

30 De Vere Crescent

Chartwell, Hamilton



The Introduction



Key Information

10 units in this development

2 bedrooms homes

Off street carpark or single garage

Fee-simple freehold title

Priced between \$599,000 - \$655,000

30 De Vere Crescent introduces a development of ten architecturally designed townhouses, blending style, comfort, and practicality in the sought-after suburb of Chartwell.

Offering a mix of two-bedroom, two-bathroom homes with either a single garage or allocated carpark, this collection is ideal for professionals, downsizers, or investors seeking low-maintenance living in a thriving Hamilton location.

The homes have been cleverly configured to maximise both functionality and lifestyle.

Units 4–6 feature a ground floor bedroom with ensuite and internal-access garage, with the upper level dedicated to light-filled open-plan living opening onto a balcony, a family bathroom, and a second bedroom.

Units 1–3 and 7–10 are designed with living areas and private courtyards on the ground floor, while upstairs offers two bedrooms, including a master with ensuite, complemented by a full family bathroom.

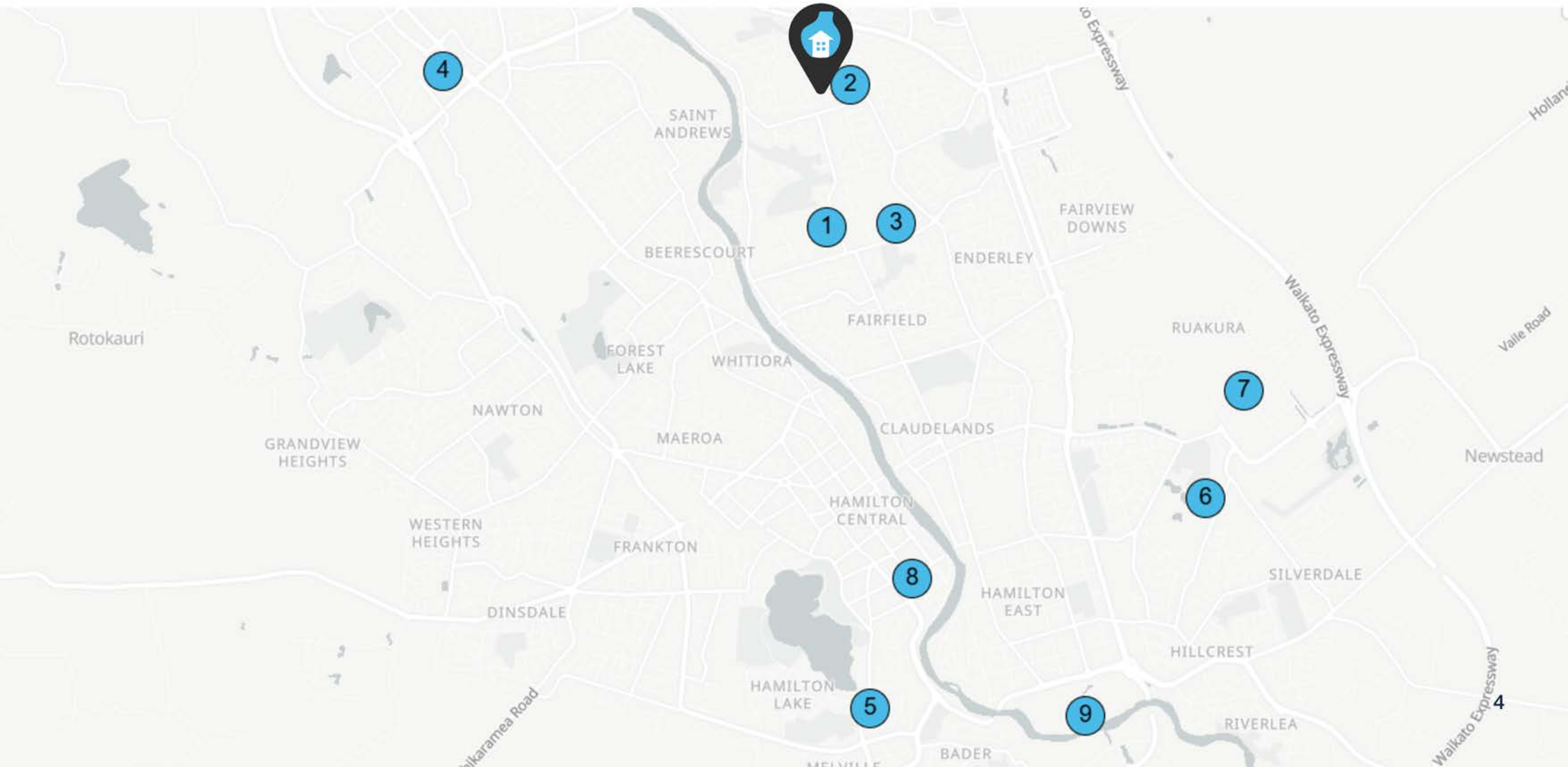
Finished with quality materials and contemporary touches, each townhouse includes Fisher & Paykel appliances including a fridge/freezer, oven, cooktop, rangehood, and dishwasher, alongside thoughtfully designed kitchens with Primestone benchtops.

