



Chartwell Townhouses

DASILVA

Overview

Find home on Fend Street!

Nestled in the heart of Chartwell, 15 premium terrace houses sit proudly at 6 Fend Street.

A prime location that exerts convenience, coupled with the unmatched benefits of a new build makes for the ideal home purchase. The development mainly consists of 2-bedroom, 2-bathroom floor plans, which have been designed to best utilize the space.

As you enter the property, you are greeted by an open plan layout kitchen, dining & living area that opens directly to your private courtyard, making entertaining a breeze. Two generous sized bedrooms, one

with its own ensuite. Modern materials and fixtures throughout the home further enhance year-round comfort. Your own onsite car park equipped with your own EV charger completes the modern property.

2X 1-bedroom, accessible properties are also available within this development. These properties boast the same modern & open plan layout, as well as a generous size bedroom and bathroom.

This is a great opportunity to secure a brand-new home in a sought-after location, at an affordable price point.



Project Snapshot



Priced from \$525K - \$650K

Bedrooms 1-2 | Bathrooms 2 | Living Areas 1 | Parking 1

Land Description

Freehold

Expected Completion

September 2025

Estimated Rates

\$2200 p.a. approx

Rental Appraisal

\$570-610 per week

Gross Rental Return

4.8%

Residence Society

\$ 861 p.a.

Healthy Homes

Certified

Guarantee

10 Years & 12 Months defects

Area Highlights

Location

The central location means an easy commute wherever you are off to. Reach Hamilton CBD, Rototuna, and Hamilton East all in less than 10 minutes. Access the new Waikato expressway in just 5 minutes, making travel out of the city seamless.

Outdoors

Get out and explore all your backyard has to offer. With Days Park close by and the walking paths that line Waikato River, you can get your morning walk in. Porrit Stadium is just around the corner, with sports fields and athletic stadiums.

Retail & Shopping

The popular Chartwell Shopping Centre is home to over 100 stores and is only 1.5km away from your new front door. Take advantage of all the retail options, food and service providers here. Reach The Base Shopping Centre in 10 minutes.

Education

Quality schooling options for all ages are close by, including the prestigious St Paul's Collegiate & Waikato Diocesan School, St Joseph's Catholic Primary & Fairfield intermediate also in the area, along with multiple early childhood centers.

Dining

Being positioned in such a well-equipped suburb, you'll be spoilt for choice. Enjoy cafes like Jam on Queenwood, or explore Waywood Pigeon bar & restaurant. Hamilton's most popular restaurants less than 10 minutes away in the CBD.

Activities

There is a multitude of activities that cater to all ages. Explore the outdoors, visit the cinemas, indoor & outdoor playgrounds, golf clubs or spend the day at the popular MADE shopping center and all the fun activities they have on offer.



The Neighbourhood

The Heart of Chartwell

Chartwell is one of Hamilton's largest suburbs and is loved by many. The suburb has everything you need, meaning convenience is truly on your doorstep.

From your new home, you will be able to reach all major suburbs and attractions in Hamilton City within 10 minutes.

With the vast number of amenities in the area, coupled with the extensive schooling and retail options, it is clear to see

why Chartwell is so popular. This makes these properties perfect for a range of buyers including young / small families, investors and downsizers.

It is rare to find a new build, at an affordable price point in such a highly desired location, which is why we encourage you to contact our team immediately!

- 1 St Paul's Collegiate School
- 2 Waikato Diocesan School for Girls
- 3 St Joseph's Catholic School
- 4 Hand & Hand Childcare Centre
- 5 Chartwell Shopping Centre
- 6 Countdown Supermarket
- 7 Porrit Stadium



Specifications

Roof, Soffits, Fascia & Spouting

40 Coloursteel (Longrun), James Hardie soffit
painted Coloursteel Fascia and Box gutter 125mm

Primary Cladding

Firth Focus – Premium White (or similar) Stria
405mm Heritage Red Brick (as per plans)

Secondary Cladding

70 Series weatherboard (as per plans)

Alumnium Joinery & Glazing

Double glazed, aluminum joinery with pre-primed
slimline jamb, Residential Suite

Insulation

R2.2 wall and R3.2 ceiling batts

Front Door

Standard glazed panel with digital lock to suit
multiple users

Internal Doors & Hardware

MDF hollow core doors, smooth, painted.
Lockwood Velocity Element single lever handles.

