

68 Storey Avenue, Forest Lake, Hamilton

Eight freehold townhouses in an established
Hamilton neighbourhood.

From
\$599,000 - \$699,000



8 Townhouses



2-3 Bedrooms



2 Bathrooms



1 Carpark

Last updated from source pack: 7th August 2026



Artist Impression Only

Welcome to 68 Storey Avenue, Forest Lake

From
\$599,000 - \$699,000

Located in the established suburb of Forest Lake, Hamilton, 68 Storey Avenue offers a boutique collection of eight freehold townhouses, with a mix of two and three bedroom layouts.

Each home combines dedicated off-street parking, private outdoor living and modern, low-maintenance design. Close to The Base shopping centre, local parks and schools, with easy access to key transport routes across Hamilton. With only eight homes available, this is a rare opportunity in a well-established Forest Lake location.

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8 Townhouses
- 
2-3 Bedrooms
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2 Bathrooms
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1 Carpark



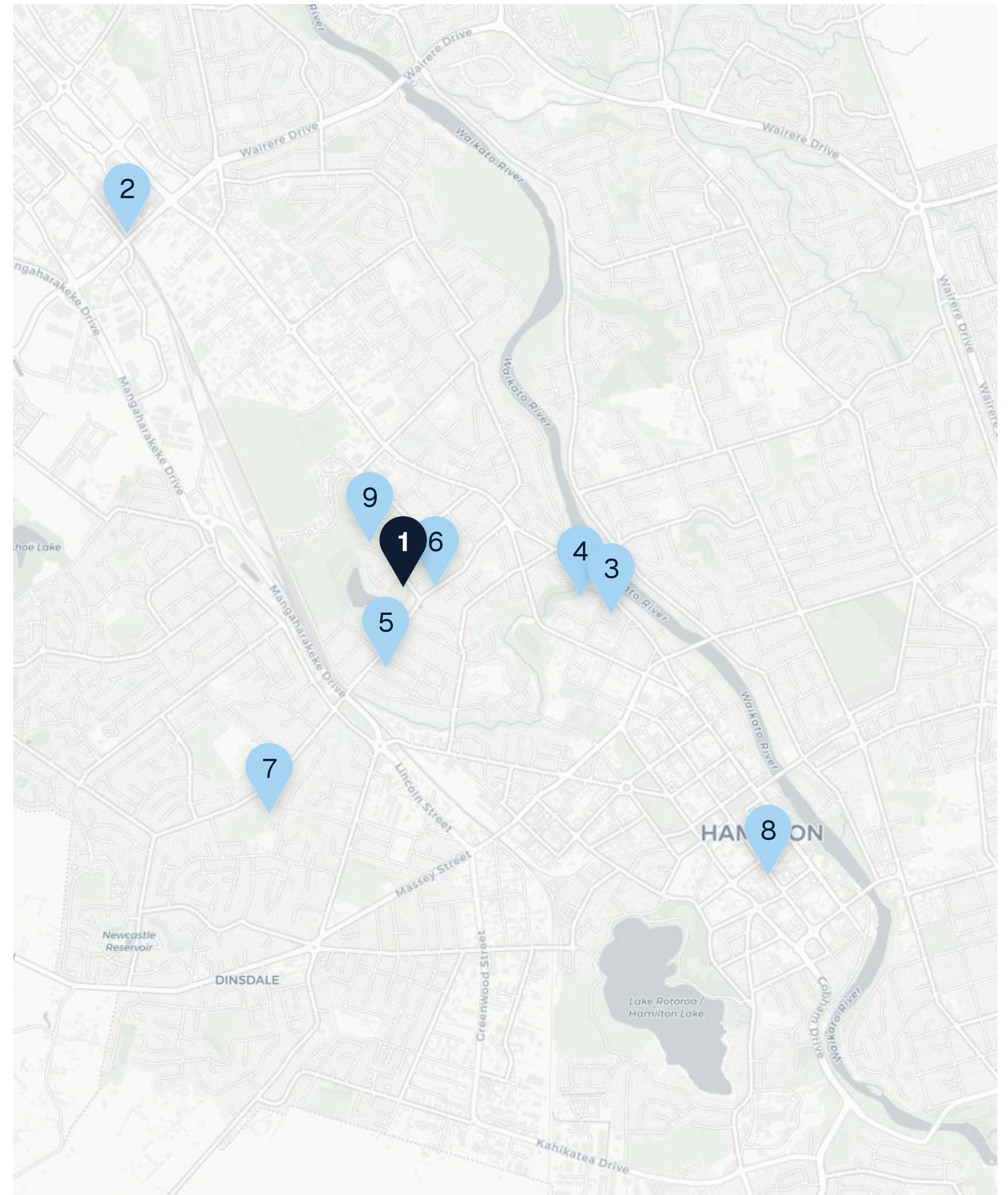
Pricing Schedule

Lot No.	Bed	Bath	Parking	Floor Area	Price	Rent Range	Yield	Availability
Lot 1	2	2	One Carpark	73.3 m ²	\$599,000	\$550 - \$590	4.77% - 5.12%	Available
Lot 2	2	2	One Carpark	68.6 m ²	\$599,000	\$550 - \$590	4.77% - 5.12%	Available
Lot 3	2	2	One Carpark	73.2 m ²	\$599,000	\$550 - \$590	4.77% - 5.12%	Sold
Lot 4	2	2	One Carpark	73.1 m ²	\$599,000	\$550 - \$590	4.77% - 5.12%	Sold
Lot 5	3	2	One Carpark	107.4 m ²	\$699,000	\$610 - \$660	4.54%- 4.91%	Available
Lot 6	3	2	One Carpark	103.6 m ²	\$699,000	\$610 - \$660	4.54%- 4.91%	Available
Lot 7	3	2	One Carpark	104.6 m ²	\$699,000	\$610 - \$660	4.54%- 4.91%	Available
Lot 8	2	2	One Carpark	70.0 m ²	\$599,000	\$550 - \$590	4.77% - 5.12%	Sold

Location

- | | |
|-----------------------|-----------------------------|
| 1. 68 Storey Avenue | 2. The Base shopping centre |
| 3. Waikato River | 4. Milne Park |
| 5. Minogue Park | 6. Forest Lake School |
| 7. Fraser High School | 8. Hamilton Central |
| 9. Waterworld | |

Forest Lake is a well-regarded suburb of Hamilton known for its strong community feel, convenient location, and proximity to key amenities. Positioned just a short drive from the CBD, it offers a balance of suburban living with easy access to the city, making it a popular choice for families, professionals and investors alike.



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Rental Appraisal

Who will rent this investment?

