



**GRIBBONS
GROUP**
RESIDENTIAL

68 Storey Avenue

Forest Lake, Hamilton

PROPERTY INFORMATION PACK

Eight freehold townhouses | 2-3 bedrooms | 2 bathrooms

Off-street parking included

8

Freehold homes

2-3

Bedrooms

2

Bathrooms

1

Car park each



Last updated: 25 June 2026 | Artist impressions and plans are indicative only

A boutique Forest Lake development

Concise buyer and investor overview



Key numbers

Indicative price range	\$599,000 - \$695,000
Weekly rent appraisal	\$550 - \$660 p.w.
Expected construction start	June 2026
Expected completion	March 2027
Land description	Fee Simple
Resident association estimate	\$2,150 - \$2,650 p.a.

Overview

68 Storey Avenue is a collection of eight architecturally designed townhouses in the established suburb of Forest Lake. The scheme combines 2 and 3 bedroom layouts, private outdoor areas and dedicated off-street parking, with a focus on low-maintenance materials and practical everyday living.

What buyers get

- Freehold ownership with no body corporate structure shown in this pack.
- Modern, compact homes designed for owner-occupiers and rental appeal.
- A central Hamilton location close to schools, parks, Te Rapa and The Base.



Pricing schedule

Current lot availability and indicative purchase pricing

From \$599,000

2 bedroom homes

From \$695,000

3 bedroom homes

5 homes

Available now

March 2027

Expected completion

Lot	Home type	Parking	Floor area	Lot area	Price	Status
Lot 1	2 bed / 2 bath	1 carpark	72 m ²	78 m ²	\$599,000	Available
Lot 2	2 bed / 2 bath	1 carpark	71 m ²	62 m ²	\$599,000	Available
Lot 3	2 bed / 2 bath	1 carpark	72 m ²	68 m ²	\$599,000	Sold
Lot 4	2 bed / 2 bath	1 carpark	71 m ²	88 m ²	\$599,000	Sold
Lot 5	3 bed / 2 bath	1 carpark	105 m ²	64 m ²	\$695,000	Available
Lot 6	3 bed / 2 bath	1 carpark	101 m ²	57 m ²	\$695,000	Available
Lot 7	3 bed / 2 bath	1 carpark	103 m ²	57 m ²	\$695,000	Available
Lot 8	2 bed / 2 bath	1 carpark	72 m ²	92 m ²	\$599,000	Sold

Indicative ownership costs

Estimated rates: \$3,500 - \$3,800 p.a. | Resident association: \$2,150 - \$2,650 p.a. | Insurance noted as included in the resident association estimate.

Figures are indicative and subject to purchaser due diligence.

Why 68 Storey Avenue works

A shorter, more Gribbons-led summary

Designed around liveability and long-term value

The original pack included several long market data and checklist pages. This version keeps the message simpler: good location, practical design, low-maintenance materials and clear purchase information.

Built for first-home buyers, investors and long-term occupants.

Location with everyday convenience

Forest Lake is an established Hamilton suburb with access to schools, recreation, Te Rapa, The Base and city employment areas.

Practical layouts

The mix of 2 and 3 bedroom homes gives buyers options while keeping the homes compact and easy to maintain.

New-build appeal

Modern fixtures, double glazing, heating, fibre-ready internet and low-maintenance exteriors support owner and tenant demand.

Clear information

The pack now focuses on the property facts buyers need most: availability, pricing, rental appraisal, location, finishes and plans.



Rental appraisal summary

Condensed to the key figures and assumptions

\$550-\$590

2 bedroom
indicative weekly

\$610-\$660

3 bedroom
indicative weekly

4.56%-5.12%

Indicative gross
yield range

4-6 weeks

Vacancy allowance
suggested

Tenant appeal

These homes are positioned for a broad tenant pool, including young professionals, couples and small households looking for modern, low-maintenance accommodation in an established Hamilton suburb.

Rental assumptions

The weekly rent ranges are indicative and based on the appraisal information in the original pack. Actual rent will depend on the market, timing, tenant selection and presentation at completion.

