

5 KERI RUA ROAD

Kotare Park, Cambridge



**FOWLER
HOMES™**

Est. 1984

YOUR STYLE OF LIVING



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 turkey 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

SHOW HOME INVESTMENT









5 Keri Rua Road,
Kotare Park, Cambridge

For Sale: \$1,275,000

\$1,000 a week rental plus OPEX
Guaranteed 12-month lease back
4.1% return | CCC Issued

This brand-new show home is available to purchase as investment with the option of becoming your family home. Designed for the sun, with a North facing living area, this modern 3-bedroom homes, includes a second lounge, pantry, workstation and 16m2 covered outdoor living area.

Specifications

-  Section Size 597m²
-  Floor Area 205m²
plus covered outdoor
area 16m²
-  Bedrooms 3
-  Bathrooms 2
-  Living 2
-  Garage 2




HOUSE PLAN


5 Keri Rua Road,
Kotare Park, Cambridge



Specifications

 Bedrooms 3

 Bathrooms 2

 Living 2

 Garage 2

 Length 19.8m

 Width 16.8m



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HOME FEATURES

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INTERIOR

- Scissor truss ceiling in living and dining area
- Designer kitchen with engineered stone benchtops to Kitchen, adjacent pantry & laundry
- North facing living area
- Office nook
- Large extended master bedroom
- Walk-in wardrobe with bespoke woodgrain melamine shelving system & incorporated makeup station
- Separate toilet
- Separate Laundry
- Double glazed Low E Max Argon filled clear glazing
- Custom laundry cabinetry
- Two heat pump systems
- Attic stairs and storage above the garage

EXTERIOR

- Covered outdoor area with Velux skylights
- Indoor-outdoor flow
- Timber hardwood decking
- Comprehensive Landscaping
- Fences, paths, retaining and new lawns
- Rockcote Integra Aerated Concrete plaster exterior, vertical shiplap cedar and James Hardie vertical weatherboard cladding



THE LOCATION

Discover the charm of Kotare Park, a premier subdivision on the outskirts of Cambridge, just a swift 5-minute drive from the main street.

With 64 thoughtfully designed lots, the community offers a harmonious blend of tranquillity and accessibility, boasting a connected street network, inviting parks, and open spaces. Centrally positioned to Hamilton, Te Awamutu, and Te Awa cycling trails, Kotare Park is a gateway to a balanced lifestyle, connecting urban amenities with natural beauty.

Planning for stage II is well underway with the addition of a commercial centre with shopping, and a further 130 sites to be constructed over the coming 12 months.

LOT TYPE PLAN

Legend

- Corner Lot
- High - Profile Lot
- Corner and High - Profile Lot
- Open Space Frontage
- Future comprehensive development lot - subject to separate Waipa District Council performance standards



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.



CONTACT US



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Online

Want to find out more about Fowler Homes? Visit fowlerhomes.co.nz for inspiration.



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**Proud to be locally owned
and operated since 1984.**

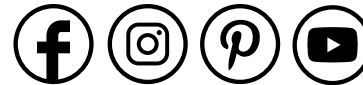
Testimonial

Your expertise, patience, knowledge, and professionalism has helped us realise our home building dream and has made our second build such an easy project.

Wylie Family

From our initial discussions with Joe Cattle and their architect to the handing over of our keys several months later, our entire build experience was a seamless and enjoyable one.

Derek and Cathryn Fox



Social

Connect with us on social media for all the latest news, trend alerts and updates from our team.

[@fowlerhomesnz](https://www.instagram.com/fowlerhomesnz)

www.fowlerhomes.co.nz