The tenant pool we are currently seeing in the area includes, but is not limited to: young professionals, working couples, small families, and students attending Waikato University. Tenants are increasingly favouring new builds over older homes, with low-maintenance living and modern amenities being top priorities.

All townhouses have an open plan kitchen and living leading to a private courtyard. Depending on the rental market at the time, for a long term rental agreement we would expect within the rental range:

2 Bedroom: \$550 to \$590 per week.

3 Bedroom: \$610 to \$660 per week.

Please note that we assessed these rents from concept plans only. These properties were appraised by Aspire Property Management – a long form copy of this can be found within the purchasers folder.



External Architecture

Contemporary by Design

Contemporary architecture, quality materials, and thoughtful planning come together to create homes that are both timeless and functional. Every detail has been carefully considered to deliver a refined living environment that complements the character of Hamilton's Forest Lake.

A balanced palette of modern cladding, clean architectural lines, and carefully selected exterior finishes creates a distinctive identity while maintaining a cohesive streetscape. Large windows maximise natural light, while private outdoor spaces provide a seamless connection between indoor and outdoor living.

Designed with durability, comfort, and everyday practicality in mind, each home reflects a commitment to quality craftsmanship and enduring style.



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Interiors

Designed Around Everyday Living

Thoughtfully designed interiors combine contemporary style with practical functionality to create spaces that feel both refined and inviting. Open plan living areas form the heart of each home, offering a seamless flow between the kitchen, dining, and lounge.

A carefully curated palette of quality materials, modern finishes, and premium fixtures creates a timeless interior aesthetic. Large windows welcome an abundance of natural light, while considered layouts maximise space, comfort, and flexibility for modern lifestyles.

From quiet evenings at home to entertaining family and friends, every detail has been designed to enhance the way you live.



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Bathroom Specifications

A serene and refined palette of natural materials and premium fittings creates a calm, timeless bathroom designed for everyday comfort and relaxation.



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01

Vanity

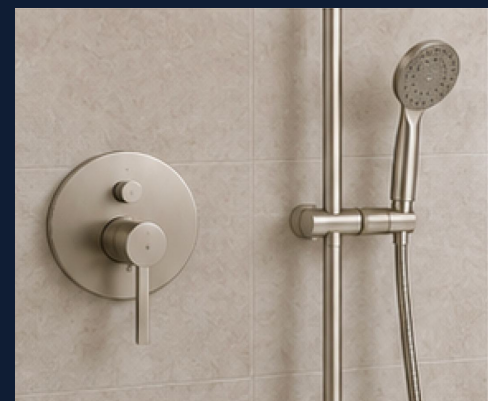
Light timber melamine finish vanity.



