



11 KAIN AVE, ROTORUA

Prime location investment opportunity



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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 endeavour to have your property tenanted prior to settlement. This ensures a return on your investment from day one.

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.

\$565,000

11 Kain Avenue, Fenton Park, Rotorua

Key Features:



2 Bedroom Townhouses



1 Bathroom



1 Generous Living Room



\$580 – \$600
Rental Estimate (Per Week)*



1 Single Offstreet Park



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

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.

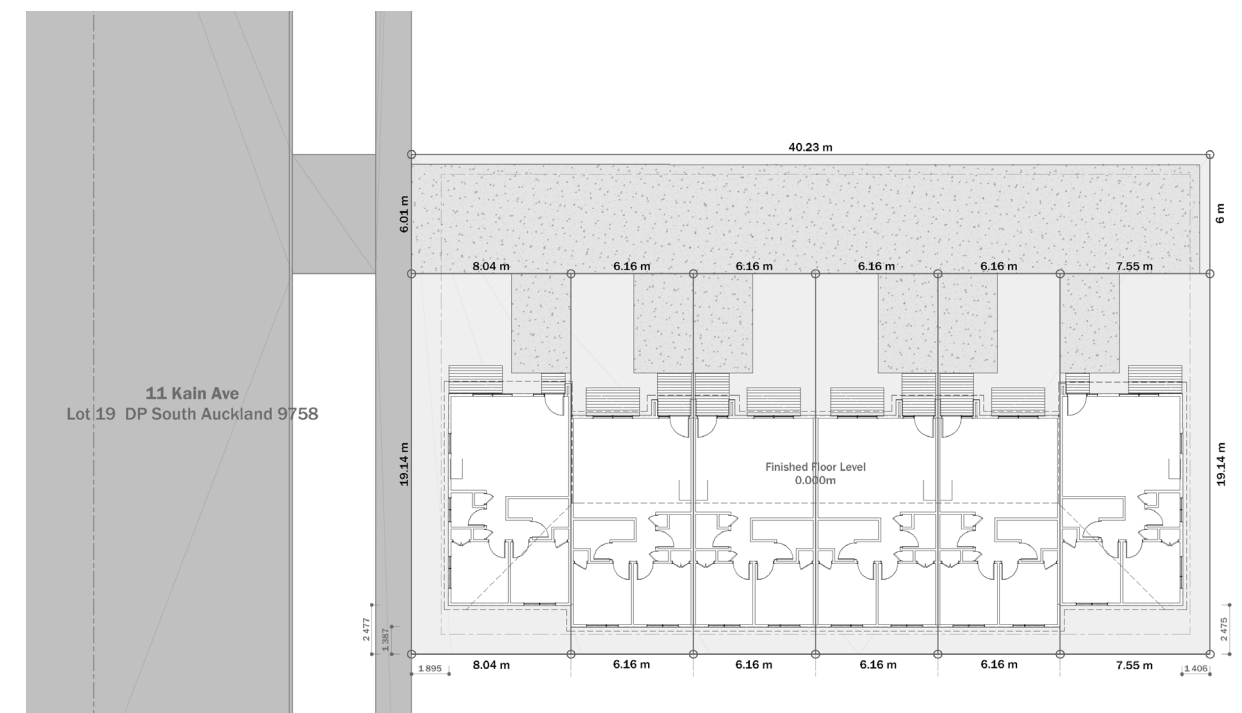
Local Schools

Glenholm School, Rotorua, Intermediate, John Paul College.

