

# 9 Cunningham Rd

## New 2 -Bedroom Townhouses

Sleek and stylish, get your hands on a premium house and land package for \$685,000



**GRAFRAELL**

TRUSTED HOME BUILDERS



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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**

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Grafraell Properties is a family owned and operated business. Directors Grayson and Kevin 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.

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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.

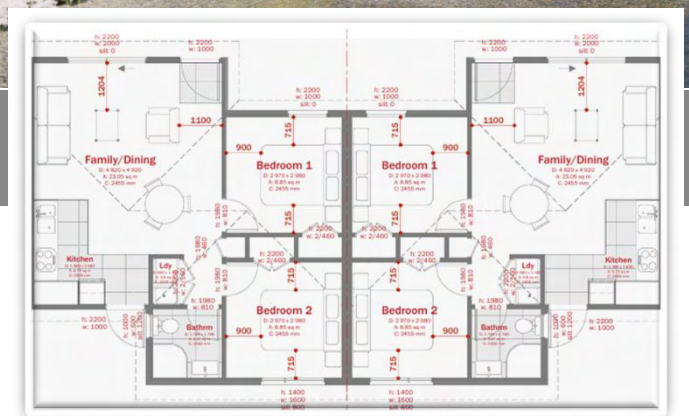
# THE **TEAM**

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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 executive, retirement, or small family living with double bedrooms, bathroom, a spacious living area, outdoor courtyard and onsite carpark.

Each two bedroom townhouse is m2 in 58m2 on a 115m2 section.

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. TV aerial, curtains, blinds and landscaping are also included in this full turn-key package.



### 2 BED, TOWNHOUSES

- 🎯 PRICE: \$685,000
- 🎯 RENTAL VALUATION: \$570-580 per week\*
- 🎯 Rates yet to be set by Hamilton City Council

\*Independent rental assessment available on request.



"Working with Grayson and Kevin was a really positive experience — they're easy to deal with, communicate clearly, and run a very professional operation. The build quality exceeded expectations. Everything was well thought-out, well executed, and finished to a high standard. It gave us a lot of confidence throughout the process. Based on our experience, we'd absolutely build with Grafraell again."

