

6 Vardon Road

Saint Andrews, Hamilton



The Introduction



Key Information

8 units in this development

1 bedrooms homes

Off-street car parking

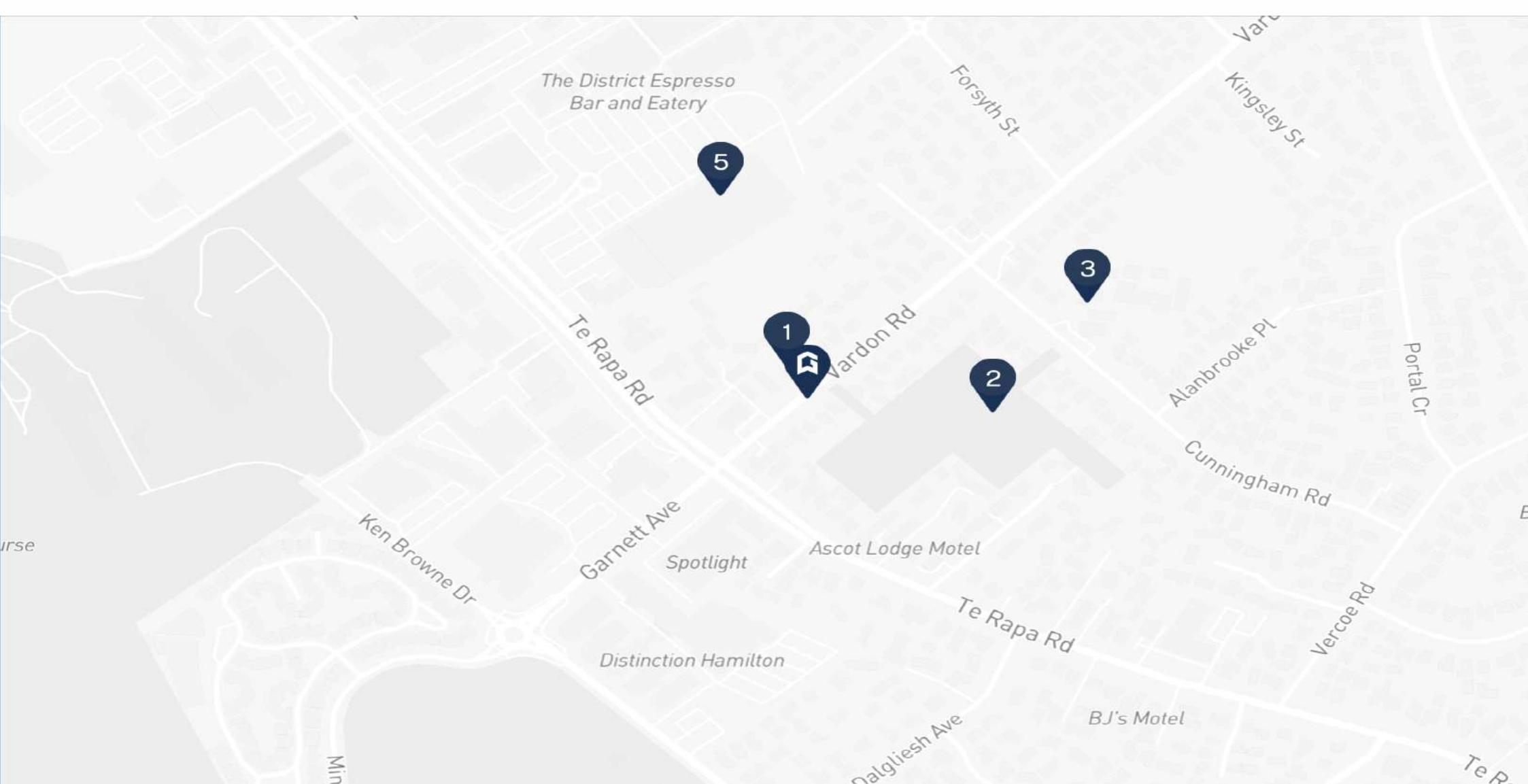
Fee-simple freehold title

Priced from \$500,000

Introducing a thoughtfully designed social housing development at 6 Vardon Road, St Andrews, Hamilton. This project comprises eight modern one-bedroom homes, including four fully accessible units, and offers six off-street car parks. Each residence is crafted to provide safe, warm, and high-quality living spaces for individuals and couples in need.

