

11 Kain Ave, Rotorua

Rotorua Investment Gem

New 2 Bedroom 1 Bathroom
Townhouses

New Homes priced from \$599,000.



GRAFRAELL

TRUSTED HOME BUILDERS

12.97



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With decades of experience, you can trust Grafraell.

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All About Rotorua

Rotorua is a fantastic region to live, work or invest.

ABOUT GRAFRAELL

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.

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.

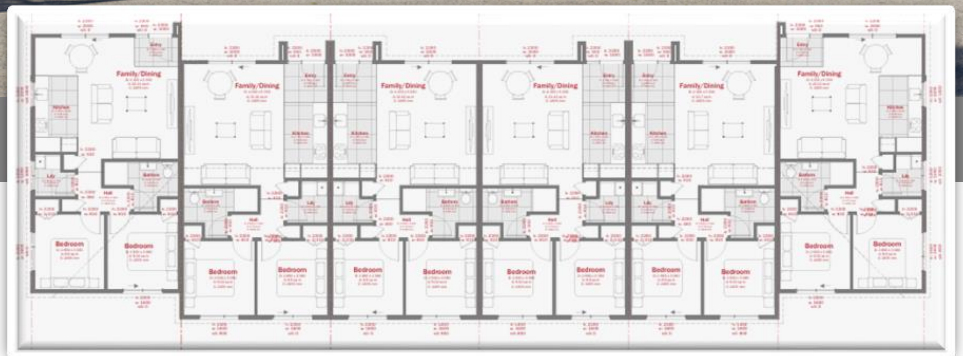
Should you be purchasing a home for investment, Grafraell can liaise with your preferred rental management firm throughout the build to ensure your property is tenanted prior to settlement. This ensures a return on your investment from day one.

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

Each two bedroom townhouse is 68m² 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, 1-BATH HOMES

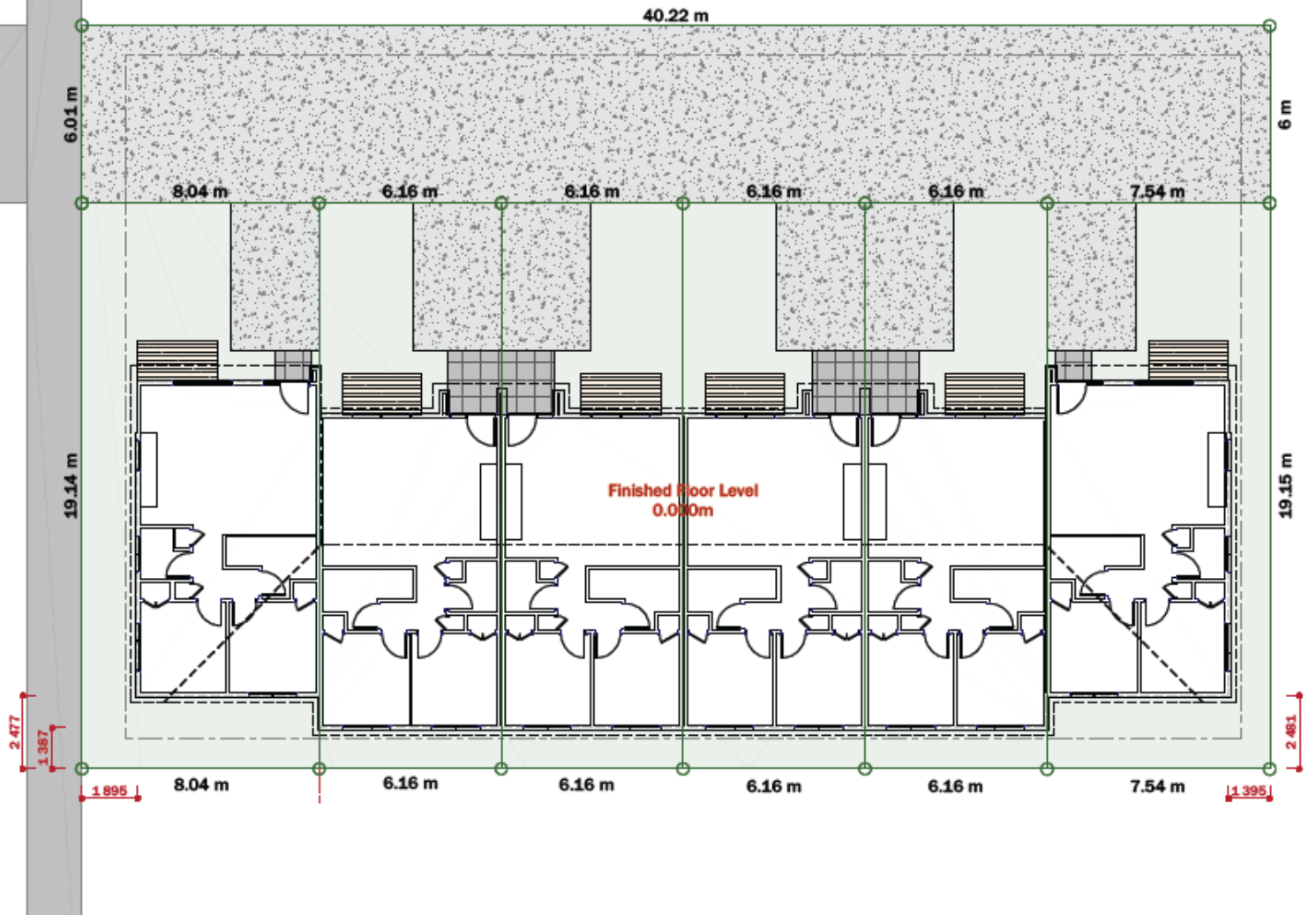
- 🎯 PRICE: From \$599,000
- 🎯 RENTAL ESTIMATE: \$580 - \$600 per week*
- 🎯 Rates yet to be set by Rotorua City Council