Investment note

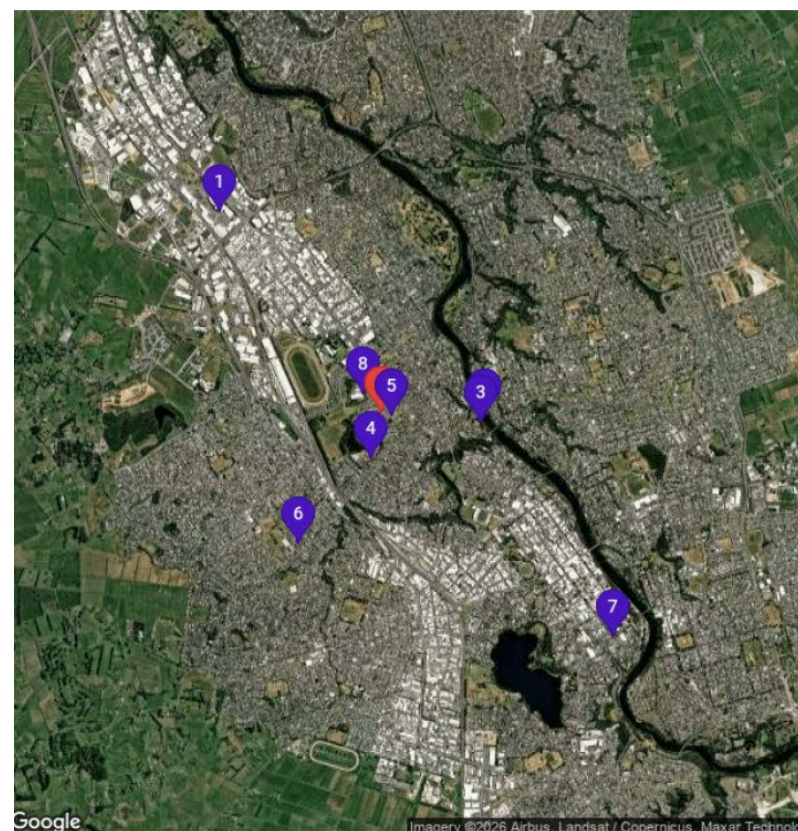
Gross yield is calculated before expenses, vacancy, management fees, maintenance, finance costs and tax. Buyers should obtain independent financial advice and run their own cashflow before committing.

Forest Lake, Hamilton

Established, connected and close to everyday services

68 Storey Avenue sits in Forest Lake, a mature Hamilton suburb with a strong residential feel and convenient access to surrounding employment, retail and recreation areas. The location supports both owner-occupier liveability and rental demand.

- | | |
|------------------------------------|------------------------------|
| 1. The Base shopping centre | 5. Forest Lake School |
| 2. Waikato River | 6. Fraser High School |
| 3. Milne Park | 7. Hamilton Central |
| 4. Minogue Park | 8. Waterworld |



Map image is indicative only.

Finishes and inclusions

A cleaner, buyer-friendly summary

Kitchen and appliances

- Melteca Mist cabinetry with Urban Ash accents
- Engineered stone benchtops
- Fisher & Paykel oven, ceramic cooktop, dishwasher, fridge/freezer and rangehood

Bathrooms and interiors

- Tiled bathrooms with frameless glass showers
- Urban Ash vanities and heated towel ladders
- Carpet, LVT flooring and 600 x 600mm bathroom tiles

Comfort and durability

- Heat pump, hot water cylinder and double glazing
- LED lighting, fibre-ready internet and roller blinds
- White brick, Abodo Vulcan timber and metal cladding
- 10-year build warranty



Gribbons Group

Hamilton-based townhouse development

Gribbons Group is a residential property development company focused on creating architecturally designed, affordable homes in well-connected Hamilton and Waikato locations. The team takes a hands-on approach across site selection, design, delivery and buyer support.

Quality first

Projects are planned around durable materials, functional layouts and consistent delivery.

