54 Rutherford Street

Chedworth, Hamilton



The Introduction



Key Information

- Six homes in this development
- Two bedroom homes
- Off-Street Car Parking
- Freehold title
- Priced between $599,000 - $619,000

54 Rutherford Street presents a development of six contemporary two-bedroom homes, offering a choice of practical layouts to suit a range of buyers and investors.

The two front homes are standalone residences, each featuring two bedrooms, one full bathroom, a separate ground-floor toilet and an off-street car park.

Open-plan living and dining areas create a welcoming central space downstairs, with both bedrooms and the shared bathroom positioned upstairs.

The four homes at the rear of the development offer two bedrooms and two bathrooms, with open-plan living on the ground floor and both bedrooms located upstairs.

One bedroom features an ensuite, alongside a separate family bathroom, providing added convenience and privacy.

Off-street parking is positioned between the front and rear blocks, creating a practical layout for residents.

Contemporary finishes add character throughout the development, including timber batten feature walls in the lounge, bedrooms and bathrooms.

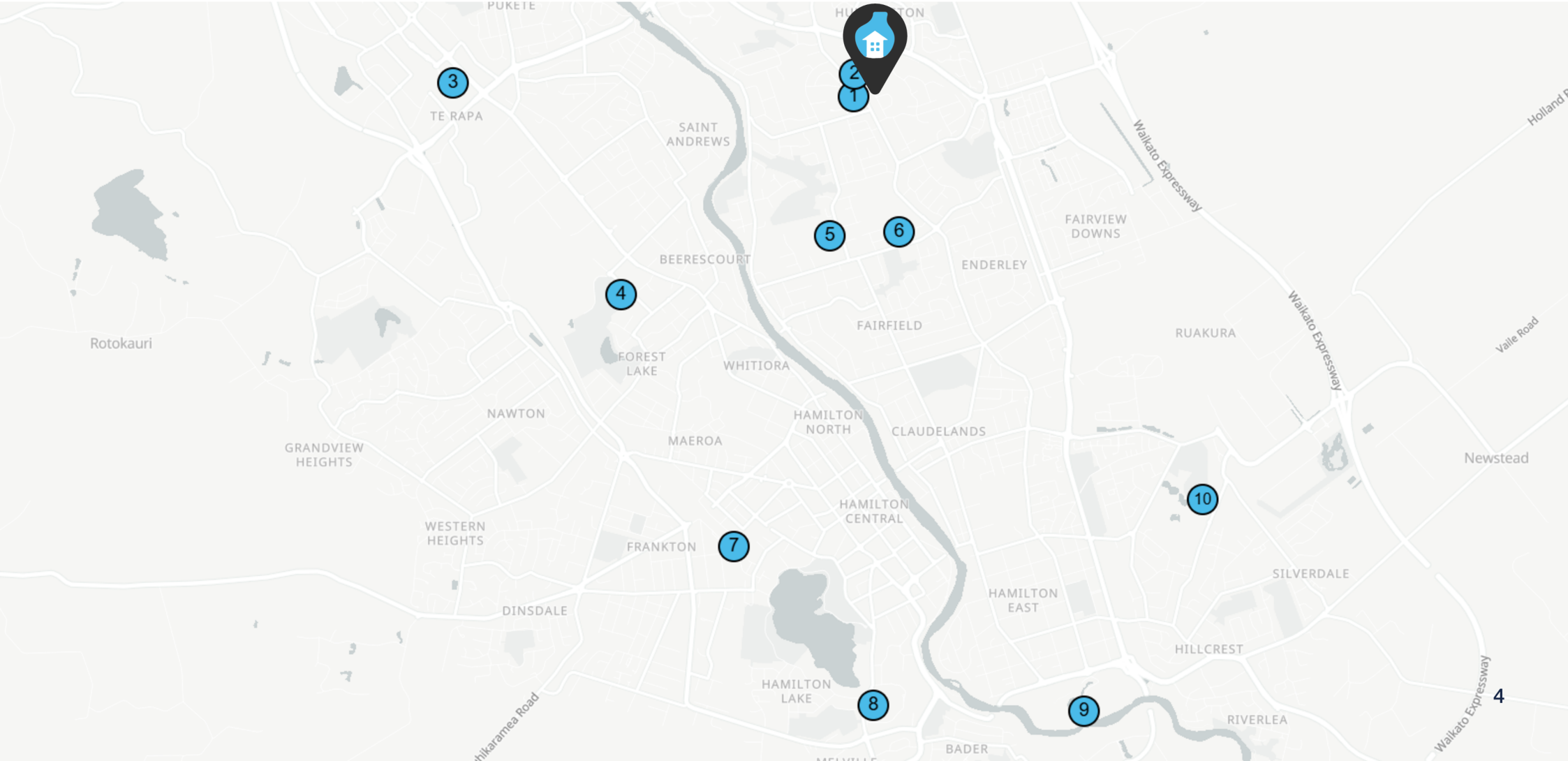
Fisher & Paykel appliances, roller blinds and included landscaping complete the homes, combining modern style with easy-care living.