Internal Shelving

Melamine pre finished shelving with closet rail.
Wire Linen shelving in linen cupboard

Vanities

Wall Hung Vanities

Mirror

Mirror flat polished edge to bathrooms

Shower Enclosures & Tapware

Acrylic Slide Showers & Designer Mixers **Bathroom**
Fixtures
Heated Towel Rails, Toilet Suite & Toilet Roll
Holders

Kitchen Cooktop

60cm Ceramic Cooktop

Kitchen Oven

60cm Single Built-In Oven

Dishwasher

Stainless Steel Dishwasher

Rangehood

52cm Powerpack Rangehood

Waste Disposal

InSinkErator Model 56

Heatpump

To Main Living Are

Flooring

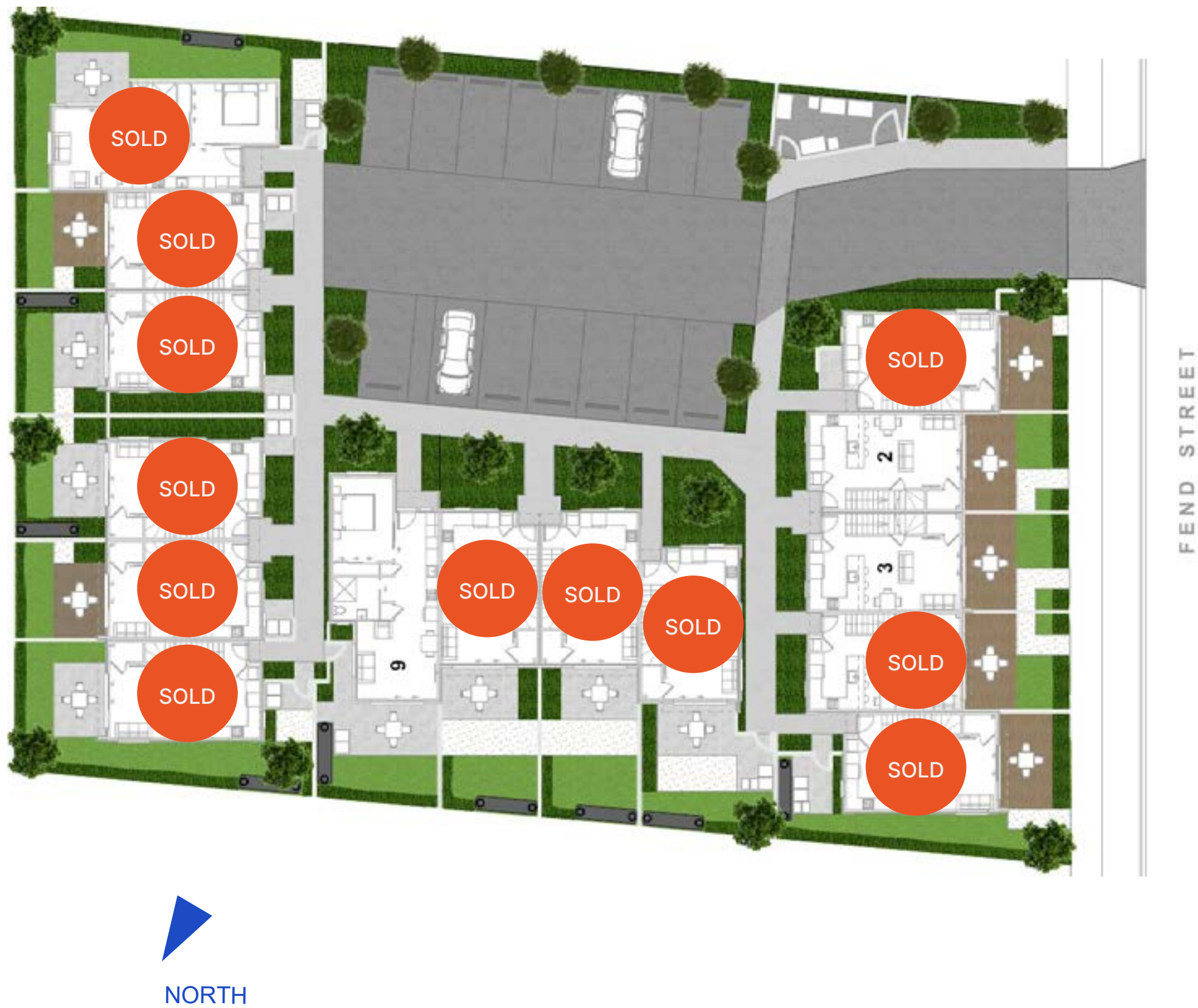
Laminate Flooring to Entry & Kitchen, Tiles to
Bathroom