*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



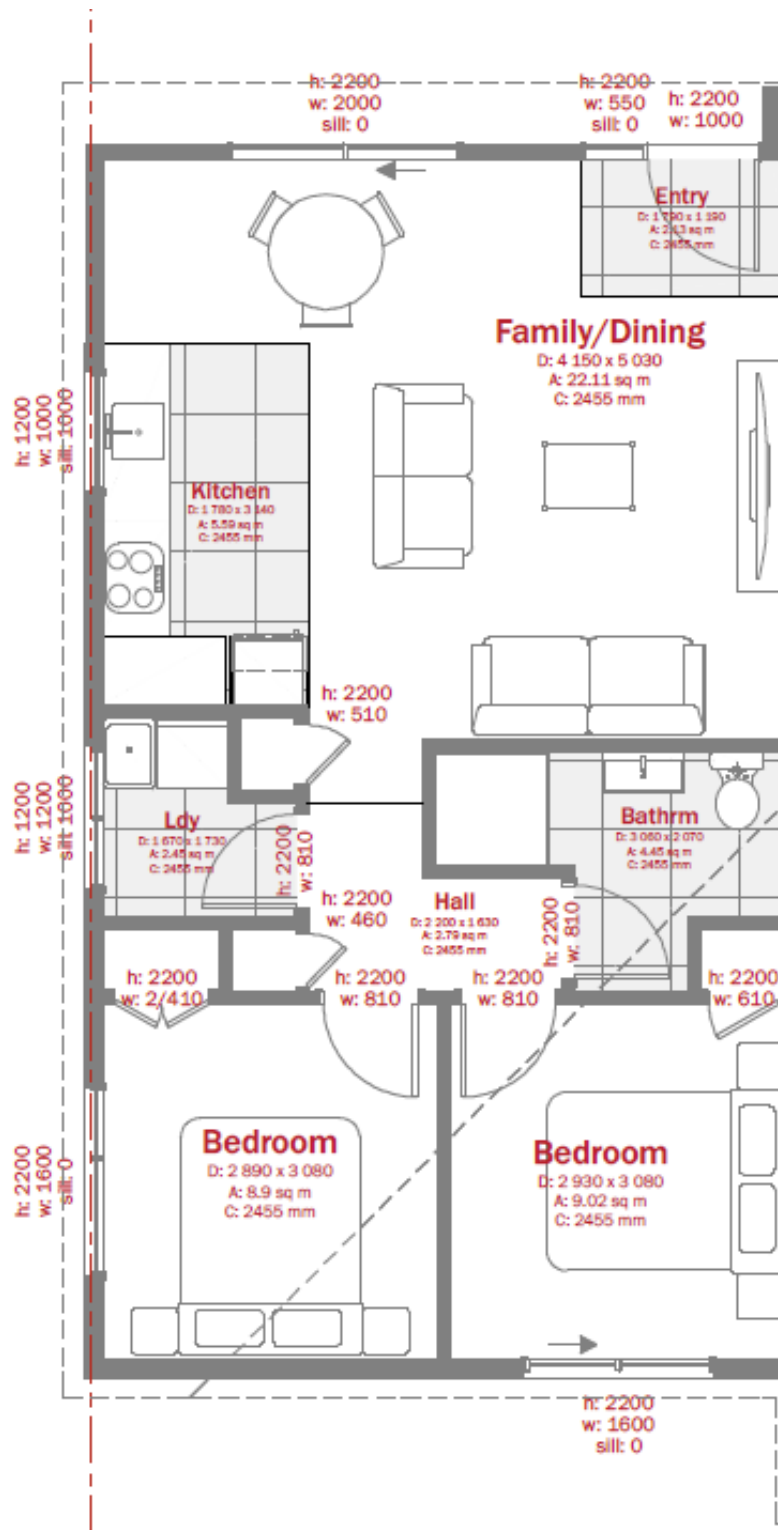
11 Kain Avenue

AREA INFORMATION: Kain Ave is located in the sought-after suburb of Fenton Park, Rotorua. Being central to the CBD, lake