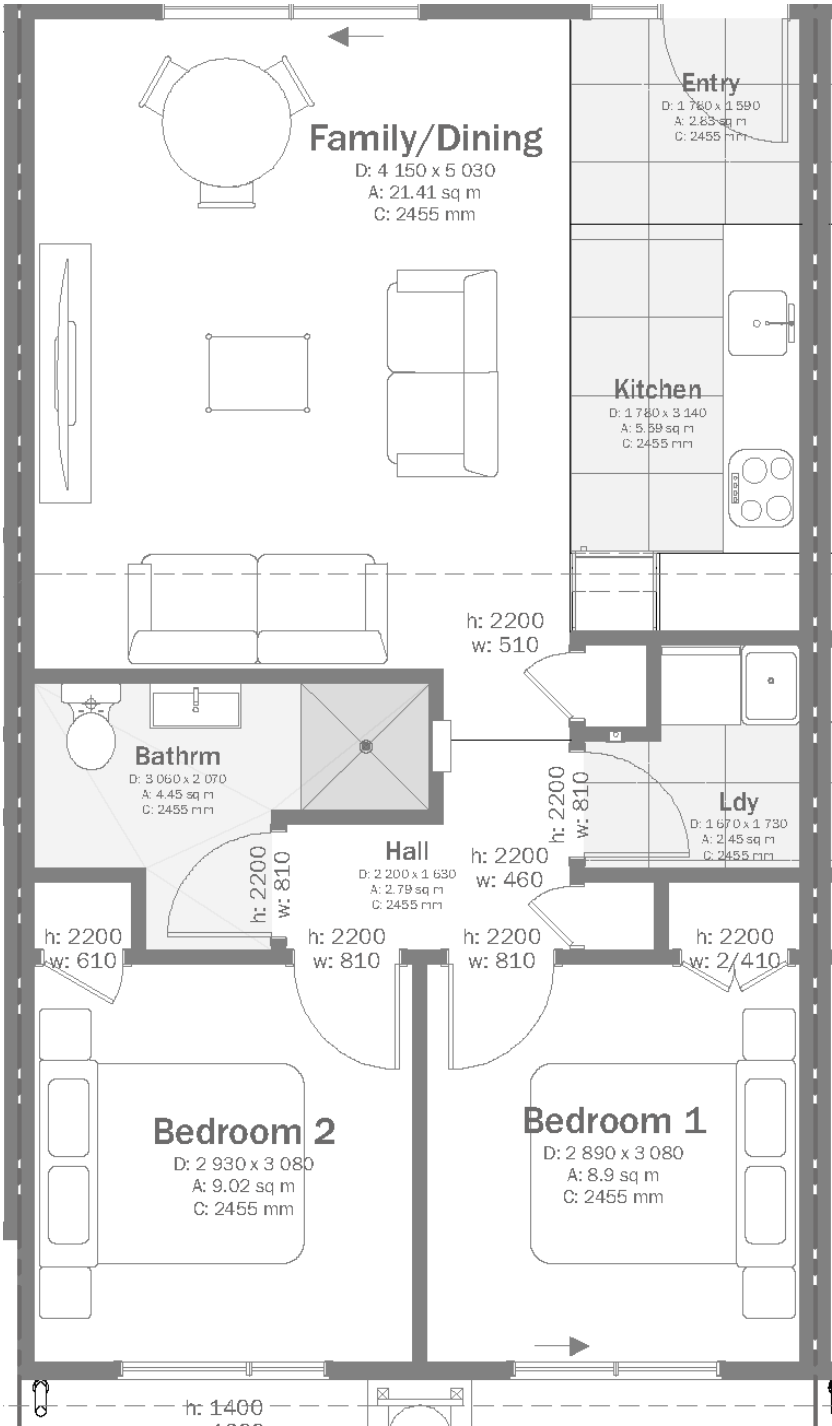