Tristram Fink - Tristram Marine

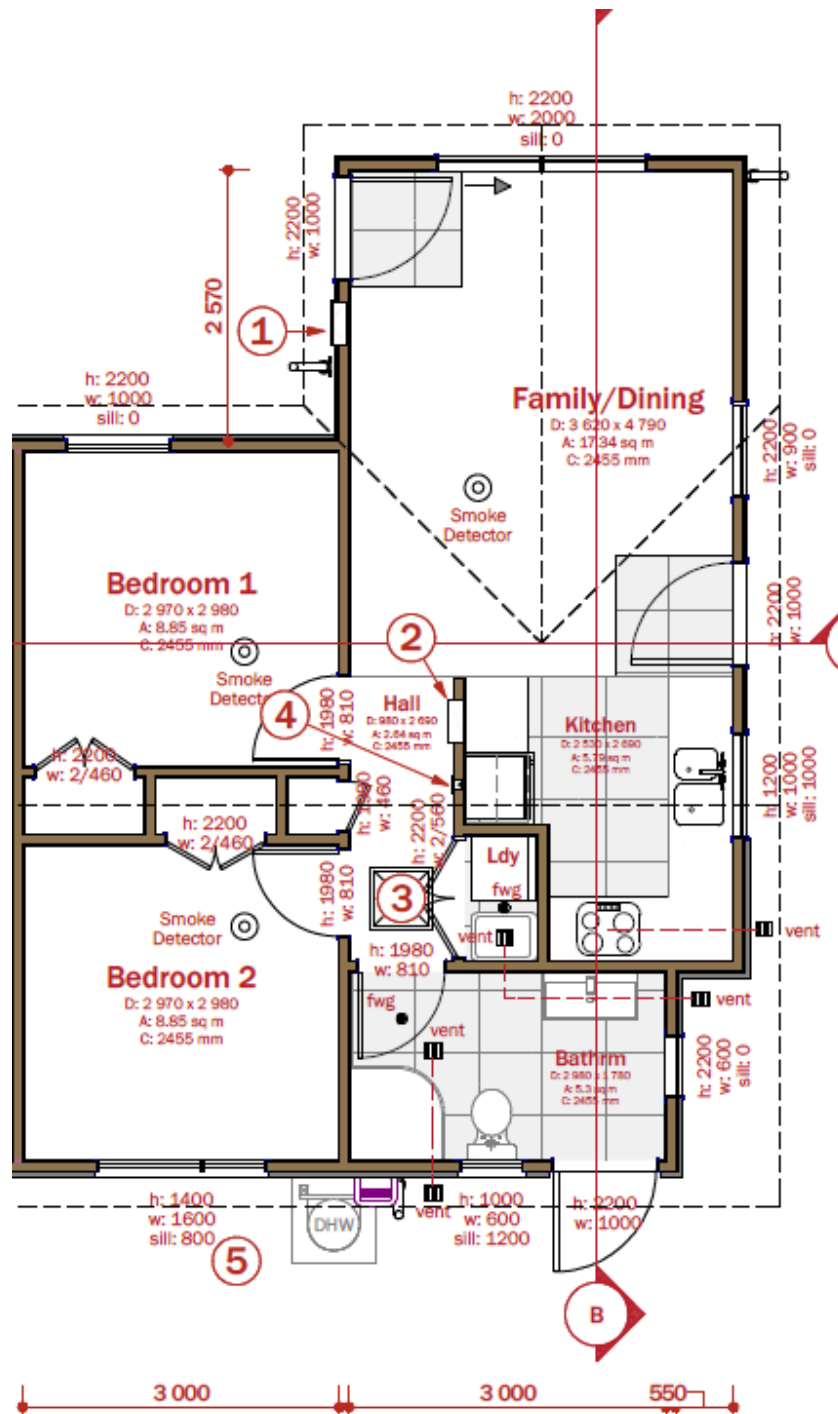


AREA INFORMATION: Cunningham Road is located in the sought-after suburb of St Andrews, Hamilton. Being in close proximity to Te Rapa and Hamilton CBD, along with nearby parks and local amenities, makes these townhouses a desirable home or investment proposition.