Private courtyards or balconies provide inviting outdoor spaces, while landscaping and modern detailing complete the turn-key package.



The Location

1. Fairfield College
2. Chartwell Shopping Centre
3. Fairfield Intermediate School
4. The Base
5. Waikato Hospital
6. University of Waikato
7. Ruakura Inland Port
8. Hamilton Central
9. Hamilton Gardens



The Location

Primary & Intermediate

- Waikato Waldorf School (Rudolf Steiner) | Years 1-10

- Fairfield Intermediate | Years 7-8

- Hukanui School | Years 1-6

- St Joseph's Catholic School (Fairfield) | Years 1-8

High Schools

- Waikato Diocesan School For Girls | Years 9-13

- Te Kōpuku High | Years 7-13

- St Paul's Collegiate (Hamilton) | Years 9-13

- Fairfield College | 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.

Positioned in the heart of Chartwell, this development is just minutes from Chartwell Shopping Centre, local cafés, and essential amenities.

With excellent transport links, nearby schools, and quick access to Hamilton's CBD, it's a location that offers both everyday convenience and long-term growth.

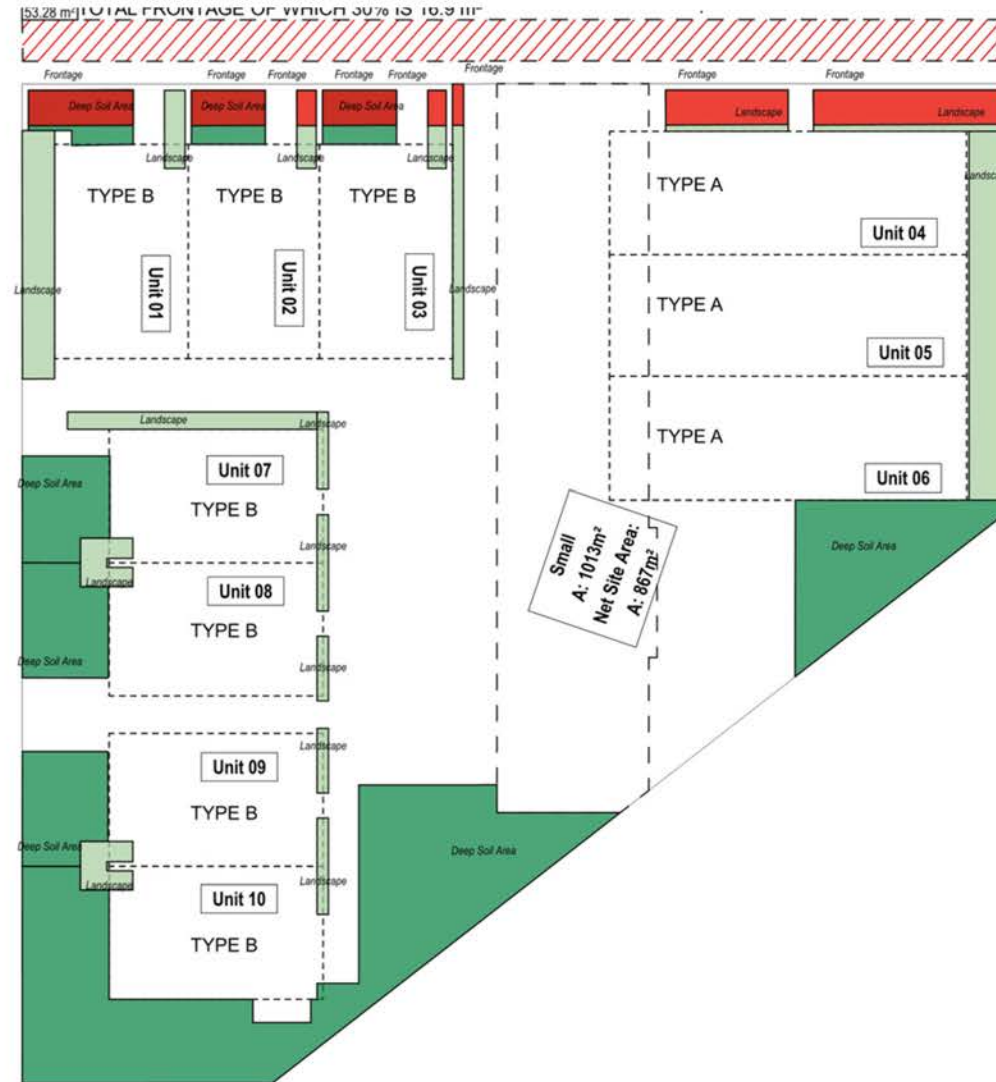




The Price List

Unit	Bedrooms	Bathrooms	Carpark	Floor Area	Lot Size	Pricing
1	2	2	1	69.80	64.30	\$619,000
2	2	2	1	68.50	54.00	\$619,000
3	2	2	1	69.70	51.80	\$619,000
4	2	2	Single Garage	100.70	85.80	\$655,000
5	2	2	Single Garage	98.10	62.70	\$655,000
6	2	2	Single Garage	99.50	89.80	\$655,000
7	2	2	1	69.50	60.50	\$599,000
8	2	2	1	69.00	55.40	\$599,000
9	2	2	1	69.50	55.40	\$599,000
10	2	2	1	69.00	89.00	\$599,000