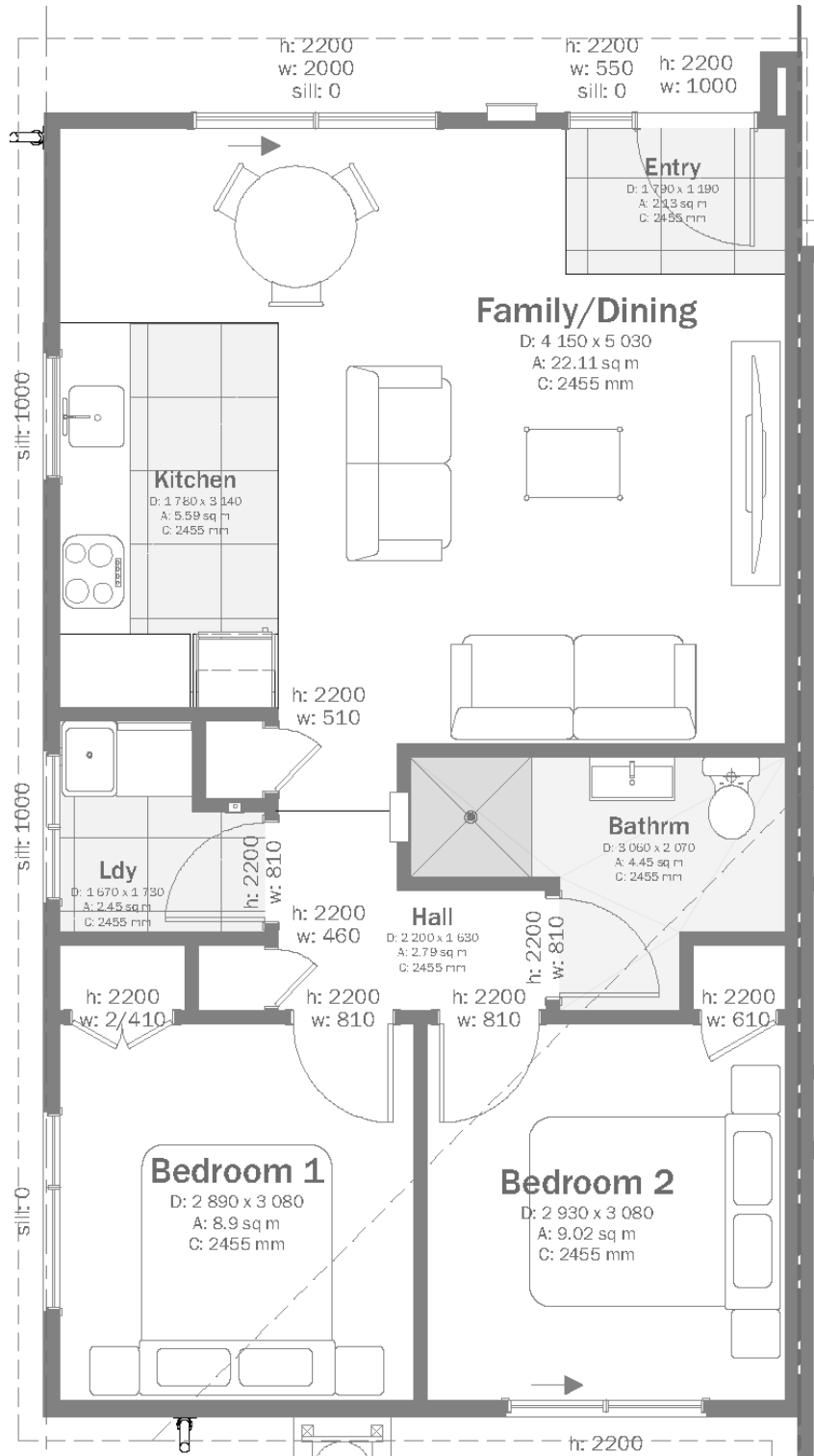
Services