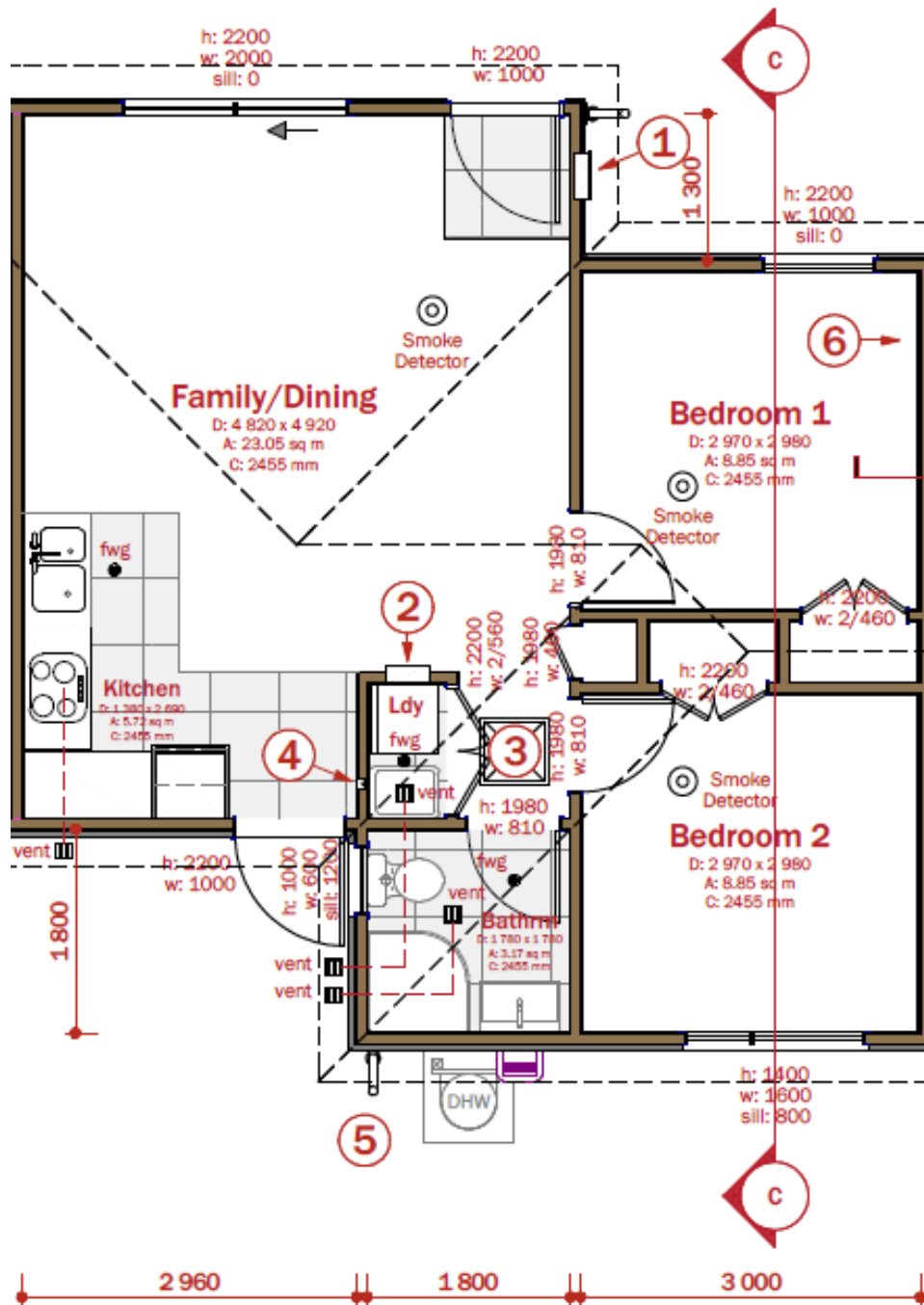
LOCAL SCHOOLS: Vardon School, Fraser High School, Maeroa Intermediate.

SERVICES: There are several bus stops within easy walking distance of the property, and a number of gyms located within a 5km radius. A variety of restaurants, shops and other amenities can be found within the wider Te Rapa area.