The Location

1. St Peter Chanel Catholic School
2. Vardon Park
3. Vardon School
4. Te Rapa Shopping Centre
5. Bunnings Warehouse Hamilton



The Location

Primary & Intermediate

- Vardon School | Years 1-8
- St Peter Chanel Catholic School | Year 0-8
- Bankwood Primary School | Year 1-6
- Hukanui School | Years 1-6

High Schools

- Waikato Diocesan School for Girls | Years 9-13
- St Paul's Collegiate School | Years 9-13
- Fairfield College | Years 9-13
- Hamilton Boys' High School | Years 9-13

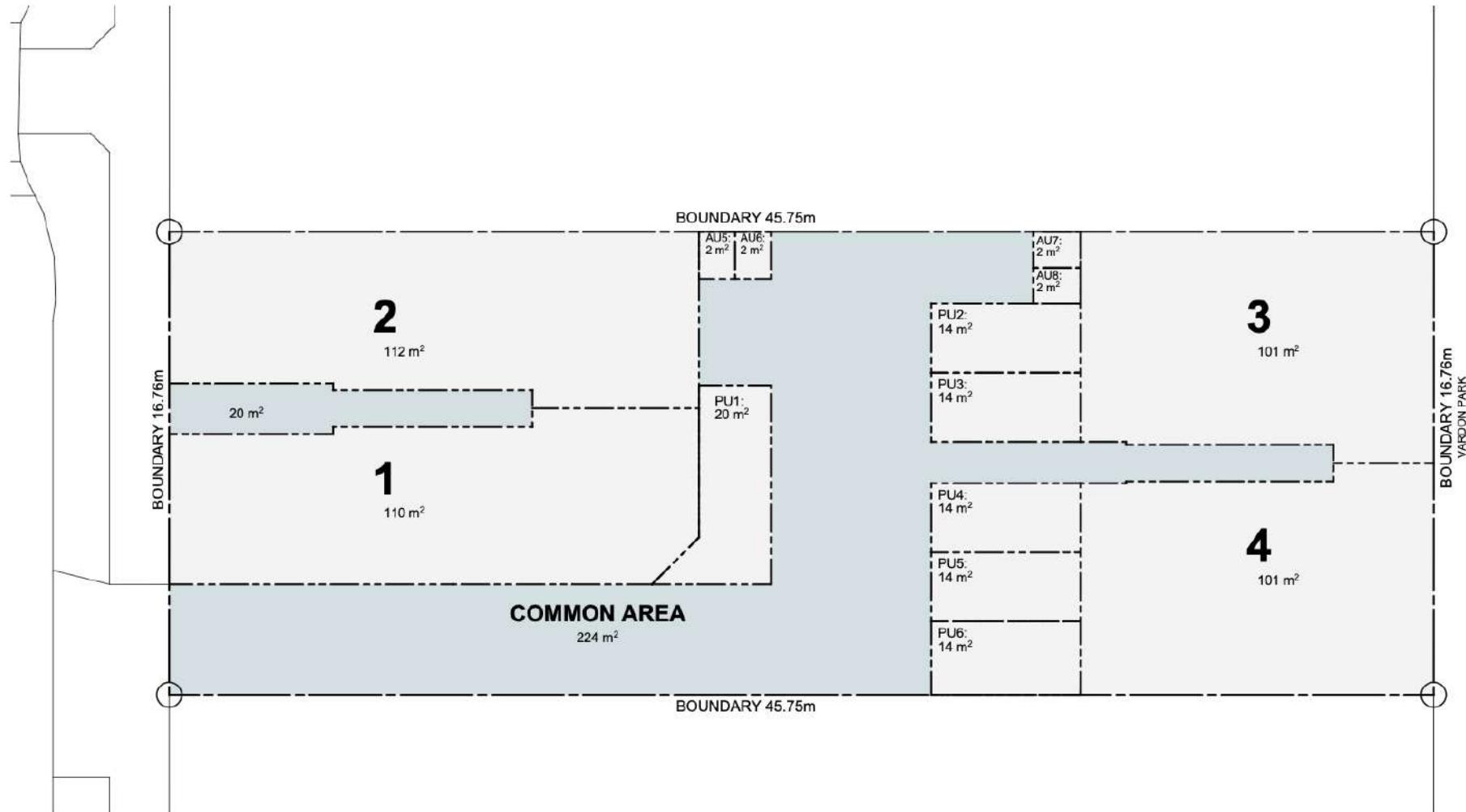
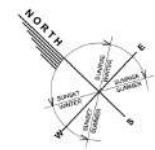
These schools are nearby education providers for which this address is in-zone or on the zone boundary. Additional enrolment criteria may apply, and zoning may be subject to change. We recommend contacting the schools directly for the latest information.



