

Stroud Homes *Show Home* Investment Package



Quail Ridge Estate off McFetridge Lane in Tauranga's Ohauti is close to Tauranga City with a short 12 minute drive to the CBD and a 14 minute drive to Tauranga's pristine beaches. This small boutique subdivision has been sensitively planned residential sections where the sense of community is strong, with sealed landscaped roads, and bordering reserves allows for, easy, stress-free small town life combined with the low maintenance requirements of a new home means you'll have more time and headspace to enjoy your family. Enjoy a relaxed lifestyle and achieve the kind of balance we all want in our life, connected to the city, our community and our whānau.



Call Shane McMahon today, your *local sales consultant*

📞 07 557 0020 | shane.mcmah@stroudhomes.co.nz

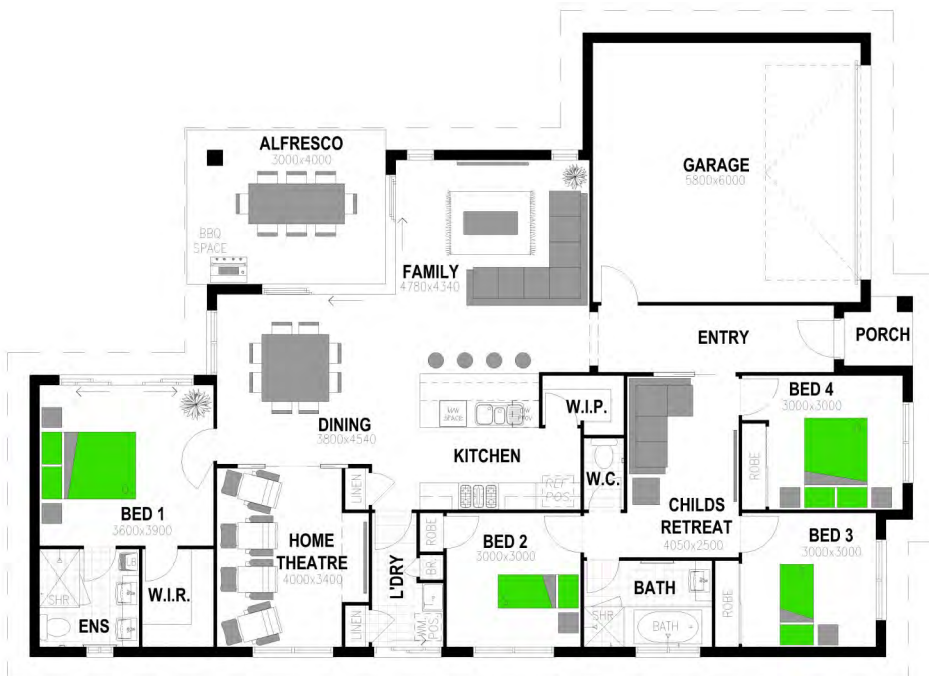


Feels like home

As At: 15/11/22

Display Home Package

Milford 216 Scandi Facade



\$1,300,000

Floor Area

215.85m²

House Size

Width 13.95m

Length 19.76m



Stroud Homes Fully Loaded Inclusions

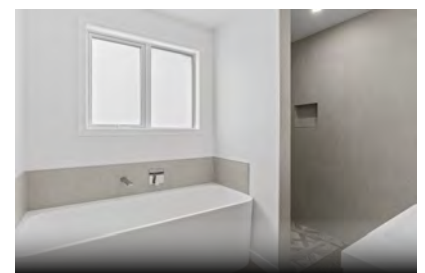
- 900mm Westinghouse stainless steel freestanding oven with gas hob
- 900mm stainless steel rangehood or built in rangehood, vented to exterior
- Westinghouse stainless steel dishwasher
- Soft close to all kitchen cupboards and drawers
- Independent handover inspection
- Frameless mirrors
- Aluminum front entry door
- Floor coverings, as per plan
- Standard light LED fittings throughout, as per plan
- Home heating—2 Panasonic Hi-Wall Heat Pumps (1 in Living and 1 in master bedroom)
- Double glazed aluminum sliding doors and windows
- Bulkheads above the overhead cupboards

Site Specific

- TC1 Standard Slab
- Site works to 1m
- Rear timber retaining wall
- Flat Site
- Fully landscape & fencing

Land

Lot 82, Hass Dr Ohauiti
\$525,000 | 697m²



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As At: 15/11/2022



Feels like home

Looking for an *Investment*

HOW
DOES 5%_{pa}
SOUND?

Lot 81

Lot 82

Lot 83

Milford 216 Scandi Façade

4 Bed, 2 Bath, 2 Car, Media, Child's Retreat, WIP

WHERE?

- **Lot 82**, Hass Dr- Quail Ridge Estate, Ohauiti

WHAT'S INCLUDED?

- Land - 697m²
- Home - 216m² home
- Stroud Homes 81 Fully Loaded Inclusions
- Fully fenced and landscape
- Window coverings
- Colour selections completed

INVESTMENT OVERVIEW

- Total Cost: \$1,300,000 (Including GST)
- % Return: 5% pa return,
- \$ Return: \$65,000 per year
- \$ Return per week \$1,250

All investment figures are estimates only.

COSTS - ZERO, WE PAY ALL COSTS:

- Rates
- Insurance
- Electricity
- Gas
- All maintenance
- Guaranteed secure tenant for 2 years



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STROUDHOMES
Feels like home



Love local. Love **Stroud.**

 07 557 0020 | stroudhomes.co.nz/bay-of-plenty-builder