With a choice of two-bedroom configurations and dedicated off-street parking, 54 Rutherford Street offers an appealing option for first-home buyers, downsizers and investors.



The Location

1. Chartwell Shopping Centre
2. Hukanui Primary School
3. The Base
4. Waterworld
5. Fairfield College
6. Fairfield Intermediate School
7. Hamilton Train Station
8. Waikato Hospital
9. Hamilton Gardens
10. University of Waikato



The Location

Primary & Intermediate

- Hukanui School | Years 1-6
- St Peter Chanel Catholic School (Te Rapa) | Years 1-15
- St Joseph's Catholic School (Fairfield) | Years 1-8
- Fairfield Intermediate | Years 7-8

High Schools

- Fairfield College | Years 9-13
- Waikato Diocesan School For Girls | Years 9-13
- St Paul's Collegiate (Hamilton) | Years 9-13
- Te Kōpuku High | Years 7-13

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.

Situated in Chedworth, Hamilton, 54 Rutherford Street is positioned in an established residential neighbourhood with access to local shops, schools, parks and everyday amenities.

The location also provides convenient connections to Hamilton's wider shopping precincts, employment areas and CBD, making it a practical base for both homeowners and tenants.

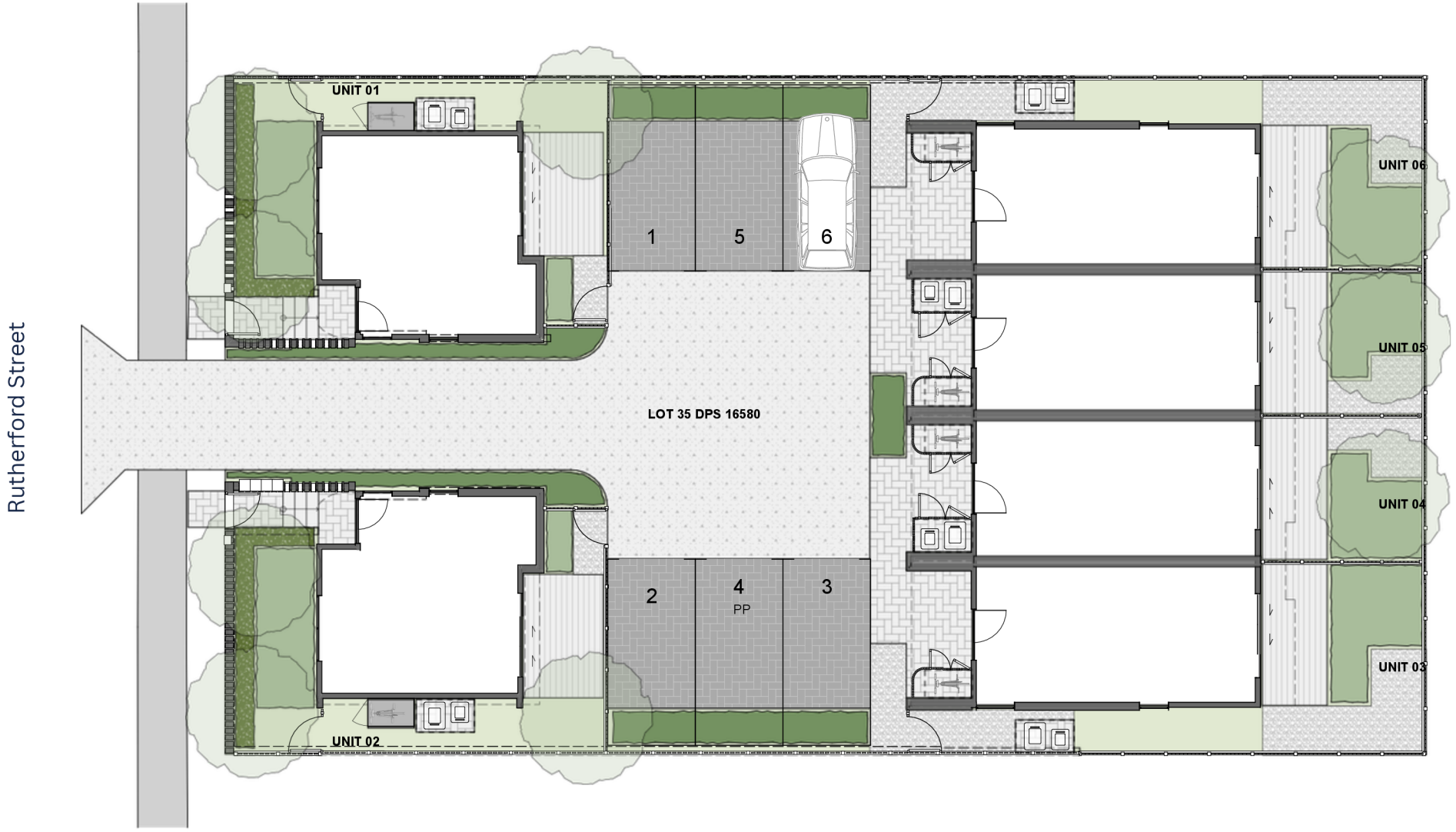


The Stock List

Unit	Bedrooms	Bathrooms	Carpark	Floor Area	Lot Size
1	2	1.5	1 Car	71.60	88
2	2	1.5	1 Car	71.60	88
3	2	2	1 Car	76.40	93
4	2	2	1 Car	75.60	56
5	2	2	1 Car	75.60	56
6	2	2	1 Car	75.60	93

For a live price list showing most up to date pricing and availability, please visit www.thepropertyfactory.co.nz