The Site Plan



The Floorplans

Units 1-3 & 7-10

Summary

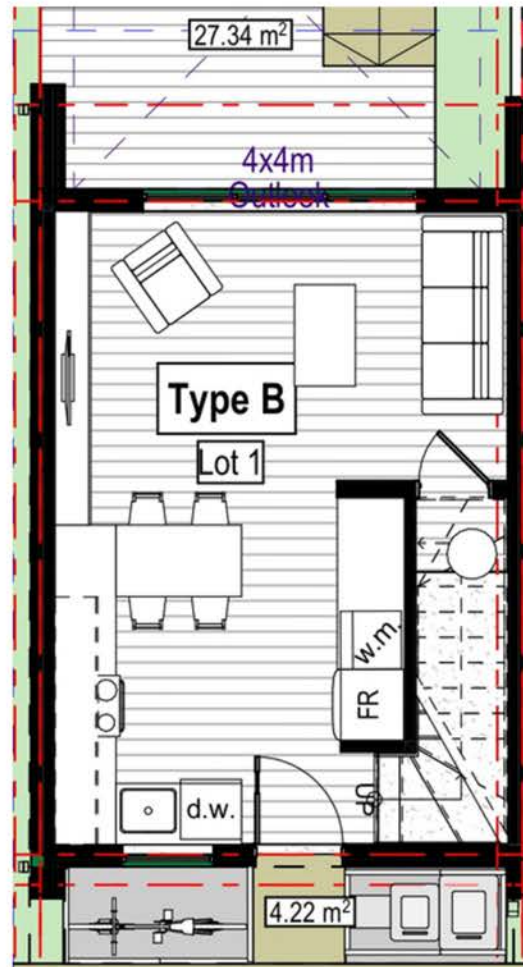
Number of Bedrooms 2

Number of Bathrooms 2

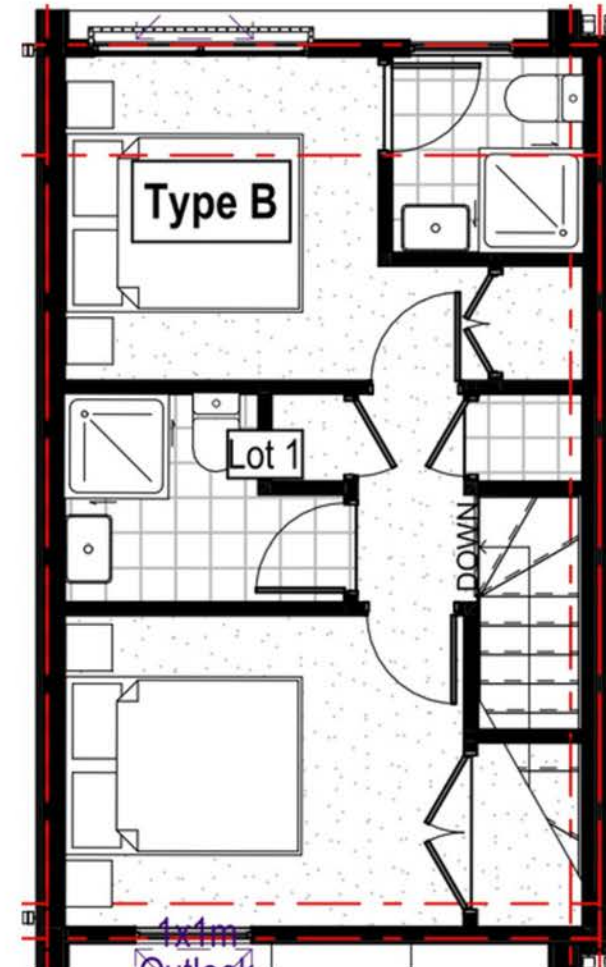
Carparking 1

Approx. Floor Area 68m² - 69m²

Approx. Gross Lot Size 51m² - 89m²



Ground Floor



First Floor

The Floorplans

Units 4-6

Summary

Number of Bedrooms 2

Number of Bathrooms 2

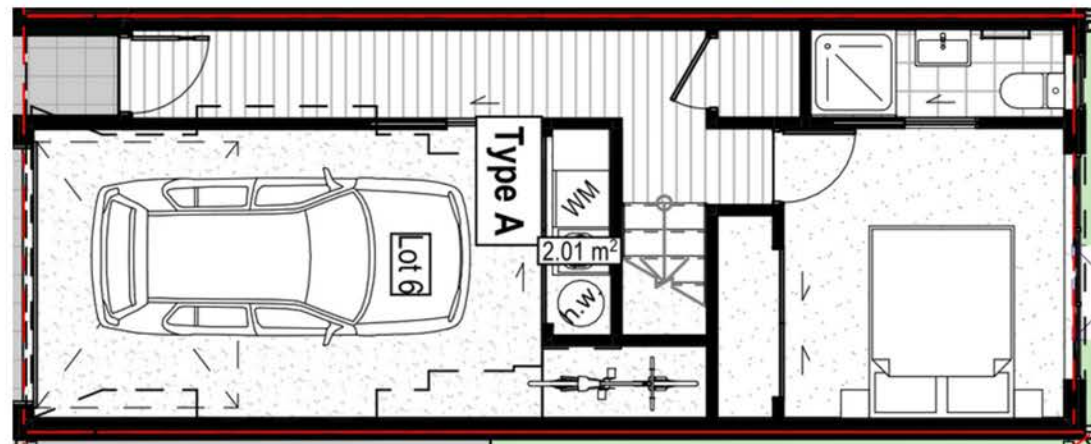
Carparking Single Garage

Approx. Floor Area 98m² - 100m²

Approx. Gross Lot Size 62m² - 89m²



First Floor



Ground Floor

The Rental Appraisal

Lodge 

**30 De Vere Crescent,
Chartwell, Hamilton**

LODGE CITY RENTALS
APPRAISAL 1st September
2025
Property description

2 Bed | 2 Bath | 1 Living | 1 Car Located in the heart of Chartwell, these contemporary 2-bedroom, 2-bathroom home offers comfortable living with modern features throughout. Enjoy spacious bedrooms, a sleek open-plan kitchen, and single access garaging and car parking. Set in a fast-growing and desirable area, this home is perfect for families or professionals seeking quality and convenience.

Property Income

\$590 to \$620 per week

Yours faithfully,



Zack Cathcart
Business Development Manager
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The Exterior Specifications

Cladding - White bricks with matching mortar colour - Nieve/Midlands or similar Stretcher Bond/Soldier Bond.
Treated dark colour timber cladding - Abodo Ebony or Similar.
Coloursteel Gull Grey (light grey) painted metal cladding or similar w fascia to match.

Roof - Coloursteel Gull Grey (light grey) painted metal cladding or similar w fascia to match. Small roof area to downpipes
Coloursteel Flax Pot (dark grey).

Joinery - Double glazed, powder coated Aluminium -
Coloursteel Flaxpod or similar matching flashing, gutter & downpipes.