# HOUSE PLANS - TOWNHOUSE 1

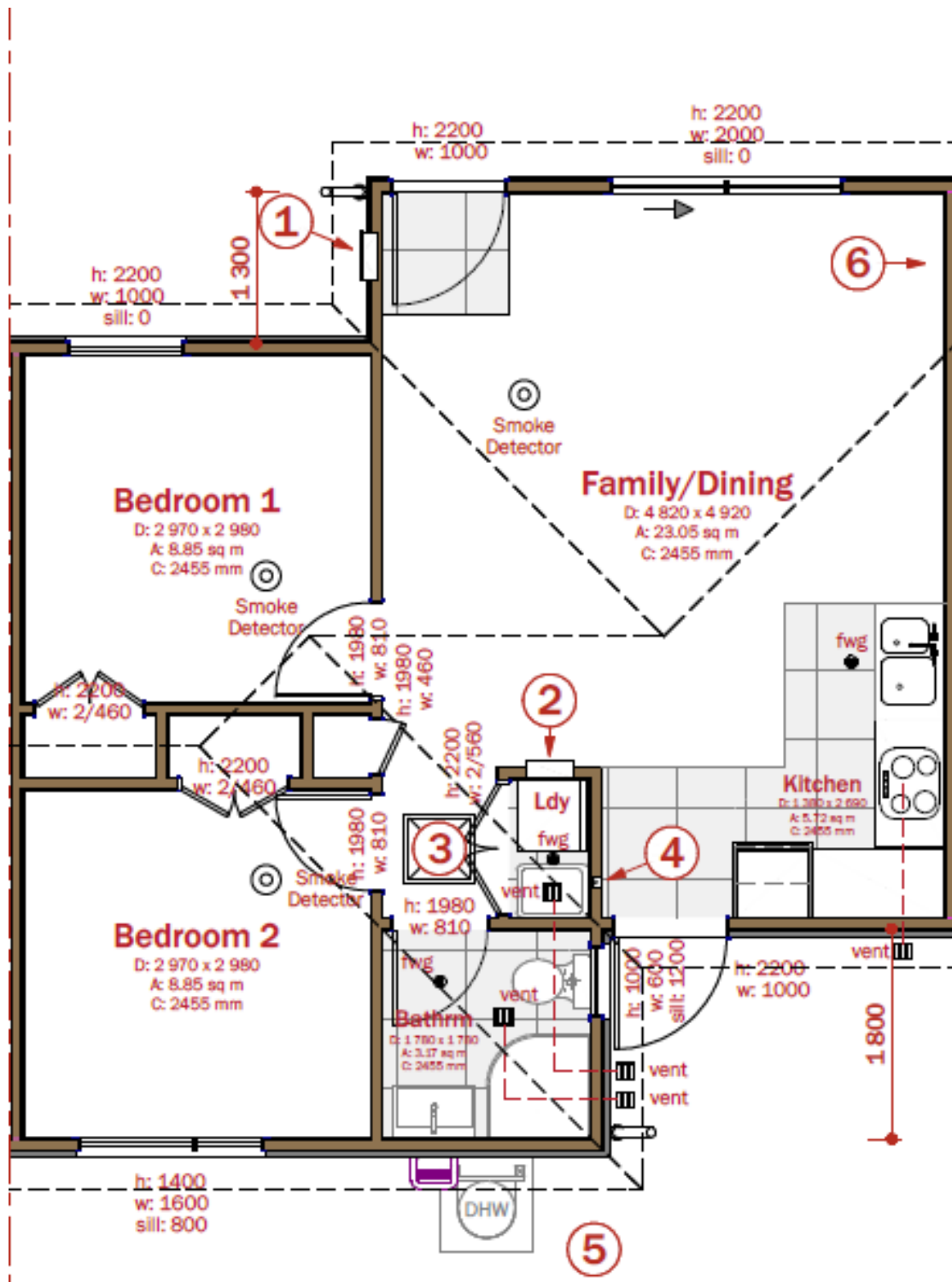


# HOUSE PLANS - TOWNHOUSE 2

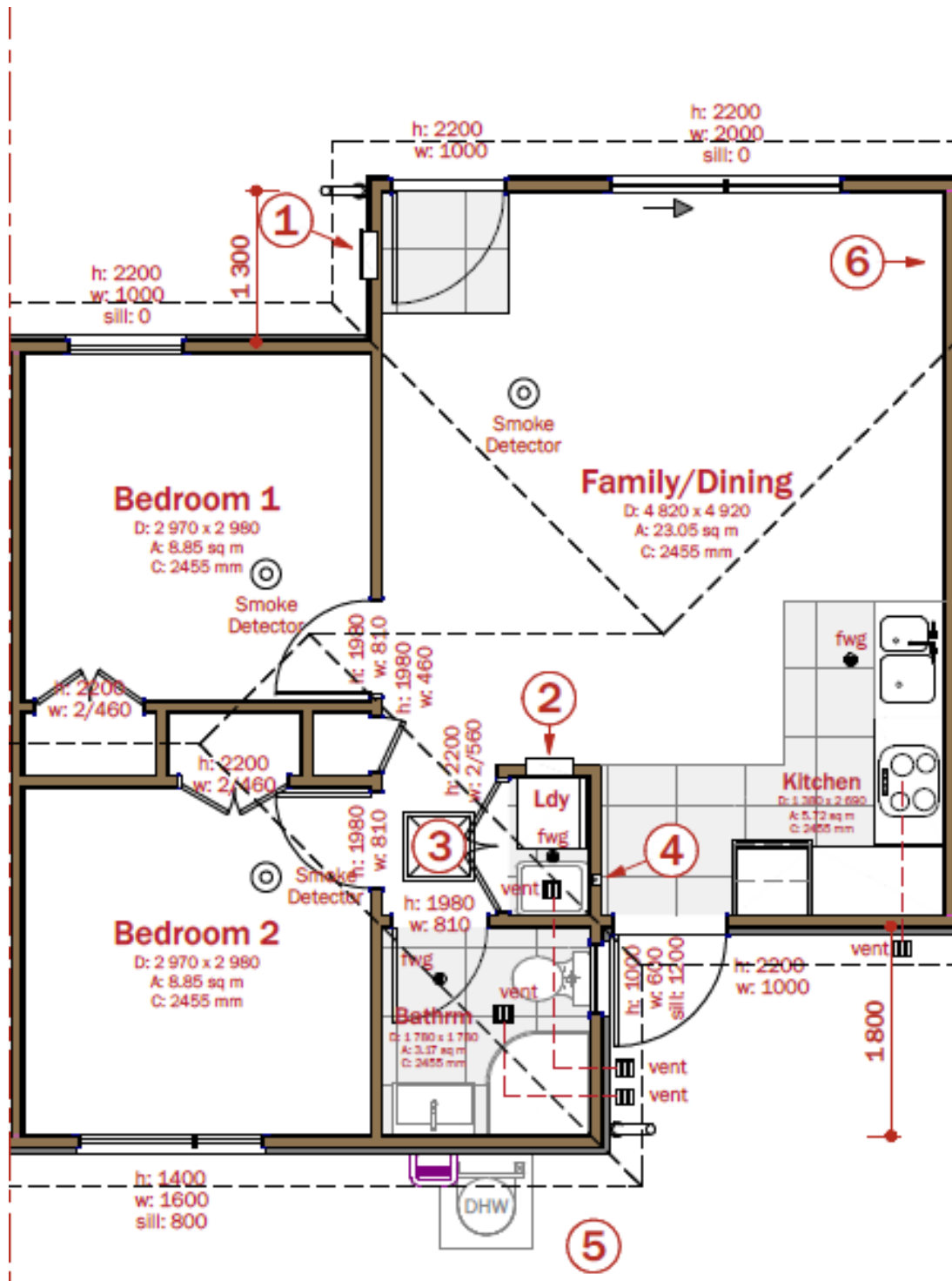




# HOUSE PLANS - TOWNHOUSE 4



# HOUSE PLANS - TOWNHOUSE 5





# 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.

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

**Risk Matrix Assessment**

| Element     | Material | Finish | Colour | Texture | Height | Location | Level | Score |
|-------------|----------|--------|--------|---------|--------|----------|-------|-------|
| Elevation A | Medium   | Low    | Low    | High    | Medium | Low      | 3     | 2     |
| Elevation B | Medium   | Low    | Low    | High    | Medium | Low      | 3     | 2     |
| Elevation C | Medium   | Low    | Low    | High    | Medium | Low      | 3     | 2     |
| Elevation D | Medium   | Low    | Low    | High    | Medium | Low      | 3     | 2     |