The Site Plan

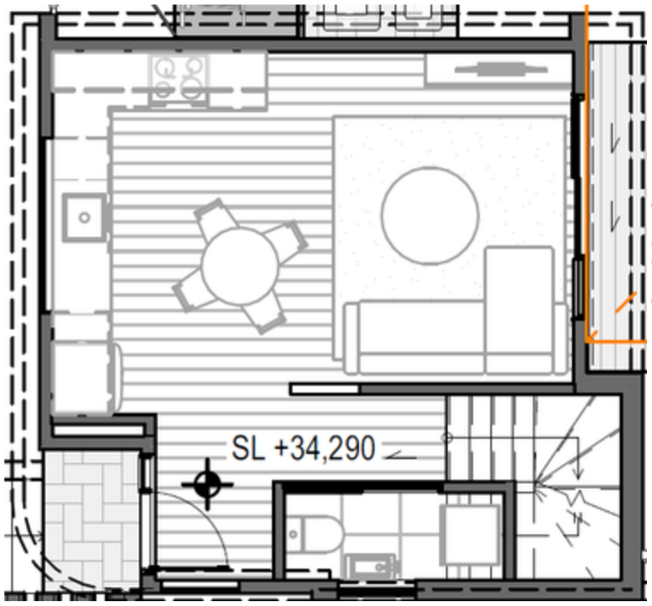


The Floorplans

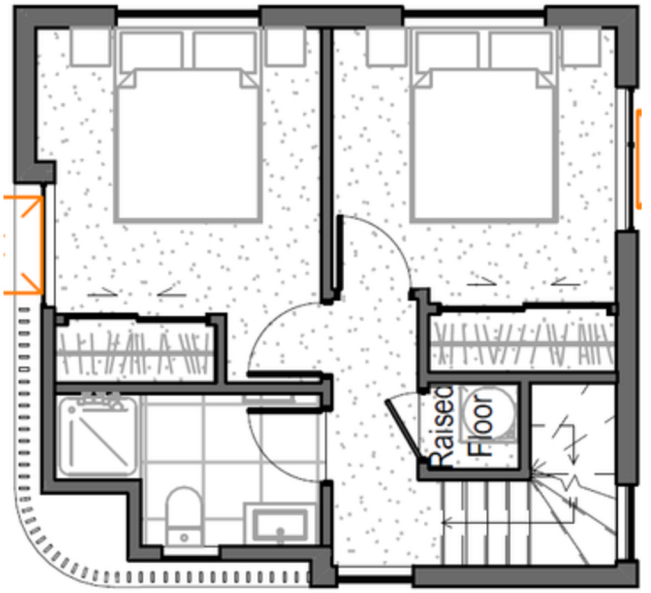
Unit One

Summary

Number of Bedrooms	2
Number of Bathrooms	1.5
Carparking	1 Car
Approx. Floor Area	71.60m²
Approx. Gross Lot Size	88m²



Ground Floor



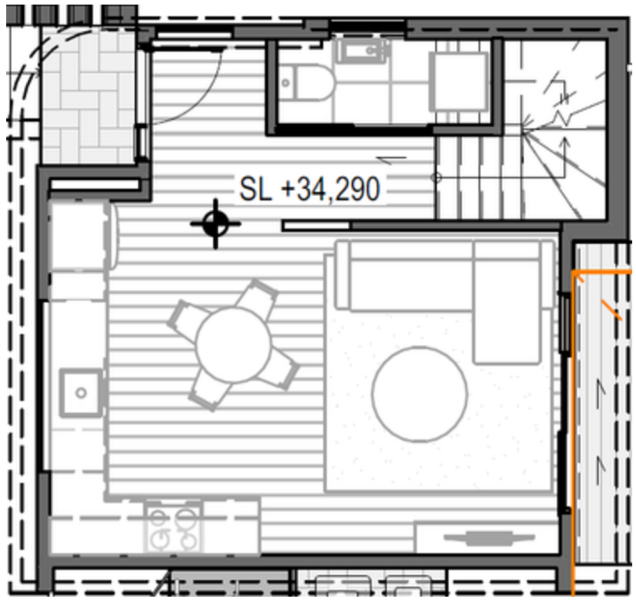
First Floor

The Floorplans

Unit Two

Summary

Number of Bedrooms	2
Number of Bathrooms	1.5
Carparking	1 Car
Approx. Floor Area	71.60m²
Approx. Gross Lot Size	88m²