Local knowledge

Sites are selected for convenience, amenity, growth potential and rental appeal.

Hands-on delivery

The team stays involved from acquisition and design through to construction and sales.

Built to last

The homes are designed to provide long-term value for both homeowners and investors.



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Recent and current Gribbons projects

- 208 Bankwood Road, Chartwell
- 30 De Vere Crescent, Chartwell
- 6 Vardon Road, St Andrews
- 120 Malfroy Road, Rotorua
- 12 Norman Street, Newton

Simple path to secure a townhouse

A fresh layout based on the Gribbons buying journey

01

Enquire

Speak with the Gribbons team or project agent to confirm available units, pricing and next steps.

02

Select your home

Choose the townhouse that best suits your requirements, budget and preferred layout.

03

Review documents

Complete legal, finance and due diligence checks with your lawyer and adviser.

04

Settle at completion

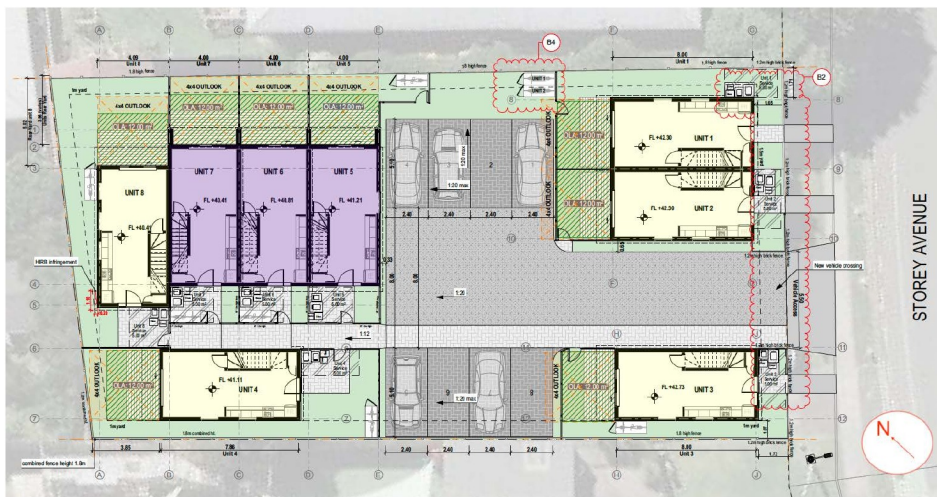
Once the home is complete and titles are ready, settlement takes place and keys are handed over.

Deposits, conditions, settlement timing and purchaser obligations should be confirmed in the Sale and Purchase Agreement and by your lawyer before signing.

