GRAFRAELL
TRUSTED HOME BUILDERS



9 CUNNINGHAM ROAD

Prime location investment opportunity



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ABOUT US



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.

MASTER BUILDERS

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.

$599,000

9 Cunningham Road, Beerescourt, Hamilton

Key Features:

2 Bedroom Townhouses	1 Bathroom	1 Generous Living Room
$570 – $580 Rental Estimate (Per Week)*	1 Single Offstreet Park	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

Cunningham Road is located in the sought-after suburb of Beerescourt, Hamilton.

AREA INFORMATION

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

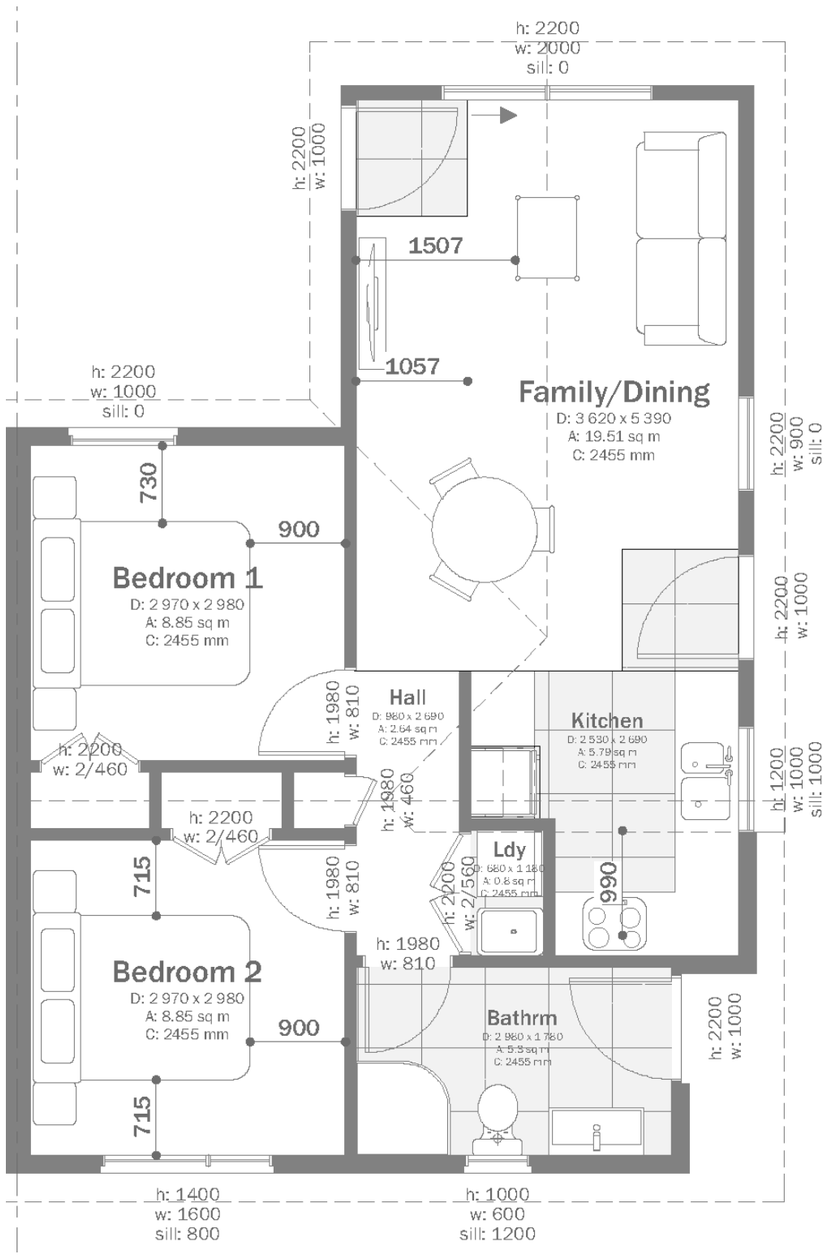
There are several bus stops within easy walking distance of the property, and a number of gyms located within a 5km radius.