Ground Floor



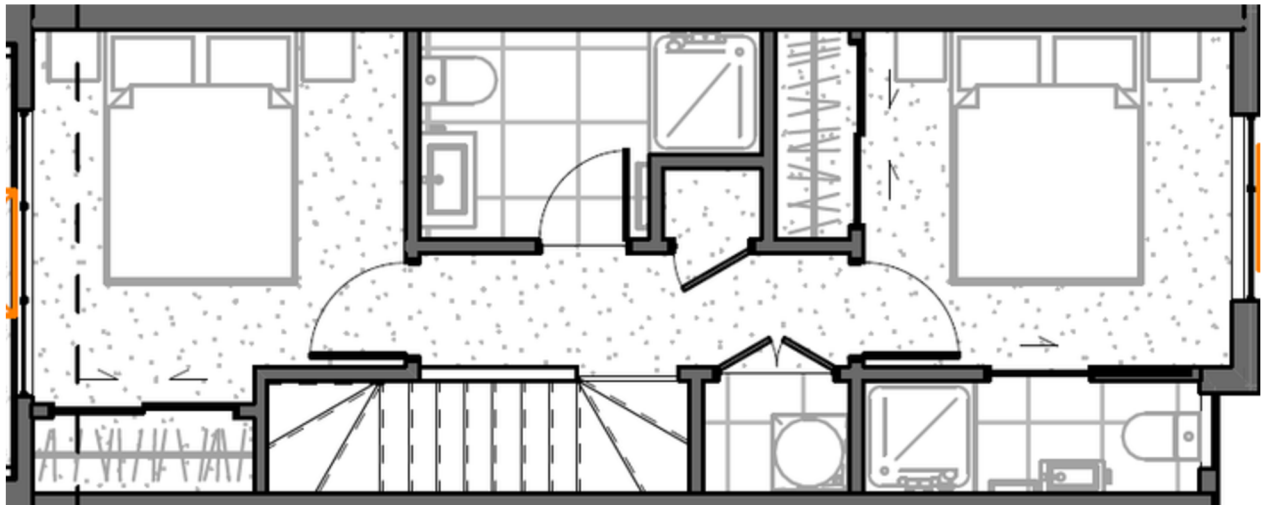
First Floor

The Floorplans

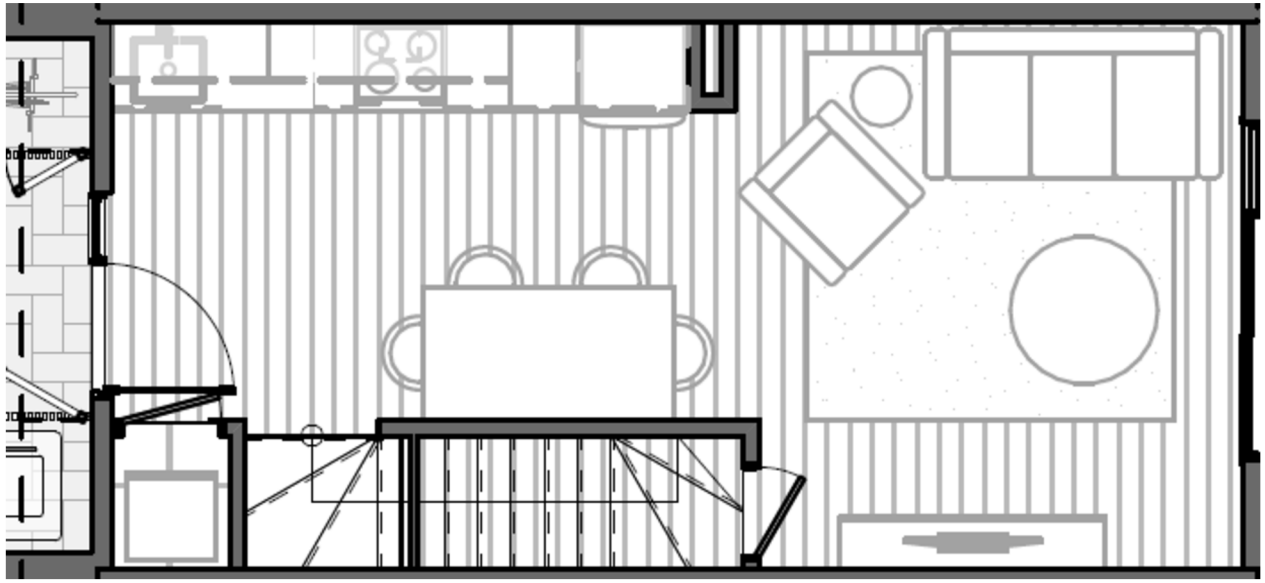
Units 3 - 6

Summary

Number of Bedrooms	2
Number of Bathrooms	2
Carparking	1 Car
Approx. Floor Area	75m² - 76m²
Approx. Gross Lot Size	56m² - 93m²



First Floor



Ground Floor

The Rental Appraisal

UPSIDE
PROPERTY MANAGEMENT

RENTAL APPRAISAL

Designed to maximise your return and protect your future

54 Rutherford Street

Appraisal date *06/10/2026* Prepared by *Zack Cathcart*

2	2	1	1
Bedrooms	Bathrooms	Living	Carparking

RECOMMENDED WEEKLY RENT

$600 to $630 per week

PROPERTY OVERVIEW

OUR APPRAISAL CONSIDERS

- ✓ Comparable rental properties
- ✓ Property condition & features
- ✓ Tenant demand trends

READY TO MAXIMISE YOUR INVESTMENT?

Let's take the next step — we'll handle everything, so you can enjoy the upside. Management fee 7.5% of weekly rent collected.

Zack Cathcart Mobile *02041810110* Email *zack@upsidepm.co.nz*

This appraisal is valid for 30 days from the date on this document. • If you're not happy with our service in the first three months, we'll refund your management fees.



The Exterior Specifications



Roofing - 0.55 mm Colorsteel. Colour: Flaxpod.

Facia - Colorsteel powder-coated to match roofing.

Spouting - Dimond 125 quad - Coloursteel powdercoated to match roofing.