front, local schools, parks and local amenities, makes these townhouses a desirable home or investment proposition.

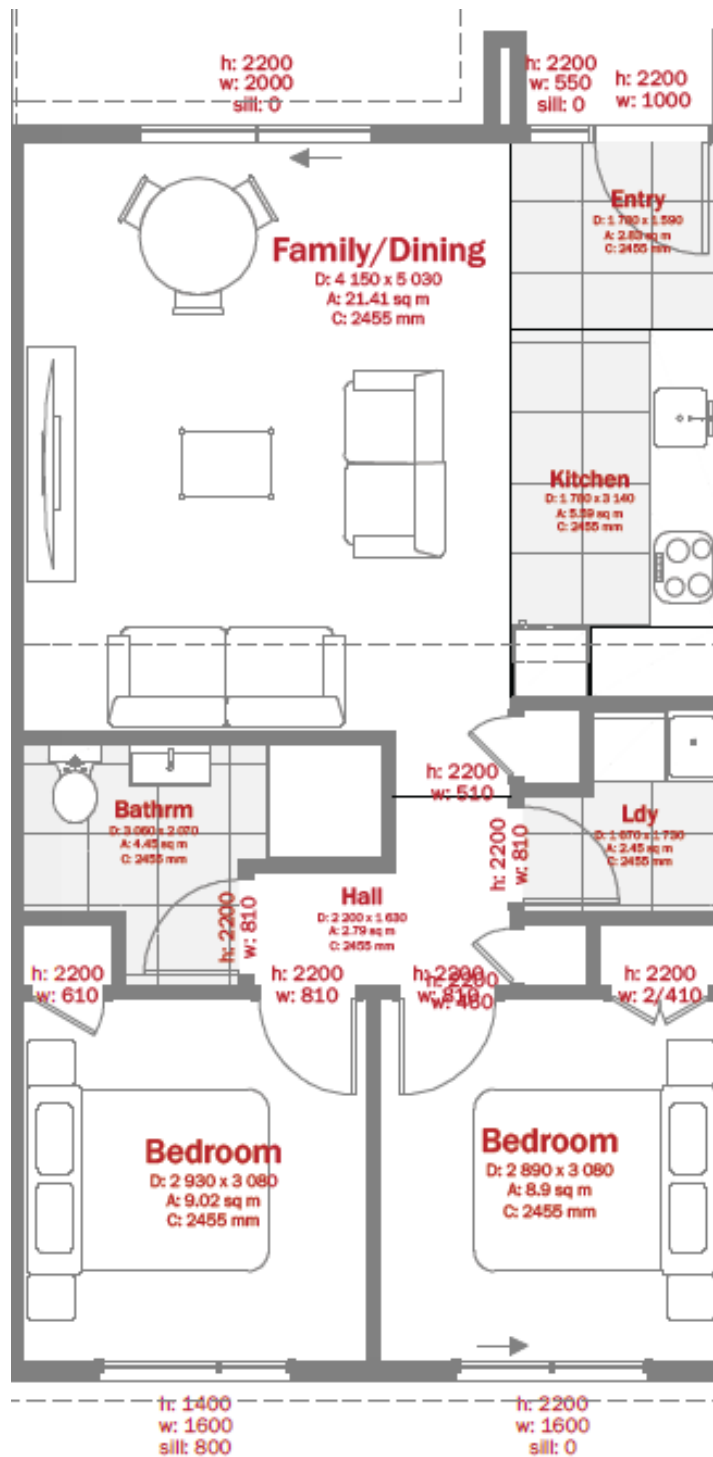
LOCAL SCHOOLS: Glenholm School, Rotorua Intermediate, John Paul College.

