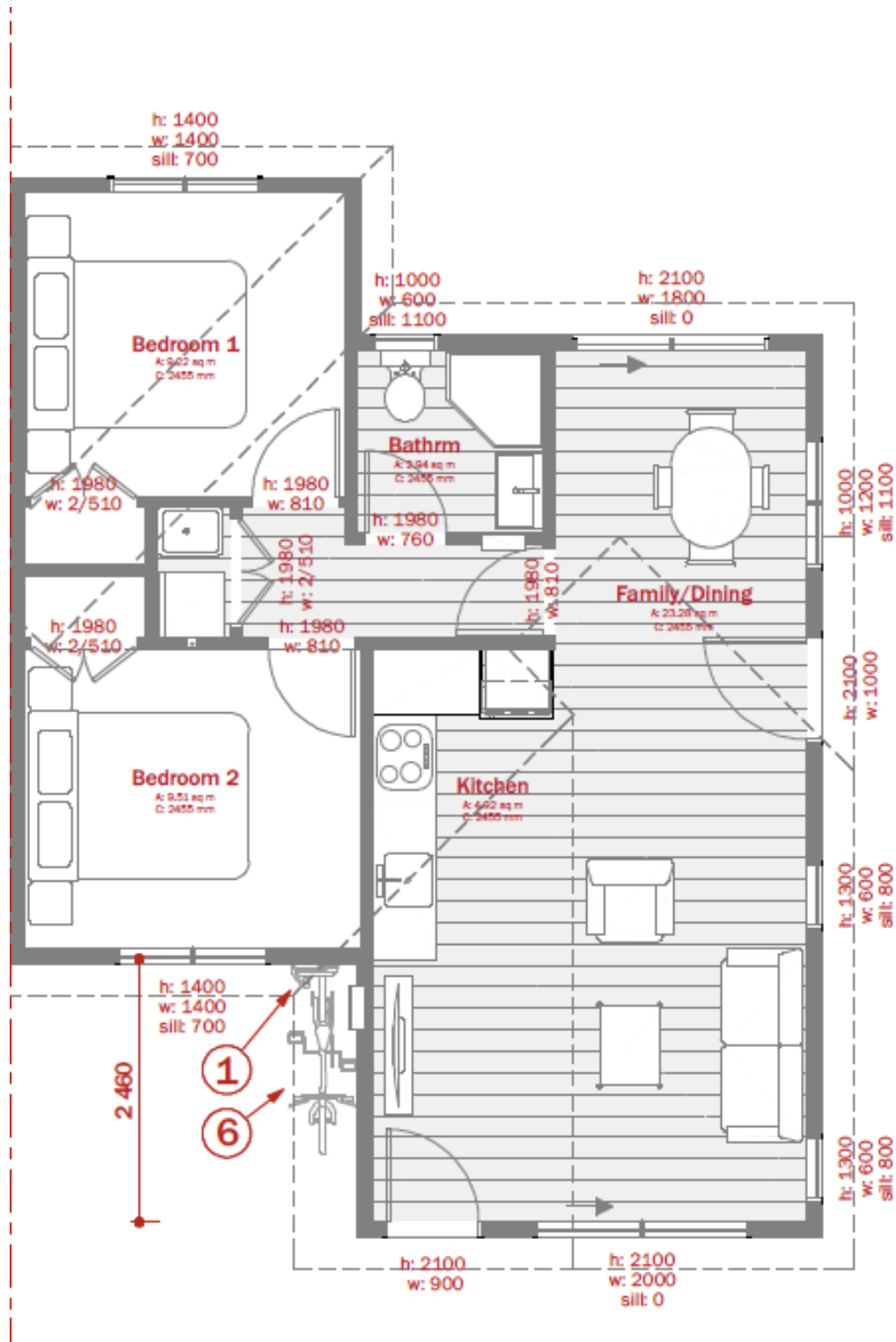


2 BED TOWNHOUSES

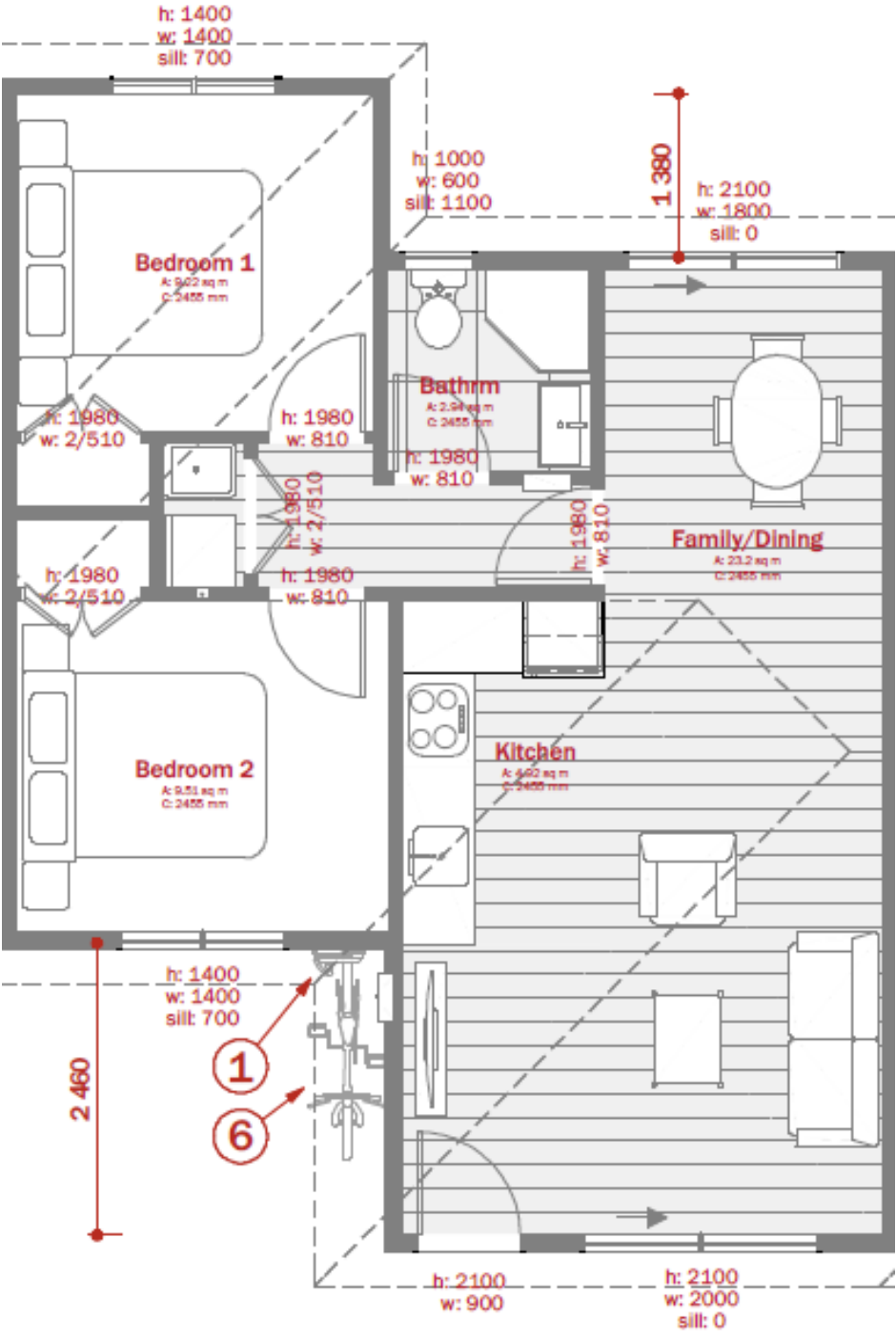
- PRICE: \$685,000
- RENTAL ESTIMATE: \$580-600 per week* Rates
- Yet to be set by Hamilton City Council

*Independent rental assessment available on request.