Downpipes - 80mm Square - Coloursteel powder-coated to match roofing. Colour: Flaxpod.

Door & Window Joinery - Powder-coated aluminium joinery with double glazing.

Front Door Handle - Digital Door Lever Lock - Black.

Brick - Brick Veneer Cladding. Selected bricks with light grey mortar.

Abodo - Selected vertical weatherboards, dark stained finish.

Battens - Vertical timber screens. Colour to match joinery.

Soffit - Painted in Resene Half Wan White.

Driveway, Parking & Footpaths - Driveway - 150mm thick dark oxide concrete, broom finish. Parking areas - Permeable pavers: Firth Holland Flowpave 200 × 100 × 80mm. Colour: Black Sands. Footpaths - Permeable pavers: Firth Holland Flowpave 200 × 100 × 80mm. Colour: Natural.

Landscaping - Premium Pine decking 90 mm. Aluminium Letterbox, Colour: Black. Wall-mounted Mini folding Frame Clothesline, 2.2 x 0.7m. CY-V Securabike-type vertical lockers and CY custom-built lockers Colour: Black. Brass Exterior Tap.

The Interior Specifications



Kitchen

Splashback - Zellige Gesso Gloss 100 x 100mm Tile Warehouse.

Cabinetry - Melteca Melamine Vintage Walnut Naturale. Melteca Melamine Warm White Naturale.

Benchtop - Engineered Stone.

Sink - Stainless Steel

Sink Mixer - Robertson - Uno Kitchen Mixer - Brushed Nickel.

Handles - Archant Anzio – Brushed Nickel finish.

Electrical

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

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

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

Hot Water Cylinder - 180L Electric Hot Water Cylinder.

Floor Coverings

Carpet - Feltex - Cable Bay - Ecru 115.

Hard Flooring - Vinyl Planks - Godfrey Hirst Avvio – Damask 130.

Wet Areas - Portofino White Matt 600 x 600mm Tile Warehouse.

The Interior Specifications

Bathrooms

Shower - Acrylic Shower Tray. Walls Travertino Ivory Matt 600 x 600 Tile Warehouse.

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

Shower Mixer - Brushed Nickel Shower Mixer.

Vanity - Wall Hung - 600mm.

Basin Mixer - Brushed Nickel Mixer.

Mirror - Circle mirror.

Toilet - Back To Wall – Soft Close.

Toilet Roll Holder - Brushed Nickel Finish.

Towel Rail - Chrome Heated Towel Ladder - 450mm.

Extraction - Extraction unit ducted to exterior - SIMX, Fantech, Hometech or equivalent centrifugal extraction fan.

Chattels

Oven - Fisher & Paykel 60cm Built-in.

Cooktop - Fisher & Paykel 60cm cooktop.

Dishwasher - Fisher & Paykel Stainless Steel Dishwasher.

Rangehood - Fisher & Paykel Built-in Powerpack.

Window Coverings - Block out blinds - Chalk.

Painting & Decorating

Ceiling - Resene Quarter Black White.

Walls - Resene Quarter Black White.

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

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

Doors - Resene Quarter Black White.

Feature Walls - Timber battens Size: 30 x 20mm in Lounge, Bedroom & Bathroom.

The Investment Overview

54 Rutherford Street offers an attractive investment opportunity in Chedworth, Hamilton, with an expected rental return of $600–$630 per week compared with the suburb's median rent of $605 per week.

This supports a gross yield of approximately 5.17%–5.34%. Chedworth has recorded capital growth of 3.94% over the past 20 years, providing a long-term growth benchmark for investors seeking a combination of rental income and capital appreciation.

Chedworth is conveniently located near Chartwell Shopping Centre, local shops, schools and everyday amenities, with The Base and Te Rapa providing further retail and employment opportunities.

Hamilton's central city, healthcare facilities and major employment hubs are accessible by road, supporting convenient commuting across the city.

Hamilton's ongoing planning for housing growth and infrastructure improvements further supports the city's development, while Chedworth's established location and access to amenities provide a practical foundation for long-term rental demand.

Weekly Rental Appraisal	Gross Yield	Weekly Cashflow	Capital Growth Rate (20 Year)
$600 - $630	5.17% - 5.34%	($147 - $166)	3.94%



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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