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 area.

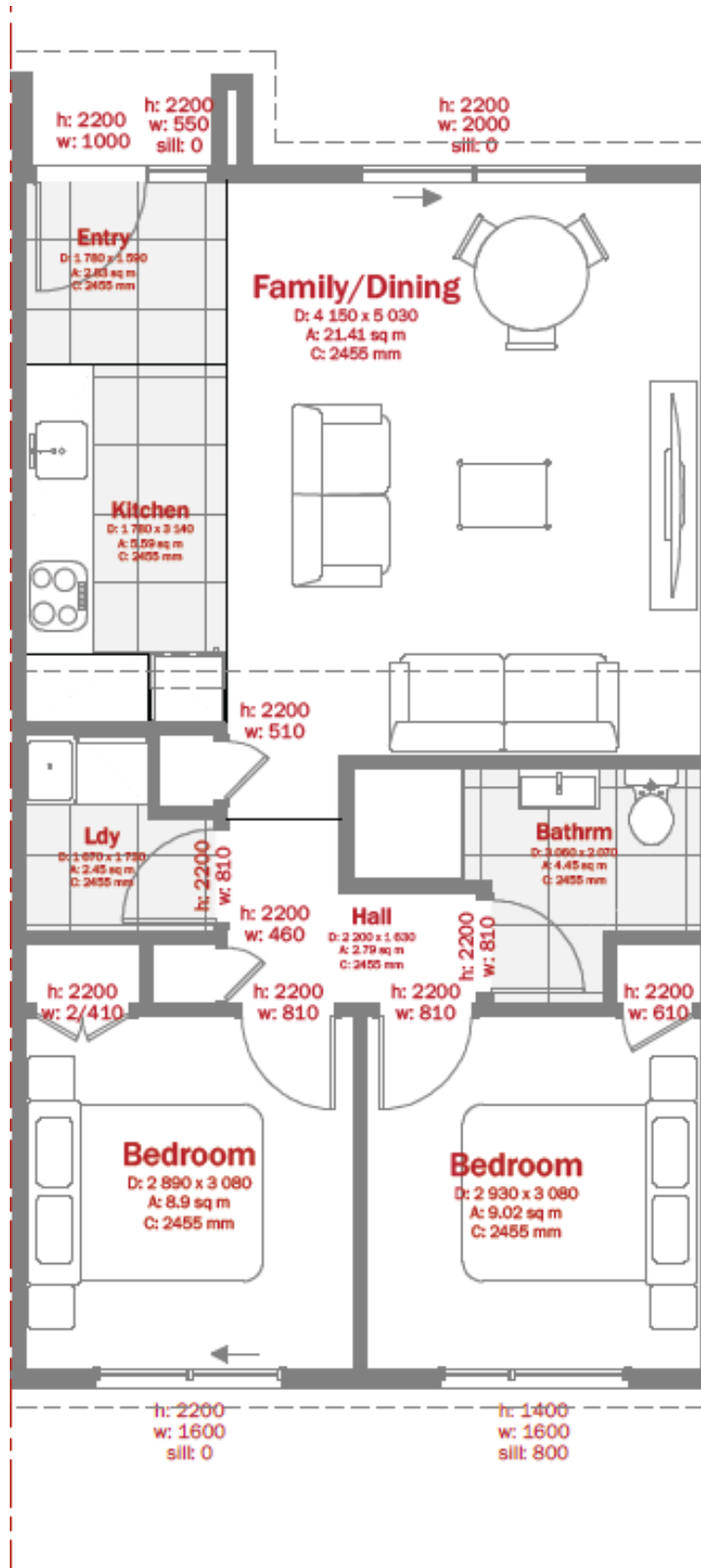
HOUSE PLANS - TOWNHOUSE 1



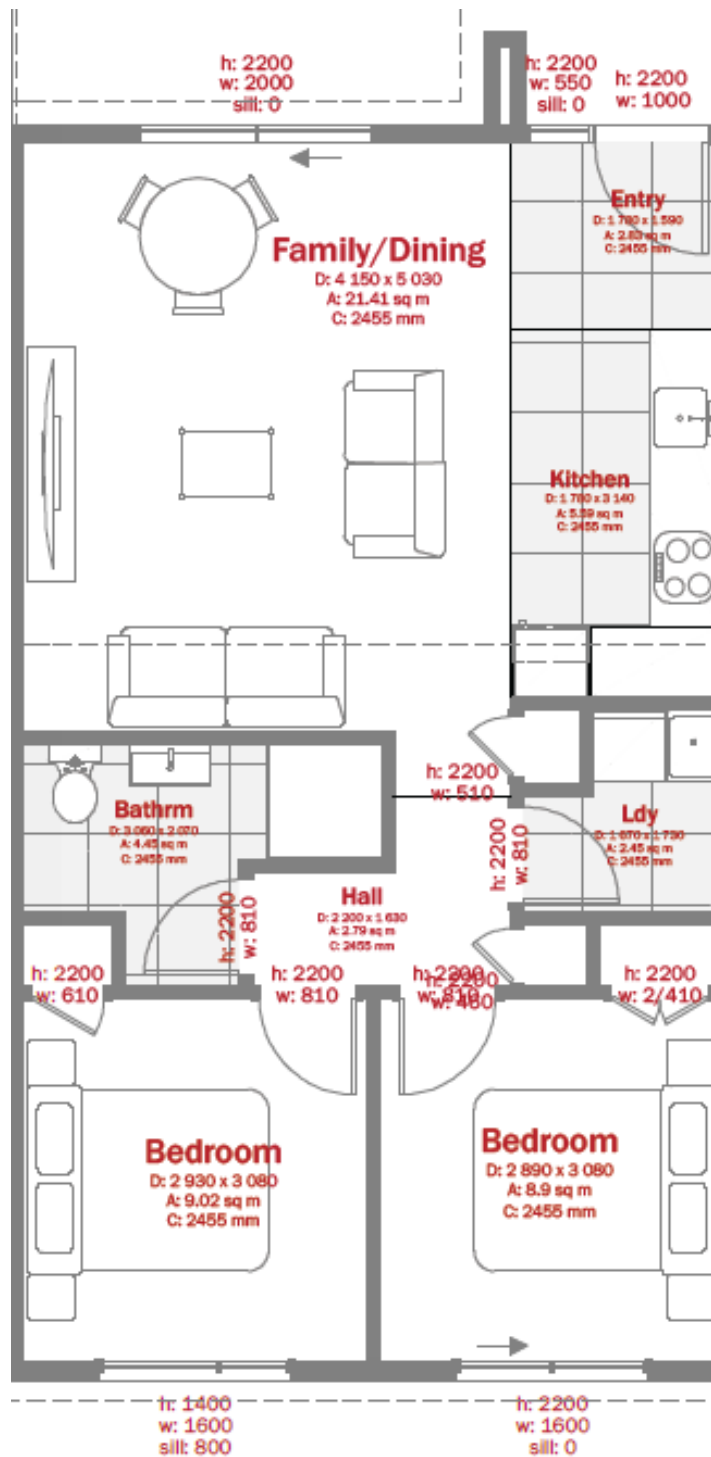
HOUSE PLANS - TOWNHOUSE 2



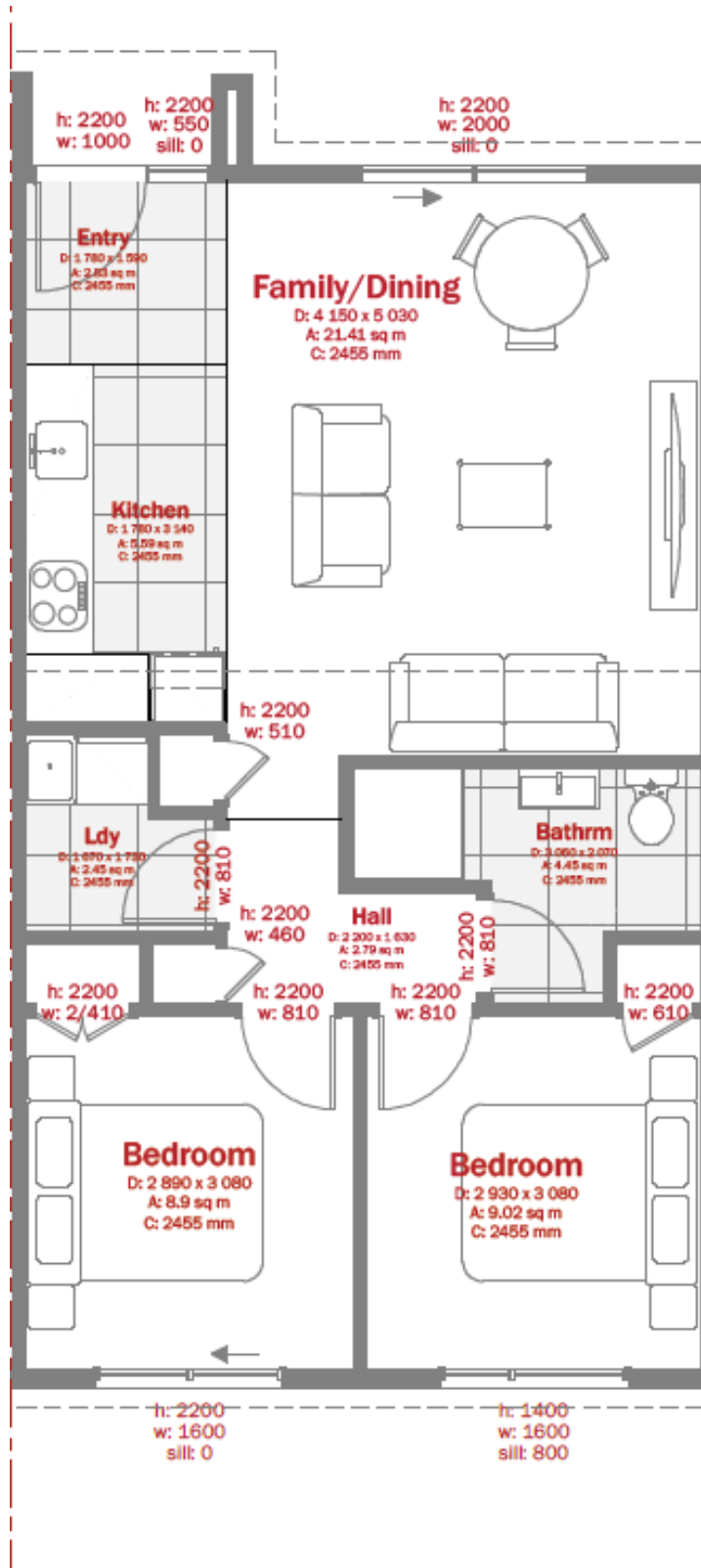
HOUSE PLANS - TOWNHOUSE 3



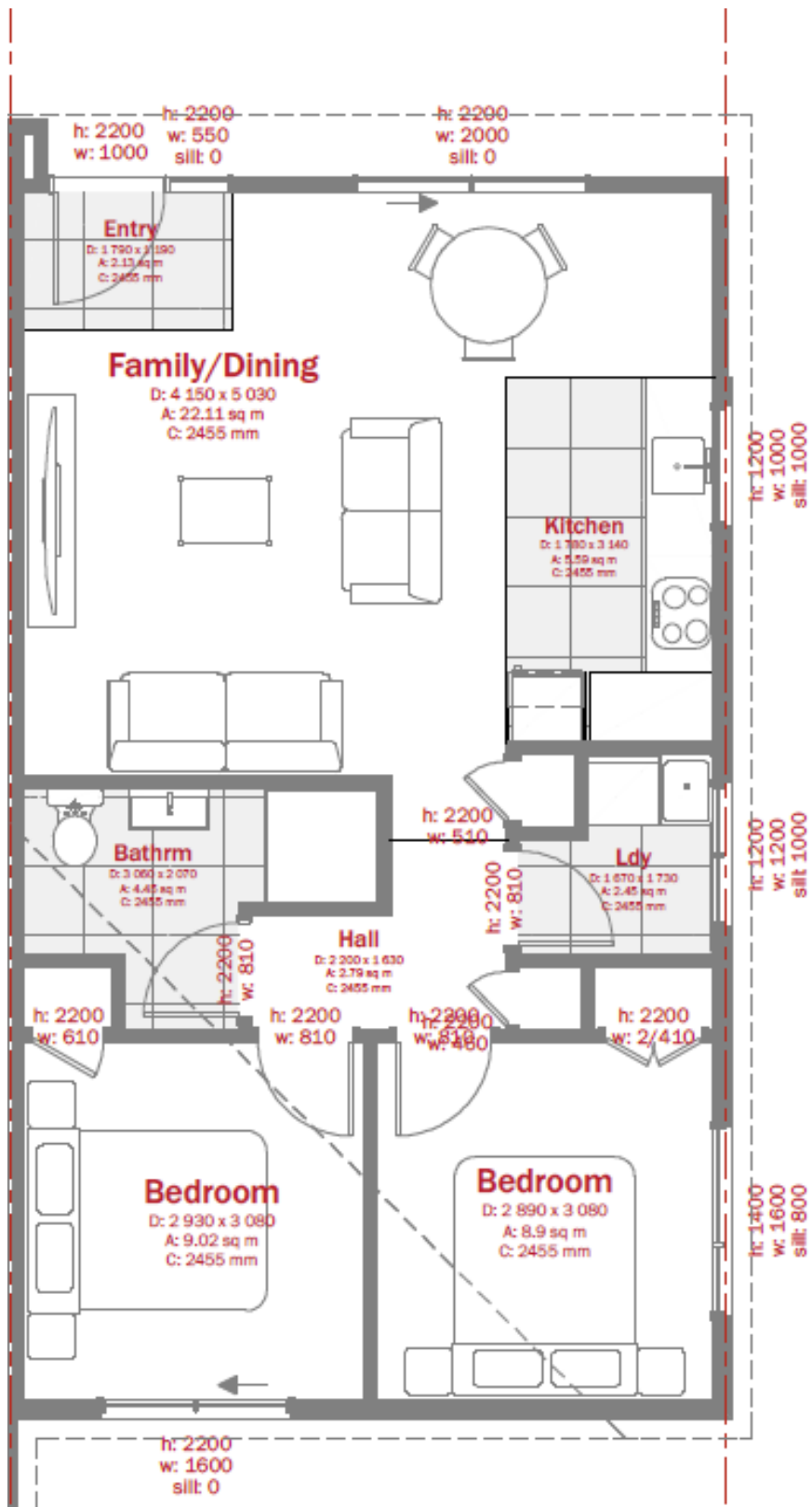
HOUSE PLANS - TOWNHOUSE 4



HOUSE PLANS - TOWNHOUSE 5



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/Glazing Calculation

Description	Facade Area	Glazed Area
Elevation Facade Area (gms)	28.30 m ²	1.20 m ²
Ground Area		1.54 m ²
Ground Area		2.84 m ²
Total:	28.30 m²	6.47 m²

1. Entrance
2. Windows
3. Facade
4. Glass
5. Roofline



Elevation A
1 mm = 100 mm



Elevation B
1 mm = 100 mm



Elevation C