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.

AREA INFORMATION



Townhouse 1

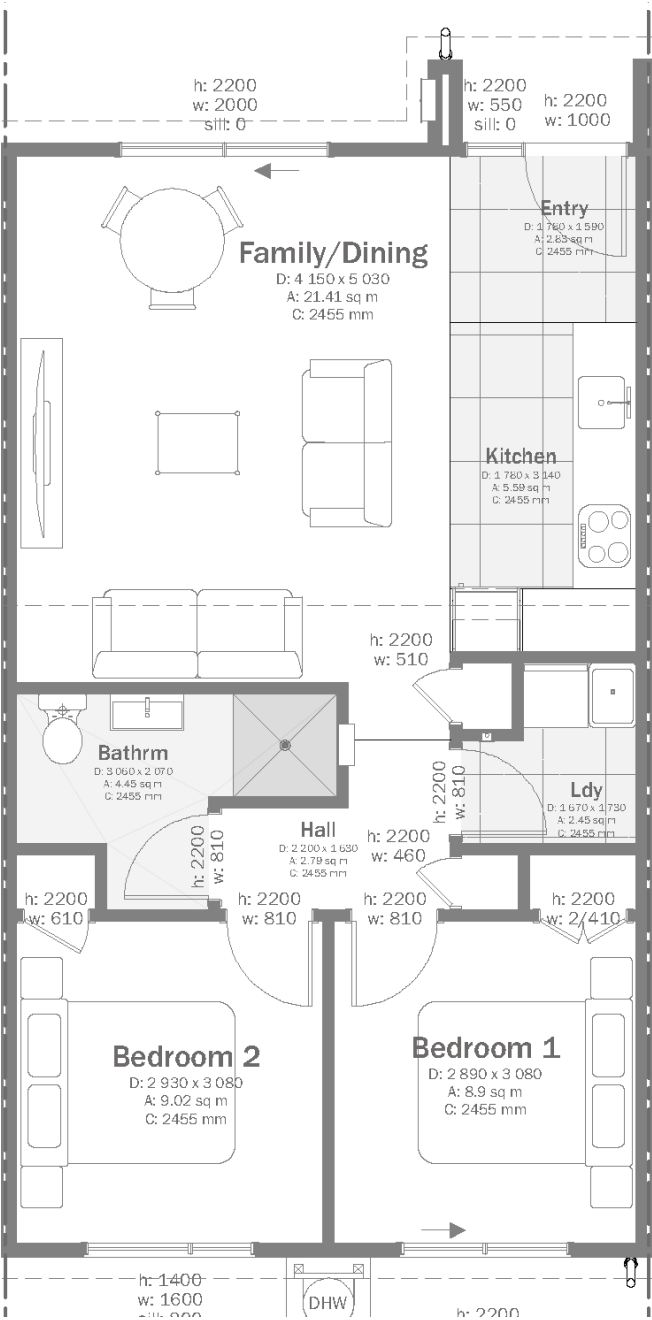
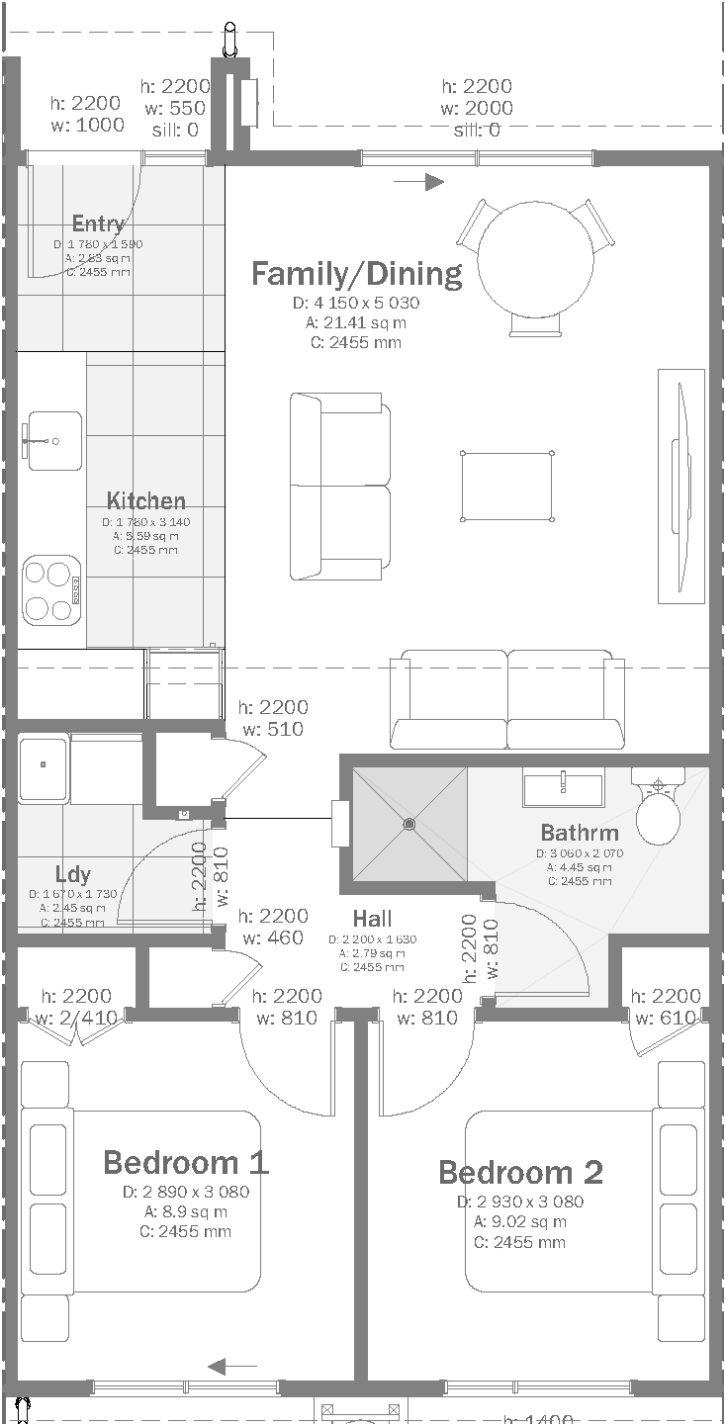