02

Basin Mixer

Basin mixer in a brushed nickel finish.



03

Shower Mixer & Slide

Shower mixer and shower slide in a brushed nickel finish or similar.



04

Toilet

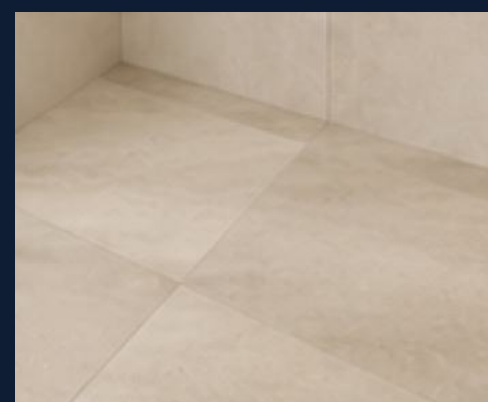
Contemporary bathroom toilet.



05

Heated Towel Rail

Heated towel rail for added comfort and convenience.



06

Large Format Bathroom Tiles

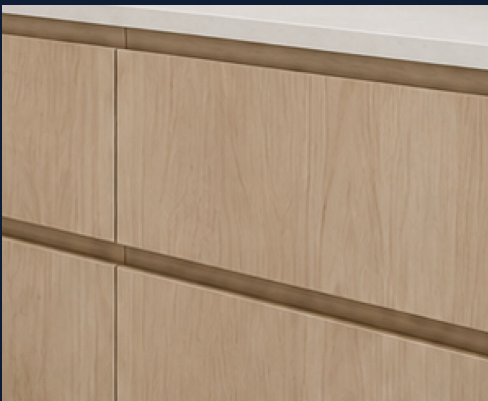
600 x 600mm tiles.

Kitchen Specifications

Modern kitchens that combine timeless materials with premium appliances and generous storage for everyday functionality and effortless entertaining.



01
Engineered Stone Benchtop
Durable engineered stone kitchen benchtop.



02
Melteca Cabinetry
Melteca Mist cabinetry with Urban Ash accents.



03
Fisher & Paykel Oven
Built-in Fisher & Paykel oven.



04
Fisher & Paykel Ceramic Cooktop
Four-element ceramic cooktop.



05
Integrated Rangehood
Black integrated undermount rangehood.



06
Sink Mixer
Kitchen sink mixer in a brushed nickel finish.

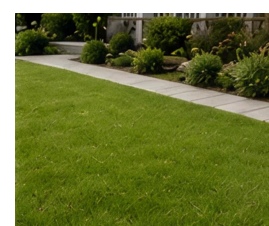


Landscape Specifications

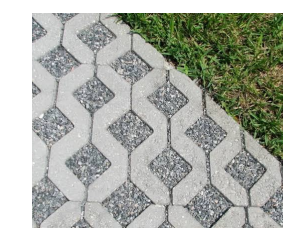
A thoughtfully designed landscape enhances privacy, creates a sense of calm and provides a lush green setting that complements the architecture and enriches everyday living.