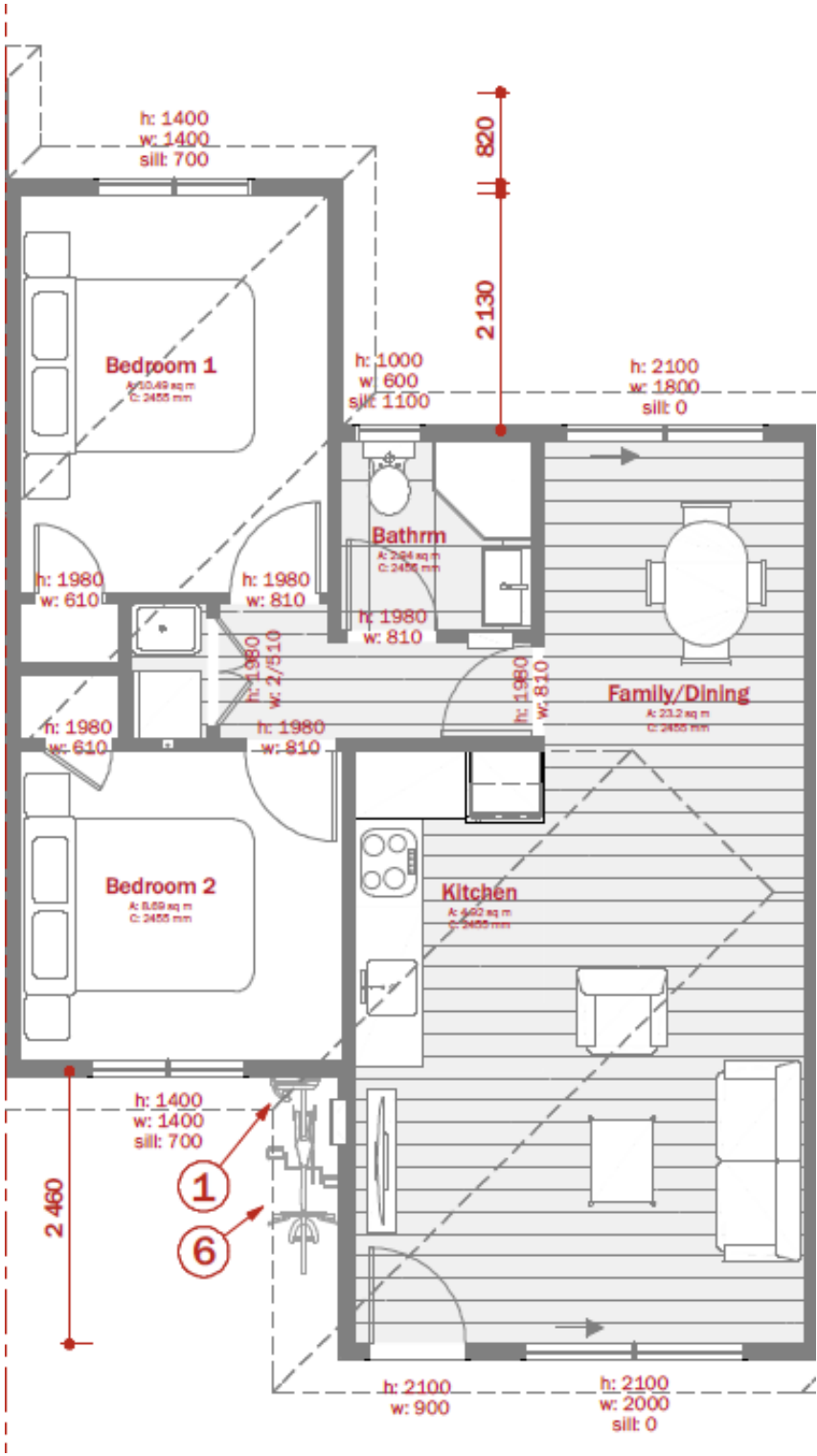
HOUSE PLANS - TOWNHOUSE 1



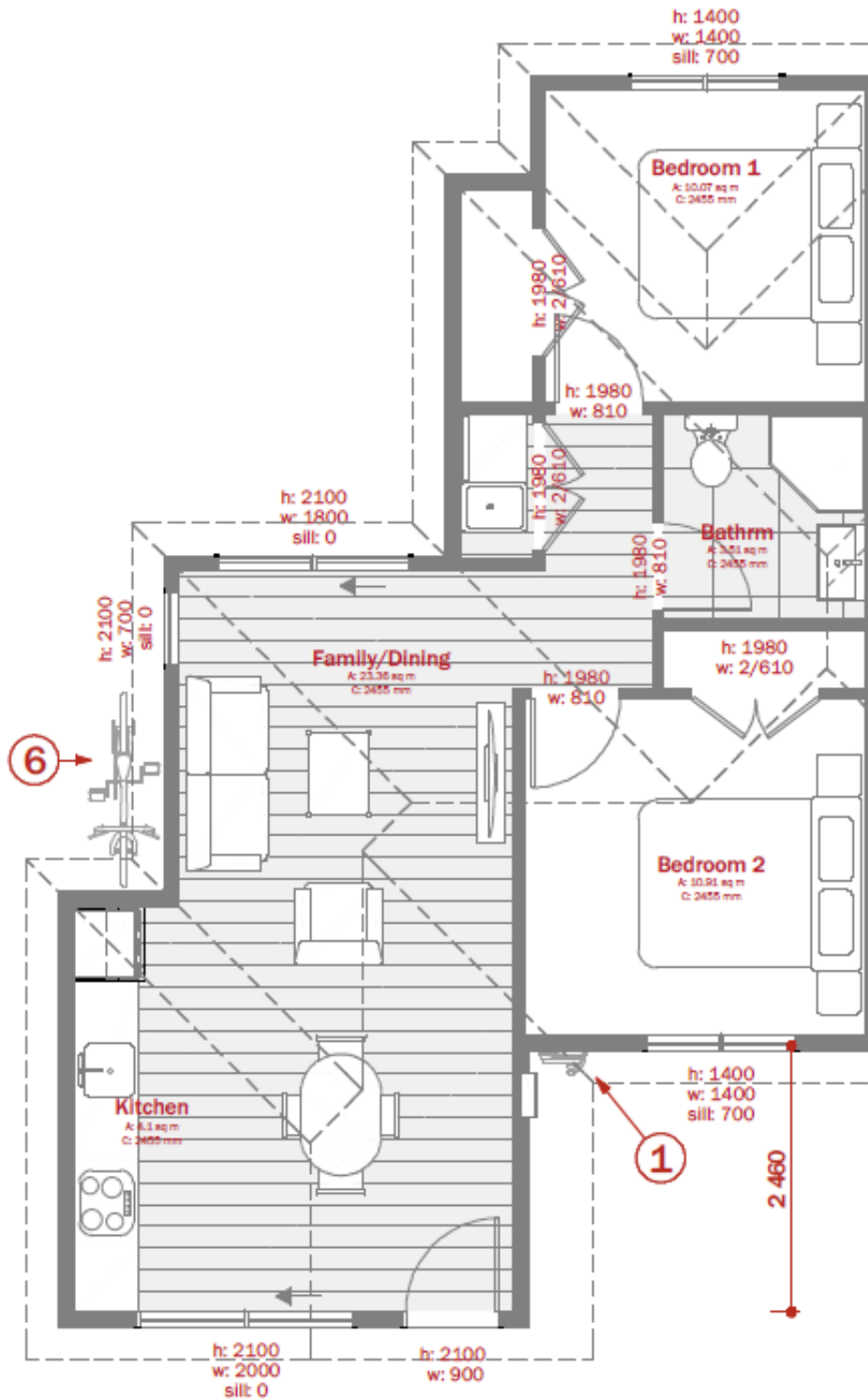
HOUSE PLANS - TOWNHOUSE 3



HOUSE PLANS- TOWNHOUSE5



HOUSE PLANS- TOWNHOUSE 6