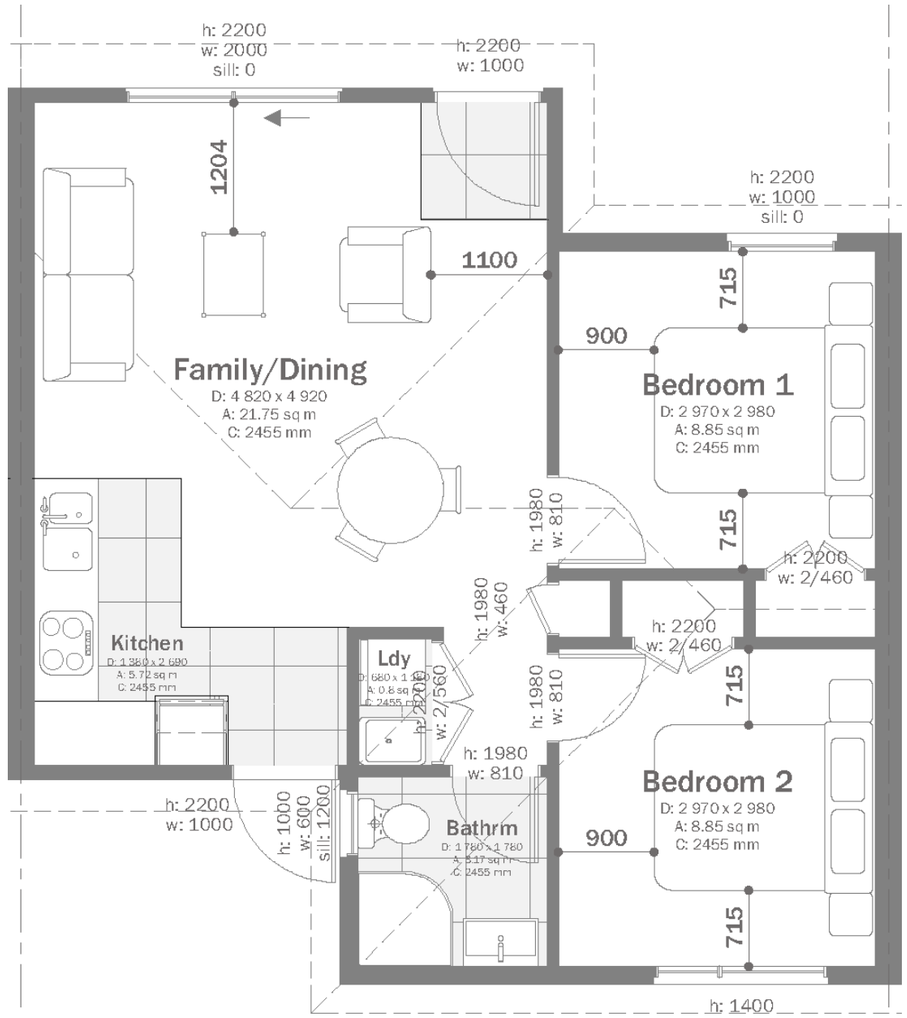
A variety of restaurants, shops and other amenities can be found within the wider Te Rapa area.