The Price List

Unit	Bedrooms	Bathrooms	Carpark	Floor Area	Lot Size	Price
1	1	1	1	54.9	55	\$500,000
2	1	1	1	54.9	56	\$500,000
3	1	1	1	55.5	50.5	\$500,000
4	1	1	1	55.5	49	\$500,000
5	1	1	1	54.9	55	\$500,000
6	1	1	1	54.9	56	\$500,000
7	1	1	1	55.5	50.5	\$500,000
8	1	1	1	55.5	49	\$500,000

The Site Plan

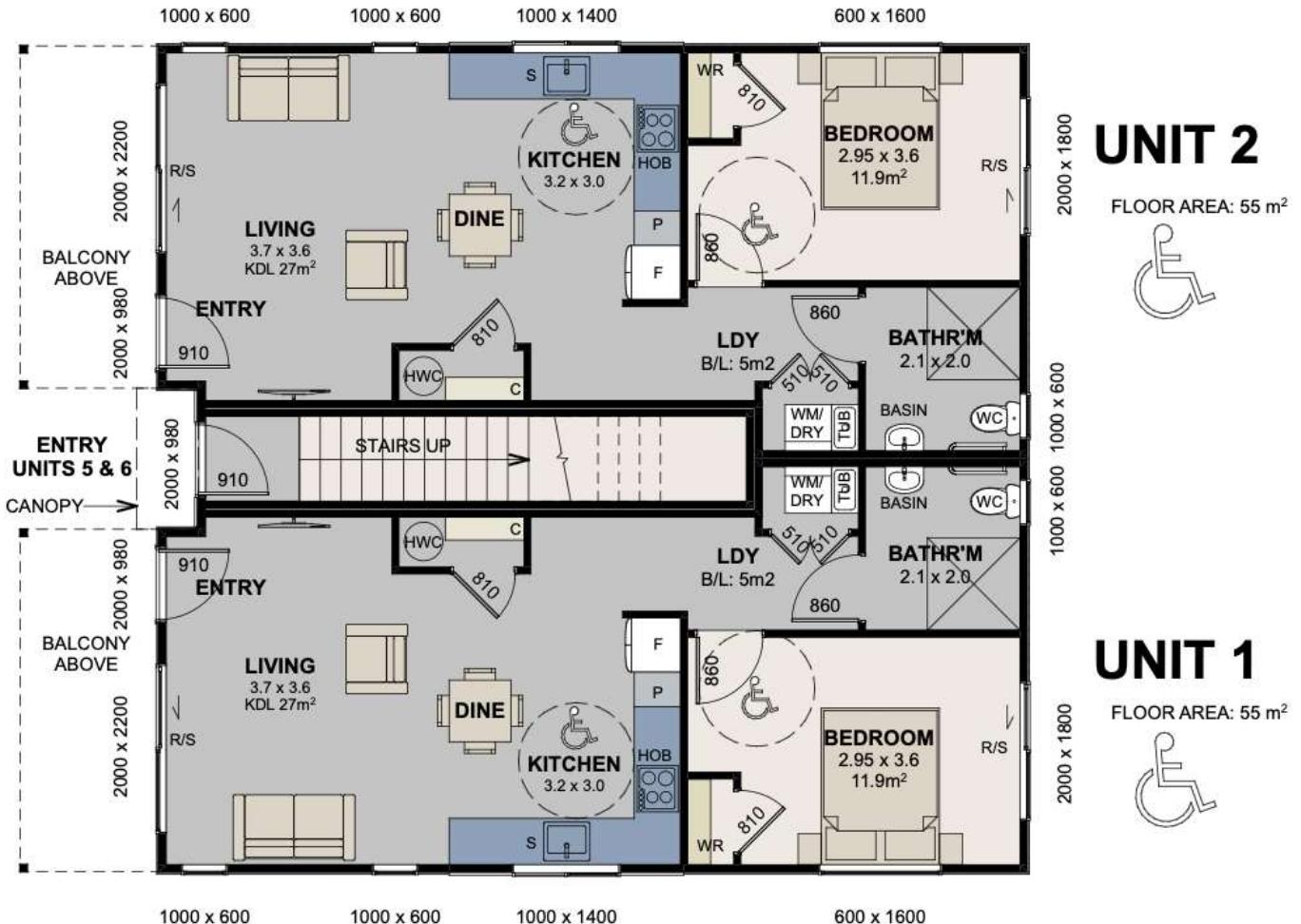


The Floorplans

Unit 1 - 2

Summary

Number of Bedrooms	1
Number of Bathrooms	1
Carparking	1
Approx. Floor Area	55m ² - 55m ²
Approx. Gross Lot Size	55m ² - 56m ²



The Floorplans

Unit 3 - 4

Summary

Number of Bedrooms	1
Number of Bathrooms	1
Carparking	1
Approx. Floor Area	55m ² -55m ²
Approx. Gross Lot Size	50.5m ² -49m ²