1 mm = 100 mm



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>DOORS & WINDOWS</p> <ul style="list-style-type: none"> Aluminium entry door with glass panes Powder coated aluminium joinery Double glazing Ranchslider/s to outdoor living Roller blinds to all windows and doors 	<p>GROUNDS</p> <ul style="list-style-type: none"> 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"> Heavy duty residential carpet and underlay to living areas and bedrooms Heavy duty vinyl to kitchen, bathrooms and entry 	<p>STRUCTURE</p> <ul style="list-style-type: none"> Reinforced concrete foundations Timber frame dividing walls 	<p>EXTERNAL WALLS</p> <ul style="list-style-type: none"> Solid aerated concrete plastered panel James Hardie Weatherboard
<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 garage Internal access

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

SPECIFICATIONS CONTINUED

<p>INTERNAL DOORS</p> <ul style="list-style-type: none"> • Hollow core, paint finish with painted timber frames • Satin chrome finished lever action handles 	<p>LAUNDRY</p> <ul style="list-style-type: none"> • Plumbed for automatic washing machine • Supertub or similar product 	<p>CEILING</p> <ul style="list-style-type: none"> • Paint finish GIB® plasterboard ceilings throughout • 55mm GIB-Cove to wall-ceiling junction
<p>KITCHEN</p> <ul style="list-style-type: none"> • Bench tops - Engineered Stone • Stainless steel sink insert • Tiled hob backsplash 	<p>KITCHEN CABINETRY</p> <ul style="list-style-type: none"> • Melteca/melamine exteriors • White melamine interiors and shelving • PVC trim to cupboard and drawer edges • Satin chrome handles 	<p>APPLIANCES</p> <ul style="list-style-type: none"> • 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
<p>BATHROOMS</p> <ul style="list-style-type: none"> • 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 	<p>ELECTRICAL</p> <ul style="list-style-type: none"> • 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 	<div data-bbox="1061 1534 1141 1601"> </div> <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> <div data-bbox="1452 2004 1532 2072"> </div>

WHY INVEST IN ROTORUA

- Rotorua's median house price has grown on average 16.3% per year over the last 10 years*
- It is estimated the number of households in Rotorua will grow by 23% by 2054**
- Rotorua has a strong and steadily growing economy driven by forestry, agriculture and tourism.
- Approximately half of Rotorua City's population is under 35 years old which contributes to a very strong rental market in the city.
- Rotorua benefits from being in one of the richest agricultural and pastoral areas in the world.
- Rotorua attracts millions of international visitors each year meaning the demand for short term rentals can benefit many investors.
- Rotorua is within one hour of Hamilton and Tauranga.





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