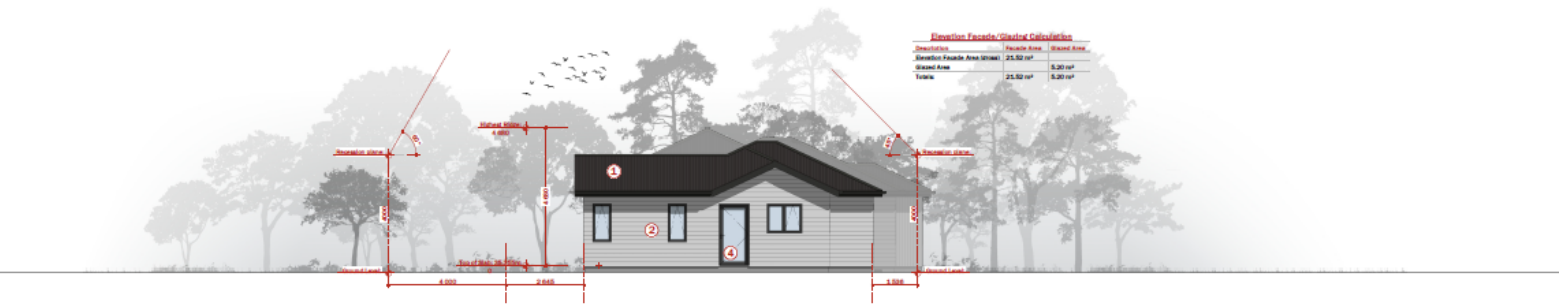
ELEVATIONS

Modern design and stylish street appeal are a feature of all Grafraell Properties homes. With quality low-maintenance exterior finishes your home will stand the test of time.