HOUSE PLANS

Townhouse 1





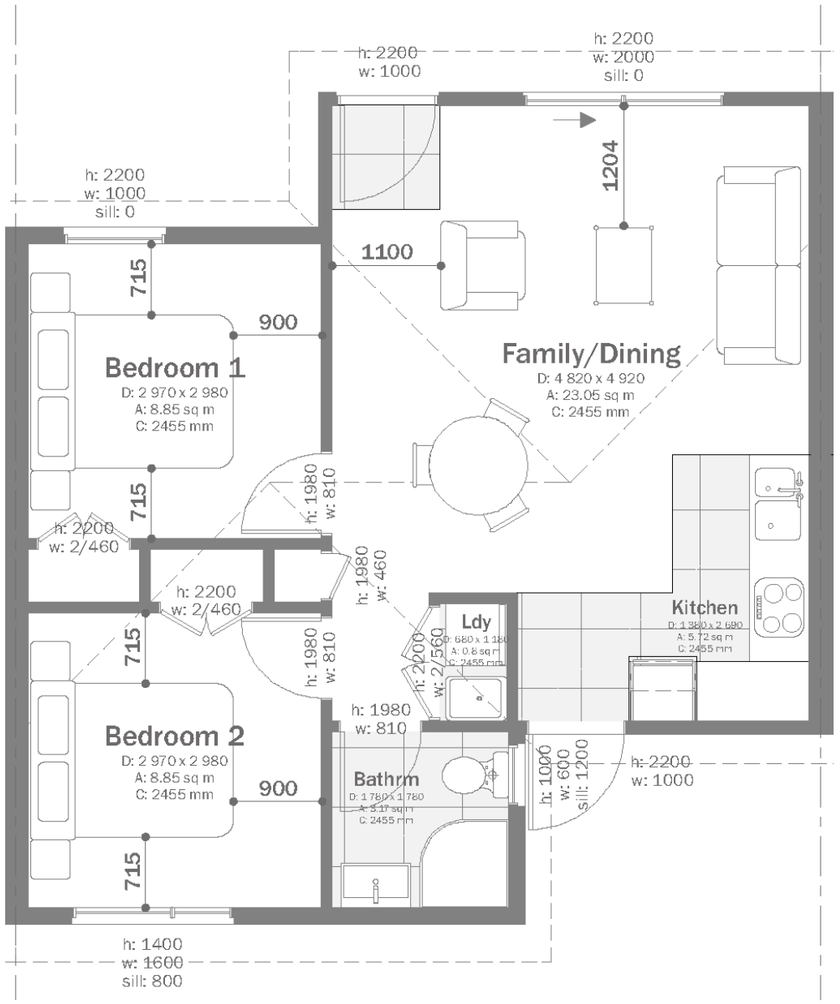
Townhouse 2

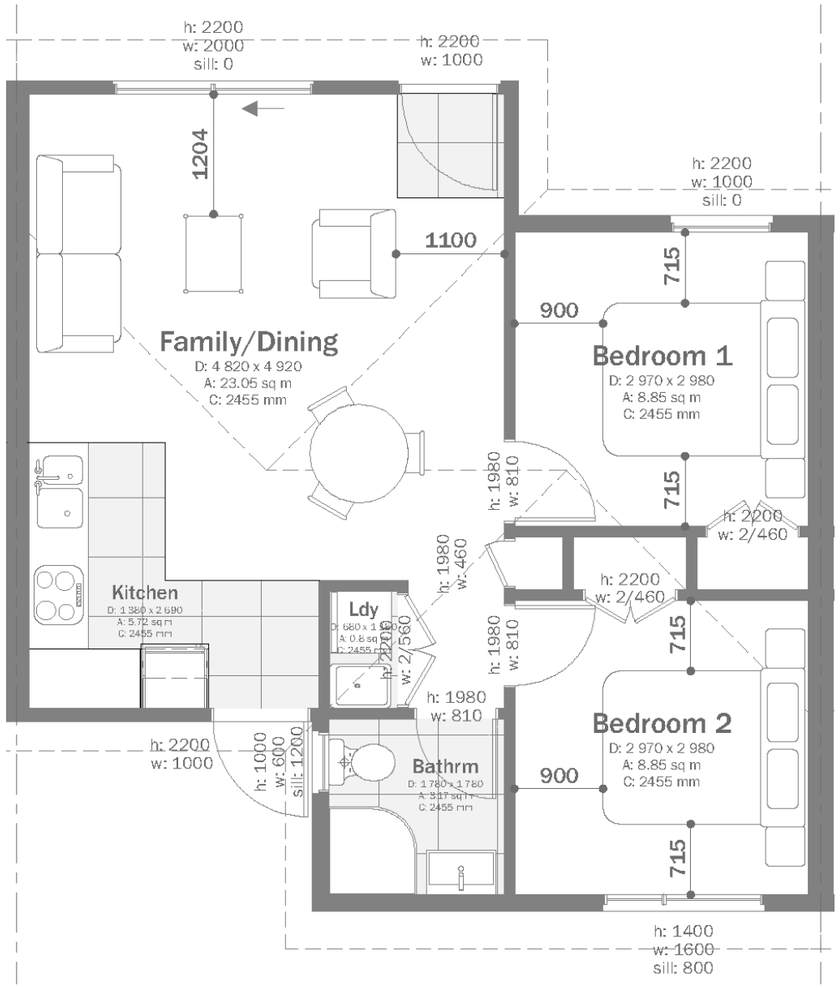


HOUSE PLANS



Townhouse 3





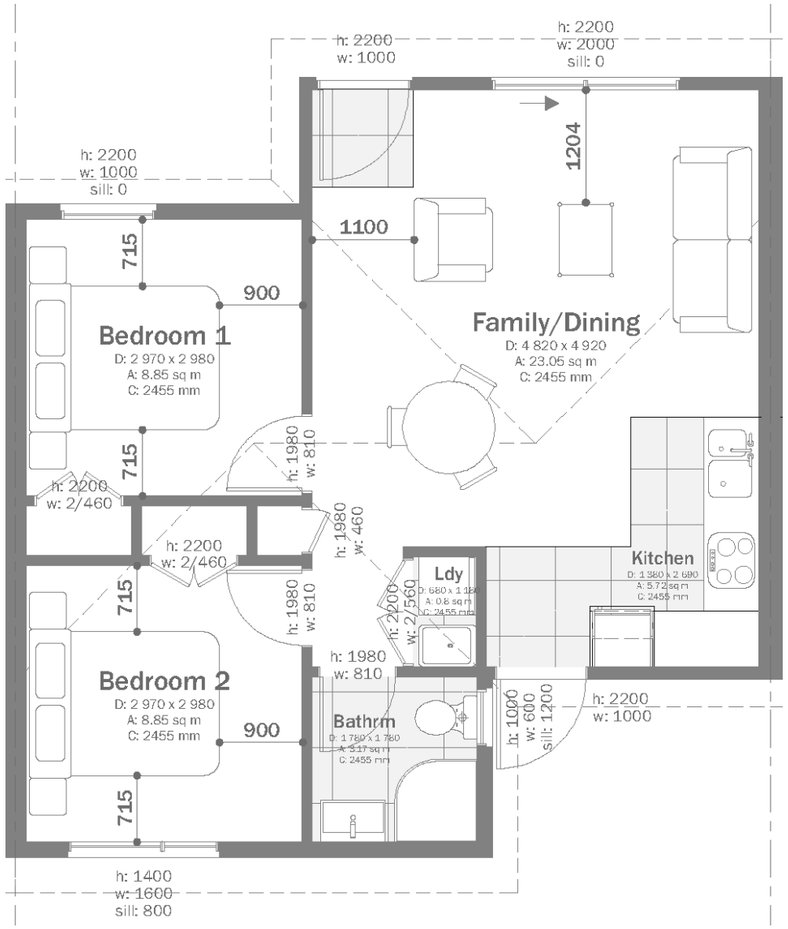
Townhouse 4

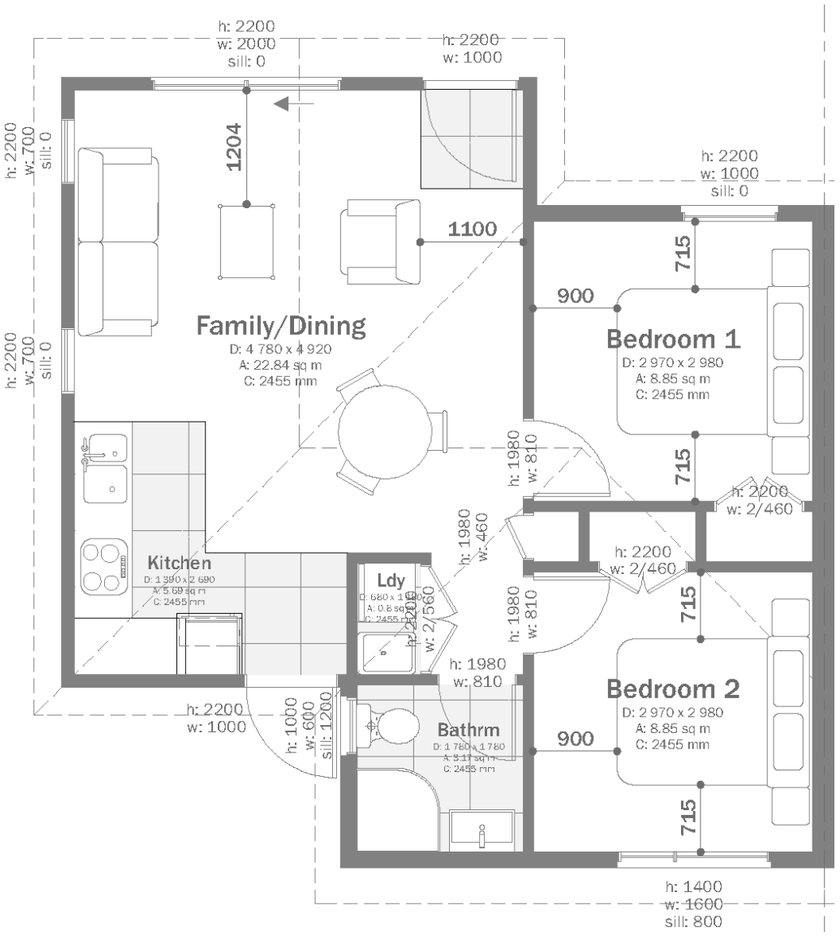


HOUSE PLANS



Townhouse 5







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.*

INTERIORS







*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.

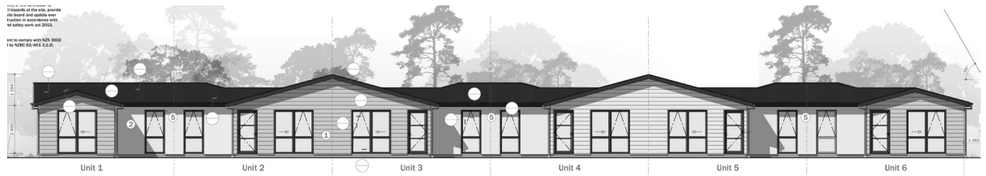
Danielle Nicholson

ELEVATIONS

Exterior A



Exterior B



Exterior C



Exterior D



SPECIFICATION

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

Grafraell Properties uses high-quality 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	Colorsteel 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