Townhouse 2





Townhouse 3

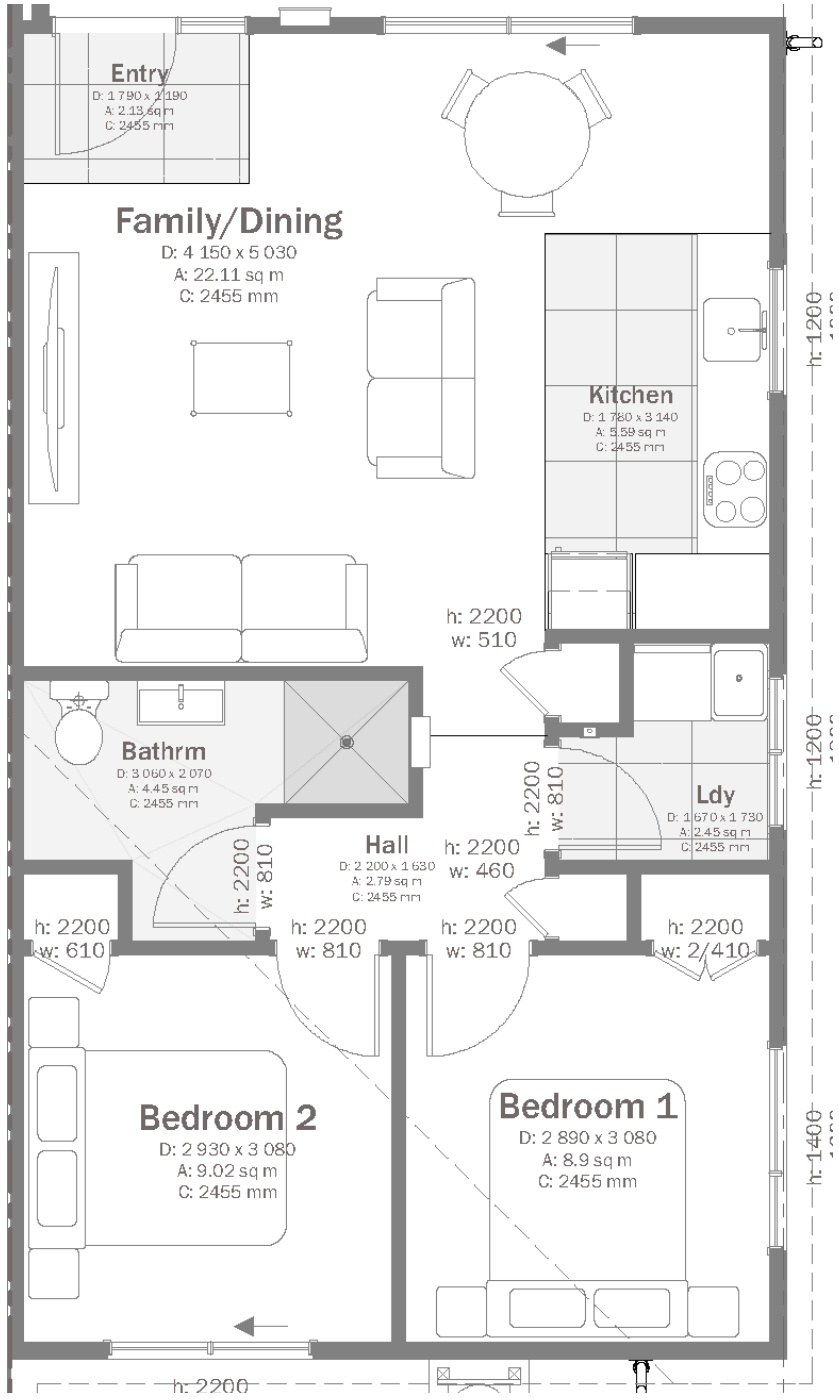
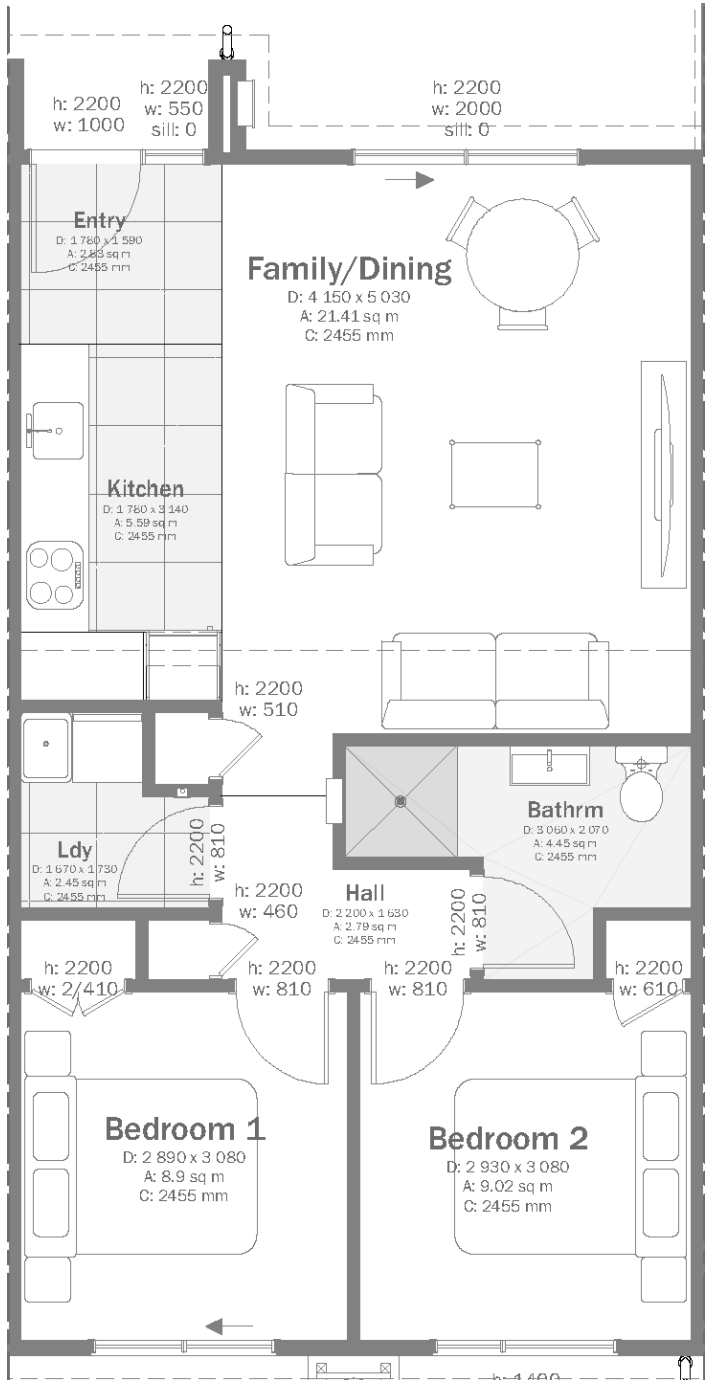


Townhouse 4





Townhouse 5



HOUSE PLANS

Townhouse 6



Contemporary Design. Flexible Living.