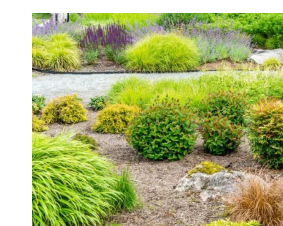
Permeable stepping pavers



Natural lawn



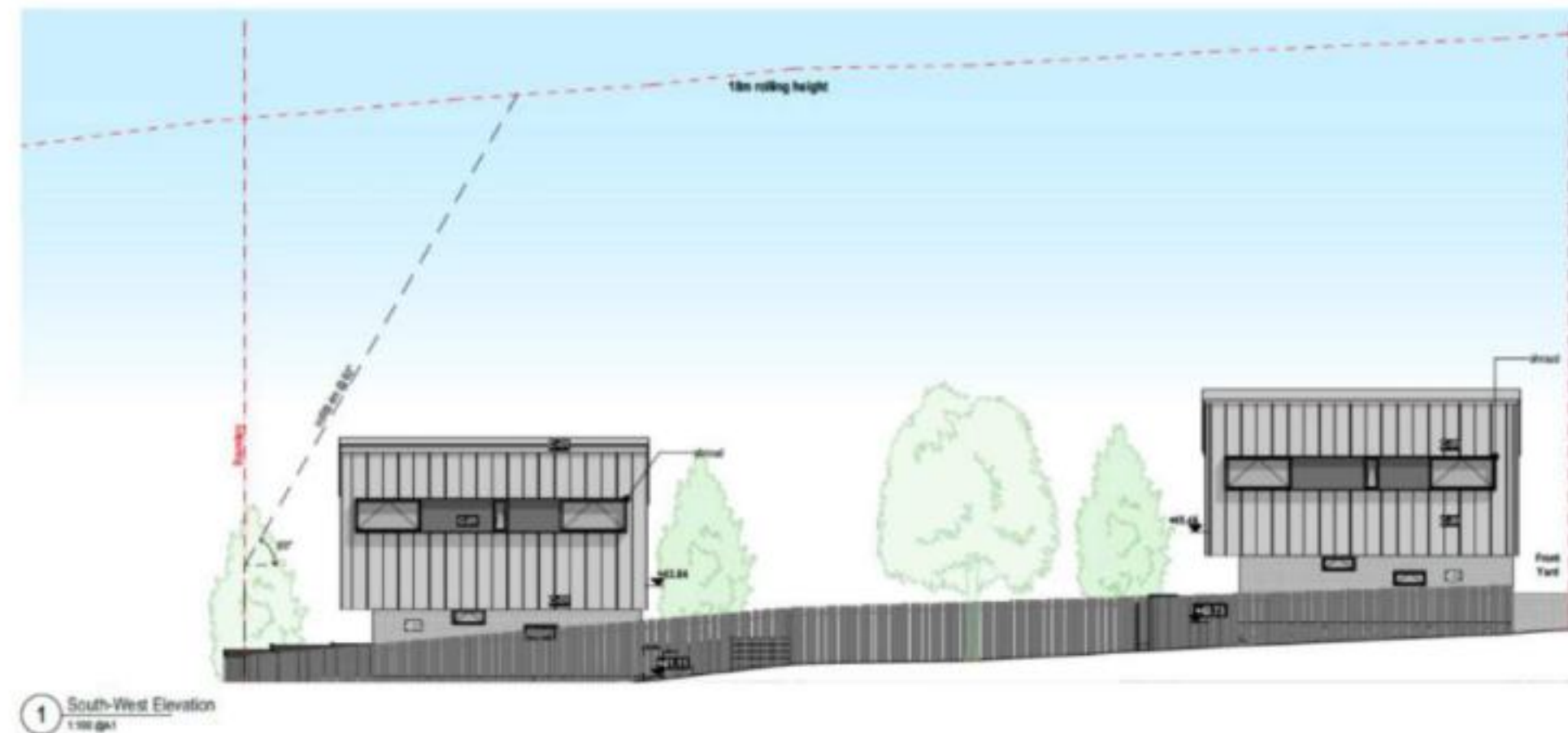
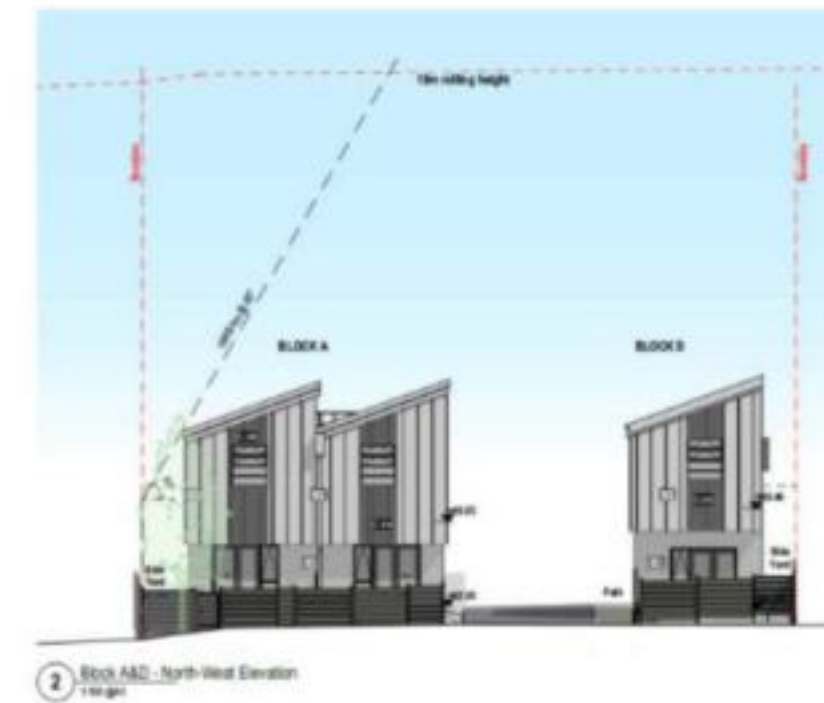
Gobi blocks