Hamilton

Where Opportunity Grows

Hamilton is New Zealand’s largest inland city and one of the country’s fastest-growing urban centres. With a population of approximately 165,000, a youthful demographic and continued household growth, the city is supported by strong underlying demand for housing.

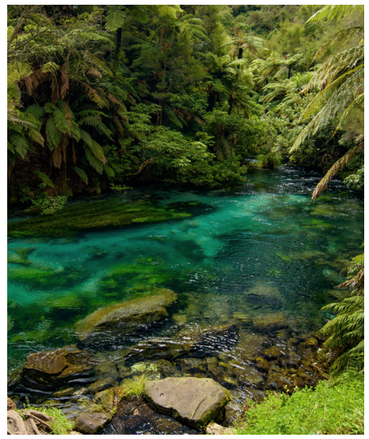
As the major service and employment centre for the Waikato, Hamilton benefits from a diverse and resilient economy spanning agriculture, healthcare, education, technology and professional services. Its position at the heart of New Zealand’s most productive agricultural region provides a strong economic base and supports ongoing employment and population growth.

Hamilton’s strategic location within the Golden Triangle, together with excellent connections to Auckland, Tauranga and the wider Waikato, further strengthens its appeal. Significant investment in transport, infrastructure and the Ruakura inland port is enhancing the city’s role as a major economic, logistics and employment hub.

For residential property investors, these fundamentals translate into a market underpinned by population growth, employment opportunities and sustained demand for quality housing — supporting Hamilton’s long-term investment potential.

LOCATION







Hamiltan Gardens, Blue Spring, 'Balloons Over Waikato' Event

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