Every Grafraell home features light, contemporary interiors complemented by architecturally designed layouts that offer exceptional flexibility for furnishing and everyday living.*



*Layouts may vary.



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

Exterior A



Exterior B



Exterior C



Exterior D



ELEVATIONS

SPECIFICATIONS

What's in
your home,
what's on
your home.

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

External

Foundation	Reinforced concrete foundations
Exterior Cladding	Solid aerated concrete plastered panel
Insulation	Pink Batts® to walls and ceiling insulation
Roof	Coloursteel corrugate
Joinery	Powder coated aluminium joinery, double glazed Ranchslider/s to outdoor living
Front Door	Aluminium entry door with glass panes
Landscaping	As per landscape plan

Internal

Carpet	Solution dyed nylon carpet with underlay to living areas and bedrooms
Flooring	Timber plank vinyl to kitchen, bathrooms and entry
Heating	Heat pump in main living area
Blinds	Roller blinds to all windows and doors including double rollers to public facing windows and doors.
Hot Water	180L electric hot water cylinder
Benchtop	Engineered stone bench tops
Tiled	Tiled backsplash in kitchen and bathrooms
Appliances	Bosch stainless steel oven, Baumatic stainless steel 60cm dishwasher, Baumatic stainless steel canopy-style 90cm rangehood
Laundry	Plumbed for automatic washing machine with a Supertub or similar
Bathrooms	Vitreous china vanity unit with drawers, Mirror above vanity, Heated towel rail
Electrical	Recessed LED lighting, Individual meters per unit, Wired for fibre internet connection

Rotorua

Where Opportunity Grows

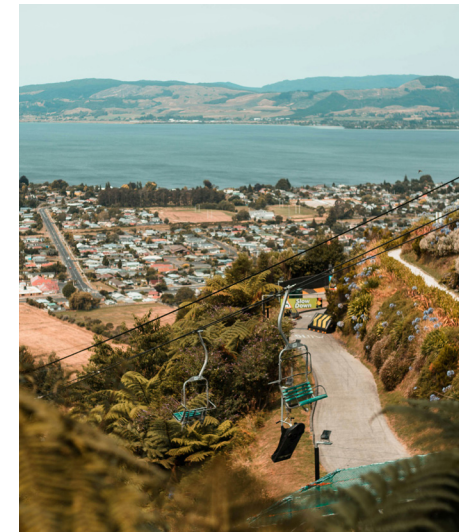
Rotorua offers investors a compelling opportunity, backed by strong property growth, a growing population and consistently high rental demand.

Rotorua has demonstrated strong long-term property growth, with median house prices increasing by an average of 16.3% per year over the past 10 years. This strong track record, combined with an expected 23% increase in households by 2054, highlights the city's potential for continued growth.

Rotorua has a diverse and growing economy, driven by forestry, agriculture, tourism and related industries. Its location within one of the world's richest agricultural and pastoral regions provides a strong economic foundation.

With around half of Rotorua's population under 35, demand for rental housing remains strong. Rotorua's popularity as a major international tourism destination also creates opportunities for investors looking at both long-term and short-term rental markets.

Located within approximately one hour of Hamilton and Tauranga, Rotorua offers excellent connectivity while retaining its strong tourism and lifestyle appeal. Together, these factors make Rotorua an attractive market for investors seeking long-term growth and rental demand.



Wai-O-Tapu Geothermal Springs, Mud pools, Skyline Gondola



sales@grafraell.co.nz

021 583 971

PO Box 21087, Rototuna, Hamilton 3210

grafraell.co.nz