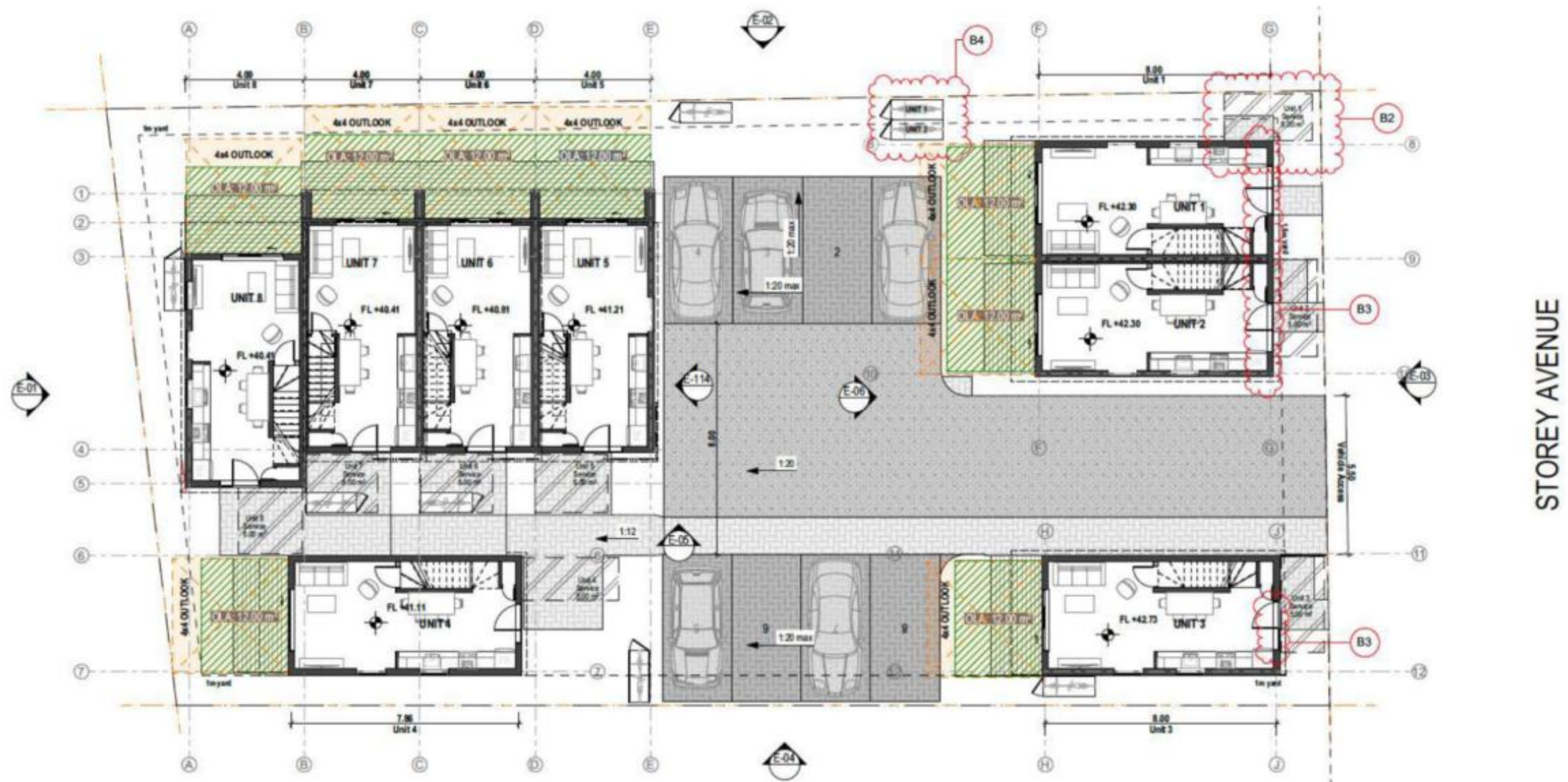
Landscaping flora

Exterior

Architectural Elevations



Ground Floor



First and Second Floor

First Floor



Second Floor





Timeline & Cost Of Ownership

Land Description	Fee simple
Expected Start	June 2026
Expected Finish	April 2027
Estimated Rates	\$3,500 - \$3,800 p.a.
Resident's Association	\$2,150 - \$2,650 p.a.
Expected Insurance	Included in Resident's Association p.a. (approx)

About Gribbons Group

Led by Hayden Gribbon, Gribbons Group takes a considered approach to residential development, delivering well-designed, affordable homes in strong locations.

With a focus on quality, liveability and investment fundamentals, their projects are built for long-term performance.





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Contact our team to request plans, pricing or
arrange a private consultation.

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Forest Lake, Hamilton

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