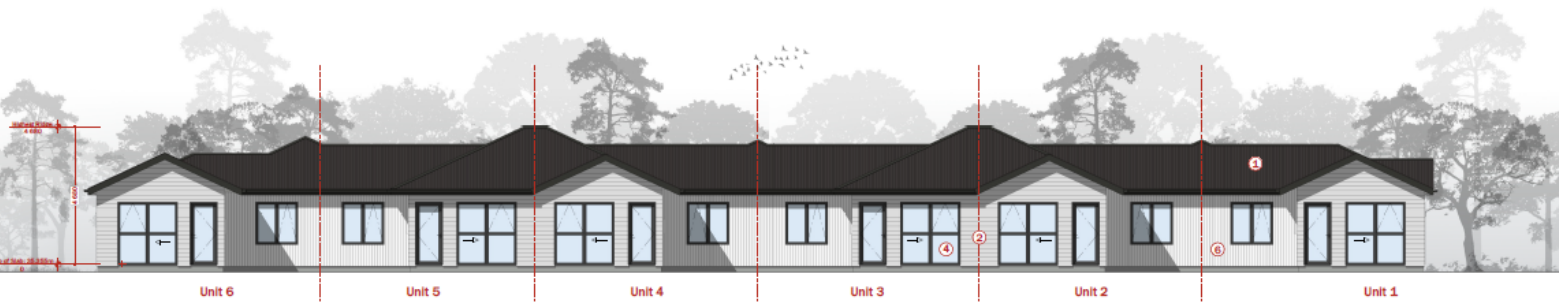
Elevation Facade Cladding Calculation

Description	Facade Area	Ground Area
Standard Facade Area (Unit)	21.52 m ²	8.20 m ²
Typical Area	21.52 m ²	8.20 m ²