UNIT 4

FLOOR AREA: 55 m²



UNIT 3

FLOOR AREA: 55 m²



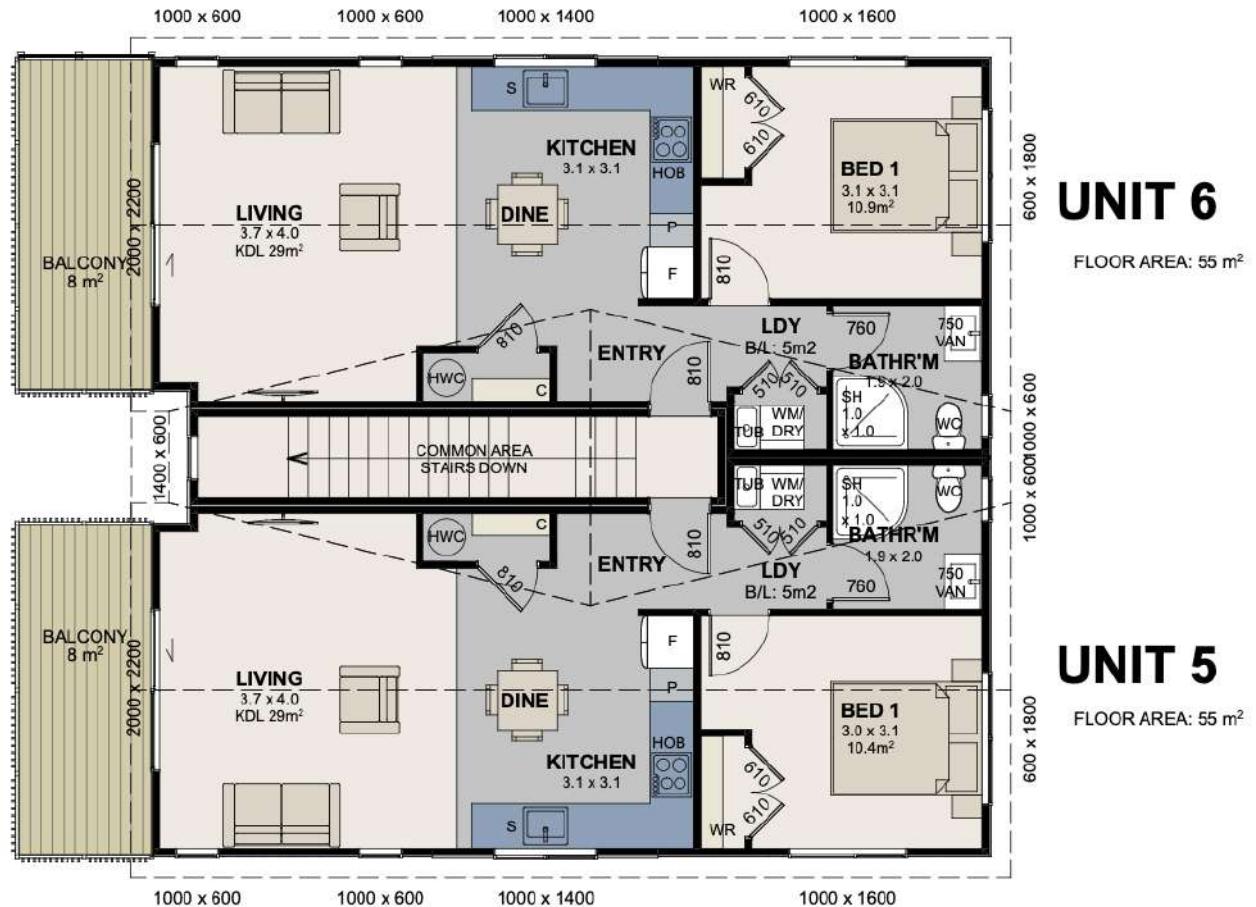
Ground Floor

The Floorplans

Unit 5 - 6

Summary

Number of Bedrooms	1
Number of Bathrooms	1
Carparking	1
Approx. Floor Area	55m ²
Approx. Gross Lot Size	55m ² - 56m ²



First Floor

The Floorplans

Unit 7 - 8

Summary

Number of Bedrooms 1

Number of Bathrooms 1

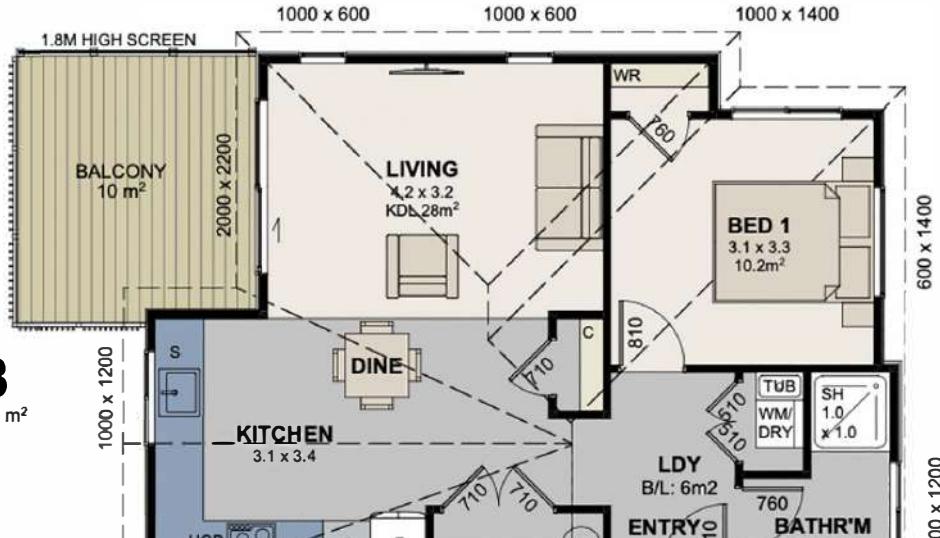
Carparking 1

Approx. Floor Area 56m²

Approx. Gross Lot Size 49m²- 50.5m²

UNIT 8

FLOOR AREA 56 m²



UNIT 7

FLOOR AREA 56 m²



First Floor

The Rental Appraisal

Valuation & Advisory Services

CBRE

Rental Valuation

6 Vardon Road, Saint Andrews, Hamilton City

CLIENT: Gibbons Group Partnership Limited

EFFECTIVE DATE: 24 April 2025

Address	Accessible	Rental Estimate
Unit 1 - 6 Vardon Road	Yes	\$490 per week including GST (if any)
Unit 2 - 6 Vardon Road	Yes	\$490 per week including GST (if any)
Unit 3 - 6 Vardon Road	Yes	\$490 per week including GST (if any)
Unit 4 - 6 Vardon Road	Yes	\$490 per week including GST (if any)
Unit 5 - 6 Vardon Road	No	\$470 per week including GST (if any)
Unit 6 - 6 Vardon Road	No	\$470 per week including GST (if any)
Unit 7 - 6 Vardon Road	No	\$470 per week including GST (if any)
Unit 8 - 6 Vardon Road	No	\$470 per week including GST (if any)

Systems

In preparing this valuation, we have assumed that all hot and cold water systems, electric systems, ventilating systems and other devices, fittings, installations or conveniences, including lifts and escalators where appropriate, as are in the building, are in proper working order and functioning for the purposes for which they were designed.

