

Looking for an *Investment?*

6%
Return for
2 Years

Stroud Homes *Show Home* Investment Package

ADDRESS

75A Woodcocks Road, Warkworth, North
Auckland

WHAT'S INCLUDED

- Land 644m2 freehold section
- Show Home 203m2
- Stroud Homes Loaded Inclusions
- Fully fenced and Landscaped
- Window coverings

INVESTMENT OVERVIEW

- Total Cost \$1,535,000 incl. GST
- % Return; 6% pa
- \$ Return; \$92,000 per year for 2 years
- Return per week \$1769

Investment figures are estimates only

WE PAY FOR THE FOLLOWING

- Rates
- Insurance
- Electricity & Gas
- All maintenance

your *local sales consultants*



Murray O'Neill
021 2235 741



Jennifer Allan
021 776 732



* Rendered image for illustrative purposes

Renwick 203 Scandi Façade

4 Bed, 2 Bath, 2 Car, Study, Alfresco, Walk in Pantry

\$1,535,000

Floor Area
203 m²

House Size
Width 20.90m



Ground Floor



Top Floor



* Images are for illustrative purposes only

Some of Stroud Homes Fully Loaded Inclusions

- 900mm built in rangehood, vented to exterior
- SMEG appliances
- Walk in Pantry
- Engineered Stone benchtops
- Bulkheads above the overhead kitchen cupboards
- Soft close kitchen cupboards and drawers
- Wall hung vanities in bathrooms
- Frameless mirrors in bathrooms
- Tiled showers and floors in bathrooms
- Aluminium front entry door with keyless entry
- Luxury floor coverings as Flooring plans
- 20m² Alfresco area with louvred roof and outdoor fireplace
- LED lights & fittings as Electrical plans
- 2 Hi-Wall Heat Pumps (1 in Living and 1 in master bedroom)
- Double glazed aluminium doors and windows

Site information

- Starting construction in Spring 2024
- Landscaping & Fencing included
- Concrete driveway, parking area and vehicle crossing
- Packed with features
- Download your copy of our Fully Loaded Specs NOW for more details

Section

75A Woodcocks Road, Tui Rise, Warkworth
Freehold Title 600m²



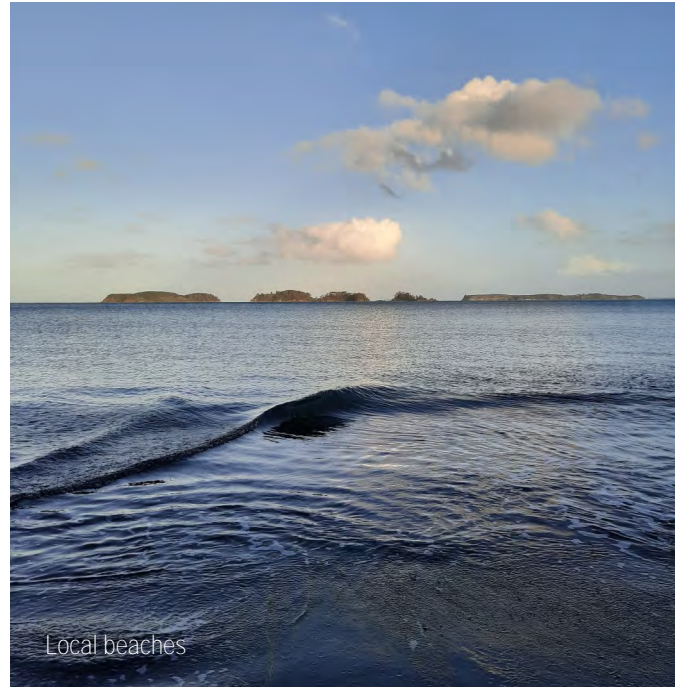
your *local sales consultants*



Murray O'Neill
021 2235 741



Jennifer Allan
021 776 732



The convenience of Tui Rise in Woodcocks Road is next to none, a north-facing subdivision within walking distance of local schools and easy access to the shops, showgrounds and sport fields. With the new motorway extension and Matakana Link Road development, you'll benefit from quicker access south and a new phase of local growth. Embrace the lifestyle – with easy access to beaches, regional parks, wine trails, vineyards, golf courses, and the renowned Matakana weekend markets, cinemas, and cafes.

your *local* sales consultants



Murray O'Neill
021 2235 741



Jennifer Allan
021 776 732



STROUDHOMES

Feels like home

Love local. Love **Stroud.**

 0800 4 NZ STROUD | stroudhomes.co.nz