Garage Door - Coloursteel Flax Pot (dark grey).

Driveway & Pathways - Dark Oxide Concrete – Broom Finish.

Deck - Premium Pine decking 140mm.



The Interior Specifications

Kitchen

Splashback - Primestone - Calacatta Gold.

Cabinetry - Primepanels - Bavarian Oak.

Benchtop - Primestone - Calacatta Gold.

Sink - Brushed Nickel.

Mixer - Robertson - Uno Kitchen Mixer - Brushed Nickel.

Electrical

Lighting - Recessed LED Lights to kitchen, living, dining, hallway, entry, bedrooms and bathrooms.

Outdoor Lighting - To exterior, entrance and balcony/decking areas.

Power Points - Double power points to kitchen, living, dining, hallway, entry, bedrooms and bathrooms.

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

Hot Water Cylinder - 180L Electric Hot Water Cylinder.

Floor Coverings

Carpet - Feltex Cable Bay - Cockle 540.

Hard Flooring - Vinyl Planks - Godfrey Hirst - Amor Wide - River 350.

Bathroom Tiles - Reptiles - Atlas Ash Matt - 600 x 600mm.

Garage Carpet - Charcoal Black Finish Marine Carpet.

The Interior Specifications

Bathrooms

Shower - Acrylic Shower Tray with Frameless Glass. Reptiles - Atlas Ash Matt - 600 x 600mm.

Shower Slide & Mixer - Slide Shower Rose with Handheld Shower Set – Brushed Nickel Finish. Brushed Nickel Shower Mixer.

Vanity - Newtech - Sahara Double Draw - Bavarian Oak.

Basin Mixer - Brushed Nickel Mixer.

Mirror - Newtech Avon Wall Hung Mirror Cabinet in Vintage Ash Timberland - 750mm.

Splashback - Grey Tile Similar to Floor – Same Width As Vanity.

Toilet - Back To Wall – Soft Close.

Chattels

Oven - Fisher & Paykel 60cm Built-in.

Cooktop - Fisher & Paykel 60cm Ceramic Top.

Dishwasher - Fisher & Paykel Stainless Steel.

Rangehood - Fisher & Paykel Built-in Powerpack.

Fridge & Freezer - Fisher & Paykel Fridge/Freezer.

Window Coverings - Block out blinds - Chalk.

Painting & Decorating

Ceilings - Resene Quater Black White.

Interior Doors - Resene Quater Black White.

Walls - Resene Quater Black White.

Wet Areas - Resene Quater Black White - Gloss Paint finish.

Trims - 60mm Single Bevel - Resene Quater Black White.

Handrail - 50mm timber - Resene Quater Black White.

Wardrobe - Built in wardrobe to each bedroom, white Melamine fit-out.

The Investment Overview

30 De Vere Crescent offers investors strong value, with modern homes priced at \$599,000–\$655,000 compared to Hamilton’s median of \$760,000 and Chartwell’s \$850,000 (July 2025).

With rental appraisals of \$590–\$620 per week and a conservative estimate of \$605, the development provides healthy gross yields of 4.8%–5.3%.

Strong demand in Chartwell, driven by proximity to the shopping centre, schools, and the CBD, ensures broad tenant appeal, while new-build features like heat pumps and double glazing make these homes especially desirable.

Chartwell has recorded consistent capital growth of 6.1% annually over the past 20 years, supported by infrastructure upgrades, road improvements, and ongoing retail and commercial investment.

With proven long-term performance, reliable rental returns, and entry pricing well below the suburb median, 30 De Vere Crescent represents a smart, low-risk investment positioned for both cashflow and capital appreciation.

Weekly Rental Appraisal	Gross Yield	Weekly Cashflow	Capital Growth Rate (20 Year)
\$590 - \$620	4.8% - 5.2%	(\$160 - \$199)	6.10%



About The Property Factory

The Property Factory is a real estate agency that specialises in new build residential property with an investment focus catering to first-home buyers & investors across New Zealand.

With the largest new build stock list in the country, our team regularly analyses the stock list, runs the numbers and selects the best developments to go onto our website.

We look at factors including:

- Purchase price
- Rental yield
- Location
- Future potential
- Developer due diligence
- Financial viability of the project

We do all the homework for you and make selecting the best property simple at no cost.

Whether you're a first-time investor, an experienced investor or a home buyer, we can help.

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