**Elevation Facade/Cladding Calculation**

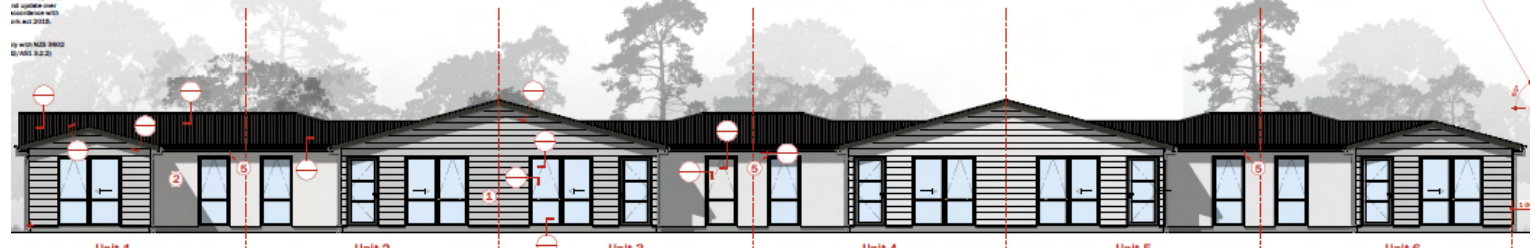
| Description                   | Facade Area                | Cladding Area             |
|-------------------------------|----------------------------|---------------------------|
| Elevation Facade Area (gross) | 28.29 m <sup>2</sup>       |                           |
| Elevation A                   | 1.38 m <sup>2</sup>        |                           |
| Elevation B                   | 2.08 m <sup>2</sup>        |                           |
| Elevation C                   | 2.22 m <sup>2</sup>        |                           |
| Elevation D                   | 1.26 m <sup>2</sup>        |                           |
| <b>Totals:</b>                | <b>28.29 m<sup>2</sup></b> | <b>7.21 m<sup>2</sup></b> |

**Keynotes - Elevation**

1. 100mm RAL 9005 Grey PVC
2. 100mm RAL 9005 Grey PVC
3. 100mm RAL 9005 Grey PVC
4. 100mm RAL 9005 Grey PVC
5. 100mm RAL 9005 Grey PVC
6. 100mm RAL 9005 Grey PVC
7. 100mm RAL 9005 Grey PVC
8. 100mm RAL 9005 Grey PVC



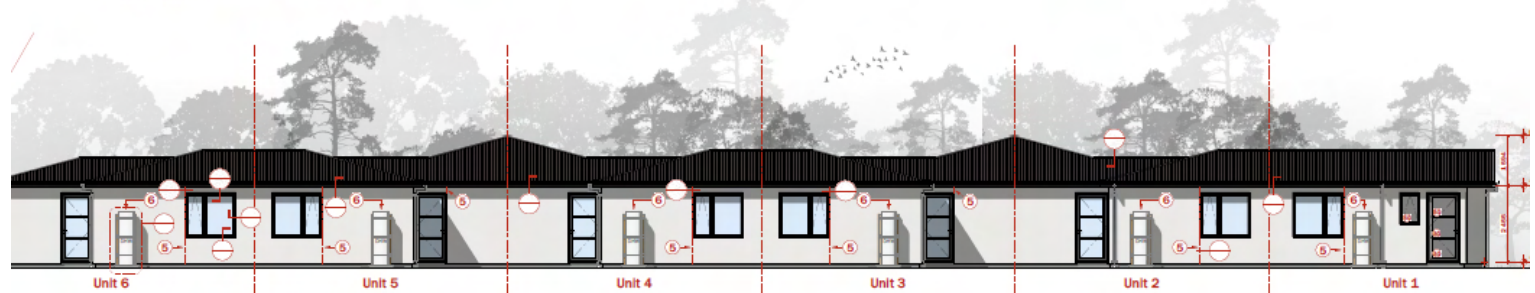
**Elevations - Exterior - Elevation A**  
1 mm = 100 mm