Elevations - Exterior - Elevation A
1 mm = 100 mm



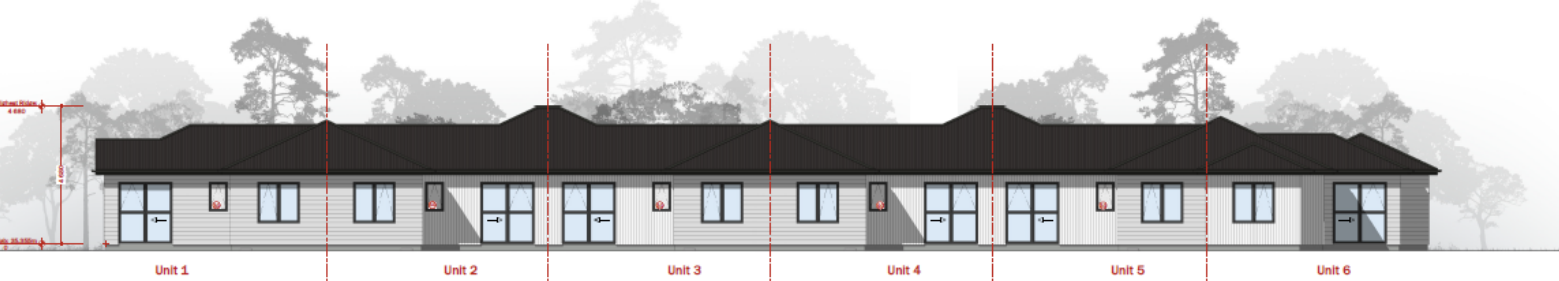
Elevations - Exterior - Elevation B
1 mm = 100 mm



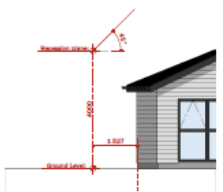
Elevations - Exterior - Elevation C
1 mm = 100 mm



Elevations - Exterior - Elevation D
1 mm = 100 mm



Elevations - Exterior - Elevation E
1 mm = 100 mm



SPECIFICATIONS - WHAT'S IN YOUR HOME, WHAT'S ON YOUR HOME

Grafraell Properties uses top materials and finishings sourced from reputable local suppliers. Specifications are customisable to the scope and budget of your build.*

<p>DOORS & WINDOWS</p> <ul style="list-style-type: none"> Aluminium entry door with glass panes Powder coated aluminium joinery Double glazing French Doors to outdoor living Drapes to french doors, wood look venetian blinds to windows Sectional garage door with 2 automatic openers 	<p>GROUNDS</p> <ul style="list-style-type: none"> Coloured Concrete terracing outdoor living area Driveway Sown lawns Selected planting Fenced boundaries Letterbox 	<p>INTERNAL WALLS</p> <ul style="list-style-type: none"> Single stud framing, stopped and painted GIB Aqualine® plasterboard to bathrooms Painted timber skirting
<p>INTERNAL FLOORS</p> <ul style="list-style-type: none"> Solution dyed nylon carpet, and underlay to living areas and bedrooms Timber plank, vinyl to kitchen, bathrooms and entry 	<p>STRUCTURE</p> <ul style="list-style-type: none"> Reinforced concrete foundations Timber J frame dividing walls 	<p>EXTERNAL WALLS</p> <ul style="list-style-type: none"> Solid aerated concrete plastered panel
<p>INSULATION / HEATING</p> <ul style="list-style-type: none"> Pink Batts® to walls and ceiling Heat pump 	<p>HOT WATER</p> <ul style="list-style-type: none"> 1 x 180 litre electric hot water cylinder 	<p>PARKING</p> <ul style="list-style-type: none"> Single offstreet park

*Standard specifications are subject to change depending on availability. Ability to customise may vary depending on stage of construction.

SPECIFICATIONS CONTINUED

INTERNAL DOORS

- Hollow core, paint finish with painted timber frames
- Satin chrome finished lever action handles

LAUNDRY

- Plumbed for automatic washing machine
- Supertub or similar product

CEILING

- Paint finish GIB® plasterboard ceilings throughout
- Square stopped corners to ceiling junction

KITCHEN

- Bench tops - Engineered Stone
- Stainless steel sink insert
- Tiled hob backsplash

KITCHEN CABINETRY

- Melteca/melamine exteriors
- White melamine interiors and shelving
- PVC trim to cupboard and drawer edges
- Satin chrome handles

APPLIANCES

- Bosch stainless steel oven
- Baumatic ceramic 4 element 60cm hob
- Baumatic stainless steel 60cm dishwasher
- Baumatic stainless steel canopy-style 90cm rangehood
- Single lever chrome kitchen mixer tap