Site and landscape plans

Indicative plans for orientation and layout

Site plan



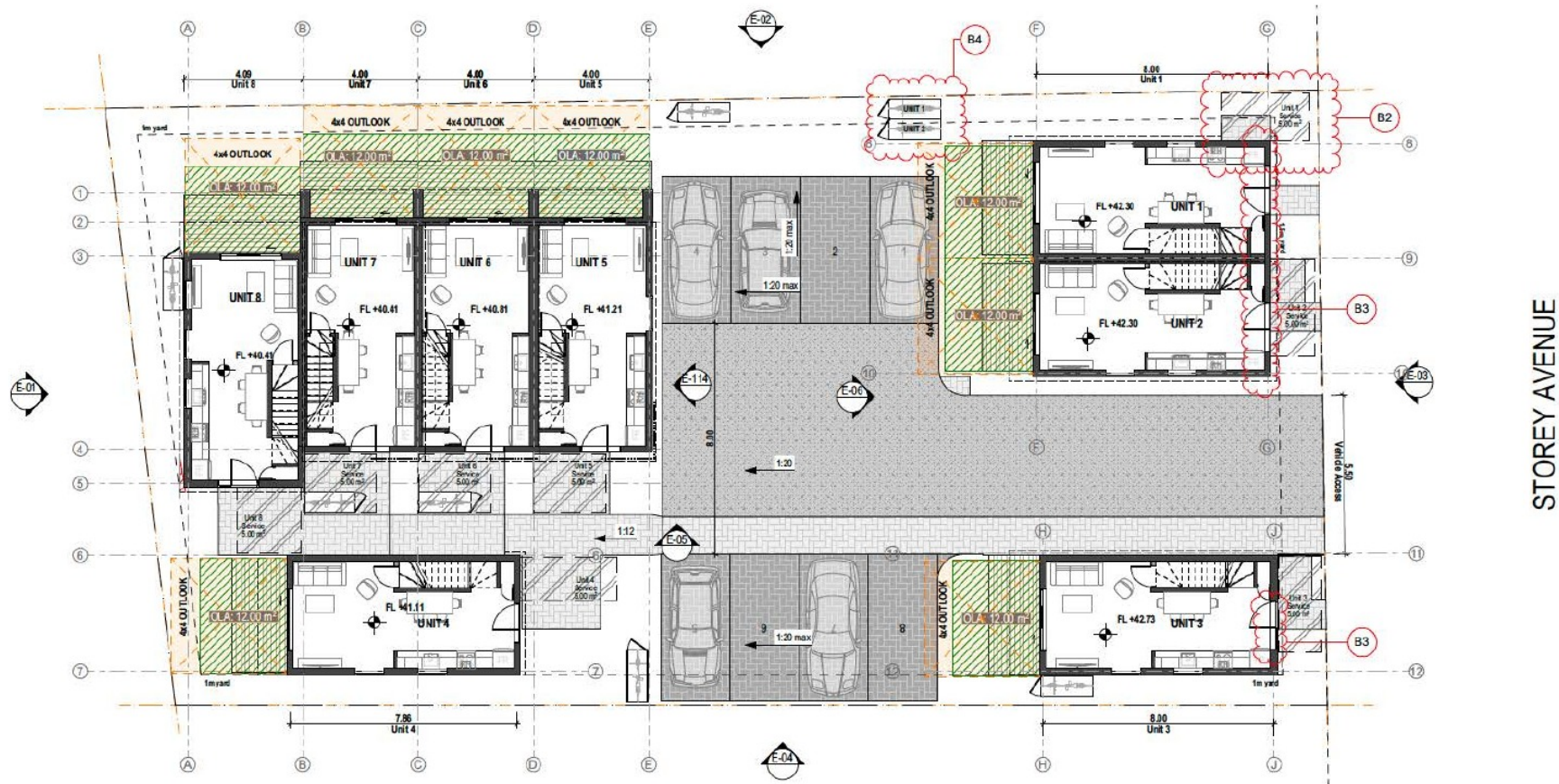
Landscape plan



Plans are indicative and should be checked against final approved drawings and sale documents.