**Elevations - Exterior - Elevation B**  
1 mm = 100 mm



**Elevations - Exterior - Elevation C**  
1 mm = 100 mm



**Elevations - Exterior - Elevation D**  
1 mm = 100 mm

# 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.

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

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

# SPECIFICATIONS CONTINUED

|  |  |   |
|--|--|---|
| <p><b>INTERNAL DOORS</b></p> <ul style="list-style-type: none"> <li>• Hollow core, paint finish with painted timber frames</li> <li>• Satin chrome finished lever action handles</li> </ul>  | <p><b>LAUNDRY</b></p> <ul style="list-style-type: none"> <li>• Plumbed for automatic washing machine</li> <li>• Supertub or similar product</li> </ul>   | <p><b>CEILING</b></p> <ul style="list-style-type: none"> <li>• Paint finish GIB® plasterboard ceilings throughout</li> <li>• Square stopped corners to ceiling junction</li> </ul>  |
| <p><b>KITCHEN</b></p> <ul style="list-style-type: none"> <li>• Bench tops - Engineered Stone</li> <li>• Stainless steel sink insert</li> <li>• Tiled hob backsplash</li> </ul>   | <p><b>KITCHEN CABINETRY</b></p> <ul style="list-style-type: none"> <li>• Melteca/melamine exteriors</li> <li>• White melamine interiors and shelving</li> <li>• PVC trim to cupboard and drawer edges</li> <li>• Satin chrome handles</li> </ul>   | <p><b>APPLIANCES</b></p> <ul style="list-style-type: none"> <li>• Bosch stainless steel oven</li> <li>• Baumatic ceramic 4 element 60cm hob</li> <li>• Baumatic stainless steel 60cm dishwasher</li> <li>• Baumatic stainless steel canopy-style 90cm rangehood</li> <li>• Single lever chrome kitchen mixer tap</li> </ul> |
| <p><b>BATHROOMS</b></p> <ul style="list-style-type: none"> <li>• Vitreous china vanity unit with drawers</li> <li>• Single lever basin mixer</li> <li>• Mirror above vanity</li> <li>• Vitreous china toilet suite</li> <li>• Heated towel rail</li> <li>• Toilet roll holder</li> <li>• PVC lined shower with safety glass doors</li> <li>• Slide shower set with mixer</li> <li>• Extractor fan</li> </ul> | <p><b>ELECTRICAL</b></p> <ul style="list-style-type: none"> <li>• Recessed LED lighting</li> <li>• Individual meters for each unit</li> <li>• Double power outlets: bedroom x 2, garage x 1, laundry x 1, kitchen x 4, bathrooms x 1, living x 3</li> <li>• Kitchen appliances, extractor fan, hot water and towel rails hardwired</li> <li>• Telephone outlet</li> <li>• Wired for fibre internet connection</li> </ul> | <p>“</p> <p>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.</p> <p><i>Danielle Nicholson</i></p> <p>”</p>                               |

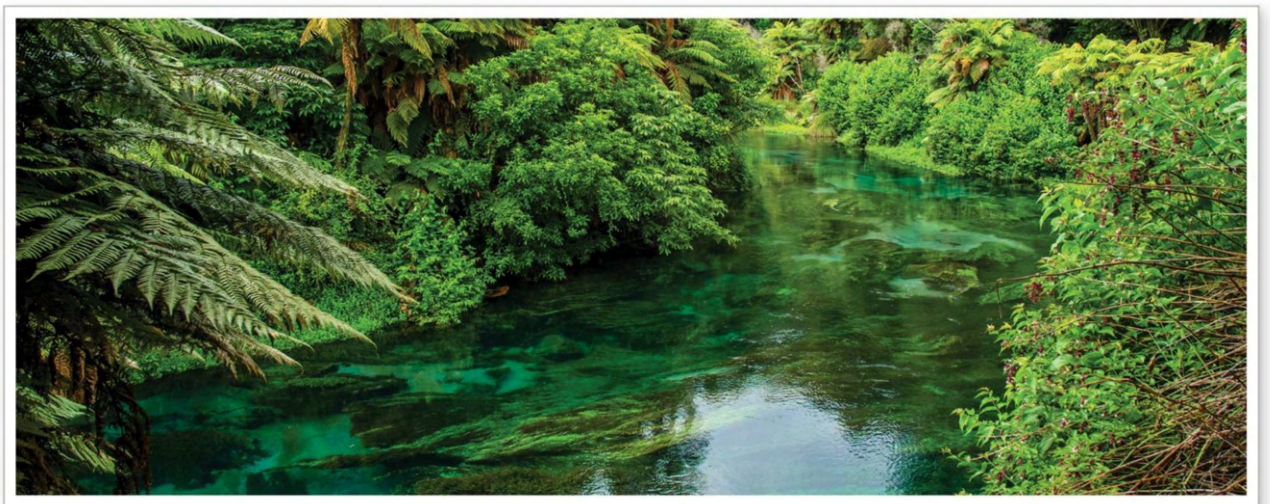
# ALL ABOUT HAMILTON

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- 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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