Please contact the writer should you wish to discuss any matters raised in this report.

Yours sincerely

CBRE Limited

Jacky Edward

Jacky Edward
Registered Valuer;
Jacky.Edward@bre.com



The Exterior Specifications



Cladding - James Hardie Linea weatherboards. James Hardie Stria 325mm cladding. Soffit: Painted in Resene Half Wan White.

Roofing - 0.4 BMT Profiled Longrun Coloursteel, Maxam Roffing

Windows & Doors - Double glazed, powder coated Aluminium

Spouting, Downpipes & Fascia - PVC & Metal

Letterbox - Urban Style - Black powder coated

Exterior Taps - Brass Tap

Concrete - 5% Black Oxide Concrete Broom Finish

Deck - 140mm Premium Pine decking

Balustrades - Powder coated aluminum

The Interior Specifications

Kitchen

Benchtop - Formica bench top with anti-spill edge

Splashback - 4.5mm Glass

Sink - Single Level Mixer – Chrome Finish

Cabinetry - Melteca Melamine Mist with Chrome finish Handles. Cabinets above fridge, Allow for microwave to fit under the bench.

Sink Mixer - Single Level Mixer - Chrome finish

Electrical

Heating - Heat Pump – 5KW Heating, 4.2KW Cooling

Water Heater - 180L Electric Hot Water Cylinder

Lights - Recessed LED Lights



Floor Coverings

Carpet - Feltex Cable Bay – Beech - Solution dyed nylon carpet

Vinyl Flooring - 2mm commercial grade non-slip vinyl flooring. Timber look vinyl

The Interior Specifications



Bathrooms

Shower - Acrylic Shower Tray. Slide Shower Rose with Handheld Shower Set – Chrome finish

Mirror - 600mm Mirror Cabinet

Toilet - Back To Wall – Soft Close

Vanity - Wall Hang Vanity, Single Draw

Splashback - 4.5mm Glass

Towel Rail - One towel rail (not heated)

Tapware - Ceramic disk lever action faucets in Chrome finish

Toilet Roll Holder - Chrome Finish

Chattels

Oven - 60cm Built-in

Cooktop - 60cm Ceramic Top

Rangehood - Built-in Powerpack

Window Coverings - Block out blinds - Chalk

Painting & Decorating

Ceiling - Resene Quater Black White

Walls - Resene Quater Black White

Trims - Resene Quater Black White

Doors - Resene Quater Black White

Bathrooms - Painted Aqualine
Plasterboard - Resene Quater Black White

Handrail - 50mm timber - Resene Quater Black White

The Investment Overview

Priced well below Hamilton's median sale price of \$720,000, the homes at Vardon offer immediate value at \$500,000 per unit.

With rental appraisals of around \$470 – \$490 per week and expected yields of 5.10%, investors can secure a well-performing asset in an area with steady tenant demand and proven long-term capital growth averaging 5.8% annually over the past two decades.*

Strong rental appeal is supported by excellent transport links, close proximity to Hamilton CBD, and easy access to schools, parks, and shopping centres, ensuring consistent demand from quality tenants.

Combined with Hamilton's growing population and ongoing infrastructure investment, these brand-new, energy-efficient townhouses represent an affordable entry point and a compelling opportunity for both income generation and long-term capital appreciation.

* Capital growth figure is indicative of Hamilton's 20-year average growth rate.

Weekly Rental Appraisal	Gross Yield	Weekly Cashflow	Capital Growth Rate (20 Year)
\$490	5.10%	(\$185)	5.80%*



Sale Info & Contact

Hayden Gribbon
Managing Director

M: 022 171 8620
E: hayden@gribbonsgroup.co.nz