Floor plan - ground floor

Refer to final sales documentation for dimensions



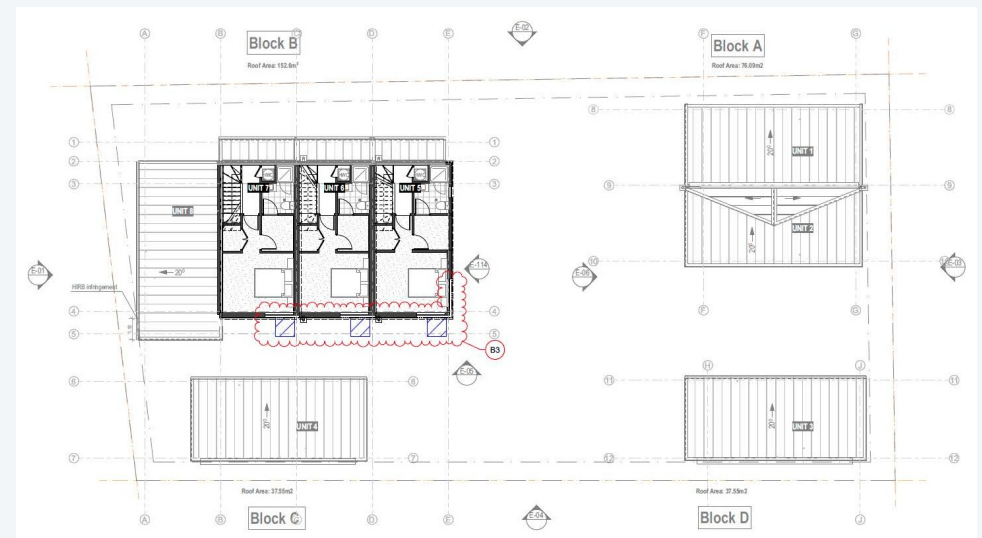
Floor plans - first and second floor

Indicative configurations

First floor

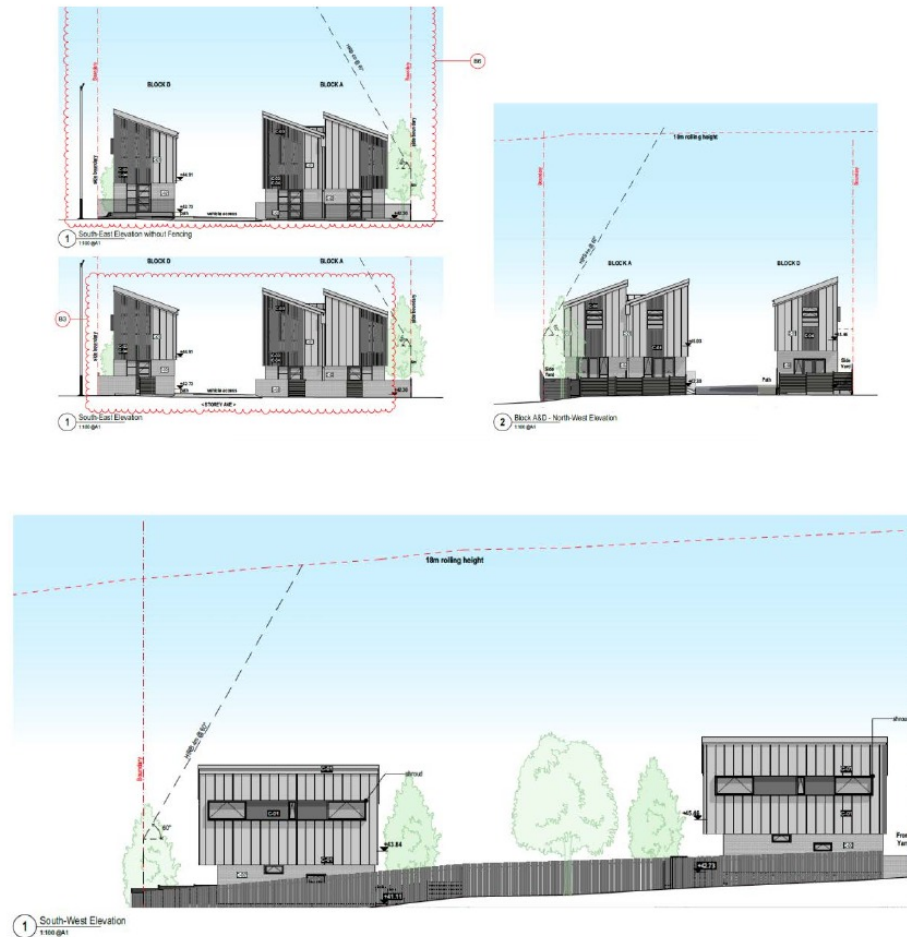


Second floor



Architectural elevations

Building form and material expression

























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Ready to learn more?

Contact Gribbons Group for current availability, pricing and purchaser documents.

Contact

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Disclaimer

This property information pack has been prepared as a general guide only. Images are artist impressions, plans are indicative, and all figures including price, rent, yield, rates, resident association costs, areas and timeframes are subject to change. Purchasers should complete their own due diligence and obtain independent legal, financial, tax and property advice before making a purchase decision.