BATHROOMS

- Vitreous china vanity unit with drawers
- Single lever basin mixer
- Mirror above vanity
- Vitreous china toilet suite
- Heated towel rail
- Toilet roll holder
- PVC lined shower with safety glass doors
- Slide shower set with mixer
- Extractor fan

ELECTRICAL

- Recessed LED lighting
- Individual meters for each unit
- Double power outlets: bedroom x 2, garage x 1, laundry x 1, kitchen x 4, bathrooms x 1, living x 3
- Kitchen appliances, extractor fan, hot water and towel rails hardwired
- Telephone outlet
- Wired for fibre internet connection



The Bells are absolute professionals who understand their clients' needs and I wouldn't hesitate to ask them to build me another home. All of this was topped off with a Master Build guarantee for peace of mind in years to come.

Danielle Nicholson



INTERIORS

Light and modern interior design can be seen throughout all Grafraell homes. Architecturally-designed layouts offer a flexible range of furnishing options.*



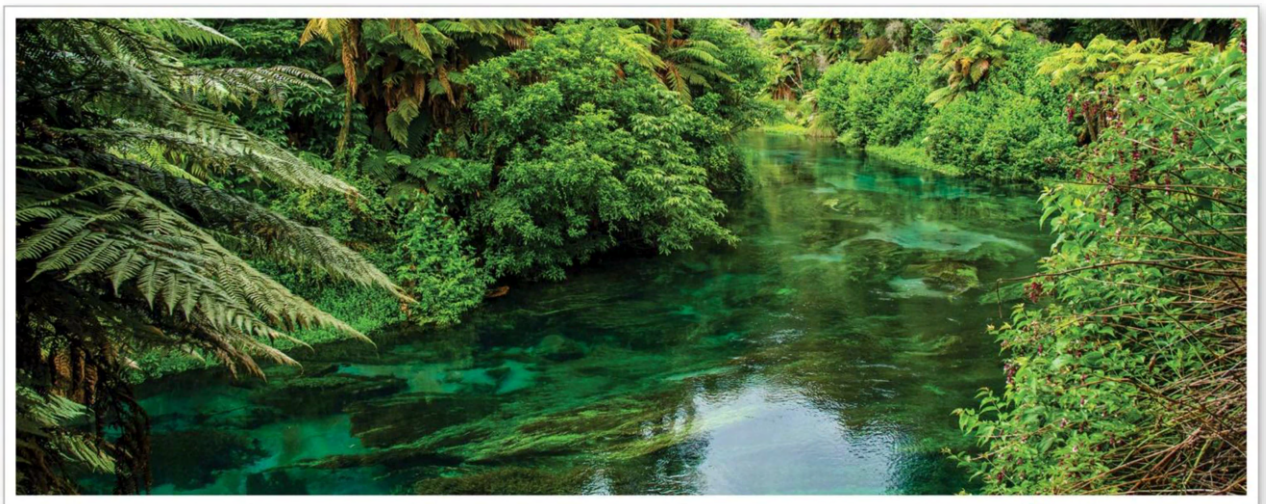
*Layouts may vary.

ALL ABOUT HAMILTON

- Hamilton is New Zealand's largest inland city.
- Population of 165,000 people.
- Hamilton has a youthful population – around half of its residents are under 30 years old.
- New Zealand European make up three quarters of the population and Māori 19 percent.
- Hamilton is home to more than 80 ethnic groups.
- Home to the 25,800-seat Waikato Stadium.
- Hamilton is at the centre of one of the richest agricultural and pastoral areas in the world.
- Hamilton is the major service centre for the Waikato region.
- The dairy industry is centred around Hamilton and Waikato, a world class centre of agricultural biotec excellence.
- Hamilton is home to a number of New Zealand's science and research facilities.
- Hamilton is home to the National Fieldays – the largest agricultural trade show in the southern hemisphere.



- Hamilton is within one hour of New Zealand's two largest sea ports (Auckland and Tauranga) and two international airports (Auckland and Hamilton).
- Hamilton is positioned on the main trunk railway and home to what will be New Zealand's largest inland port.



FROM TOP: Hamilton Gardens, 'Balloons Over Waikato' Event, Blue Spring



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