Carpet

Carpet Mill Casa Bella 3kg



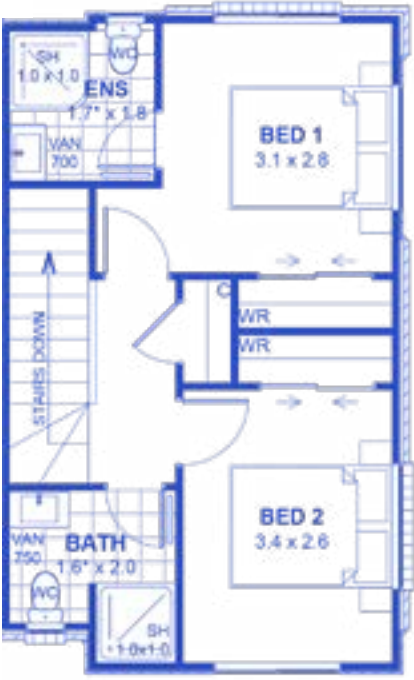
Sales Map



2 Bedroom



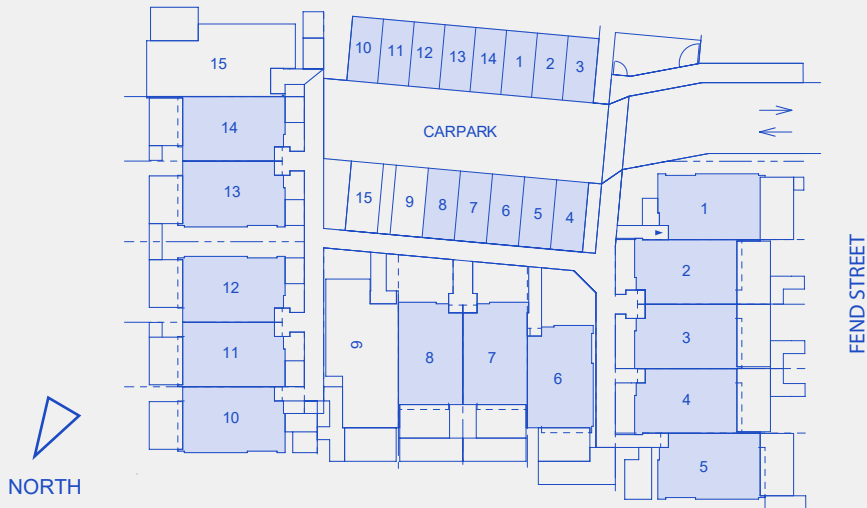
GROUND FLOOR PLAN



UPPER FLOOR PLAN

2 | 2 | 1 | 1

Lots 1-8 & 10-14



Lot	Floor Area	Price	Title	Location	Orientation
1	77.8m ²	\$650,000	Fee Simple	End	As above
2	78m ²	\$650,000	Fee Simple	End	As above
3	78m ²	\$650,000	Fee Simple	End	Mirrored
4	78m ²	\$650,000	Fee Simple	End	Mirrored
5	78m ²	\$650,000	Fee Simple	End	Mirrored
6	78m ²	\$650,000	Fee Simple	End	As above
7	78m ²	\$650,000	Fee Simple	End	As above
8	78m ²	\$650,000	Fee Simple	End	Mirrored
10	78m ²	\$650,000	Fee Simple	End	As above
11	78m ²	\$650,000	Fee Simple	End	As above
12	78m ²	\$650,000	Fee Simple	End	Mirrored
13	78m ²	\$650,000	Fee Simple	End	As above
14	78m ²	\$650,000	Fee Simple	End	Mirrored

1 Bedroom

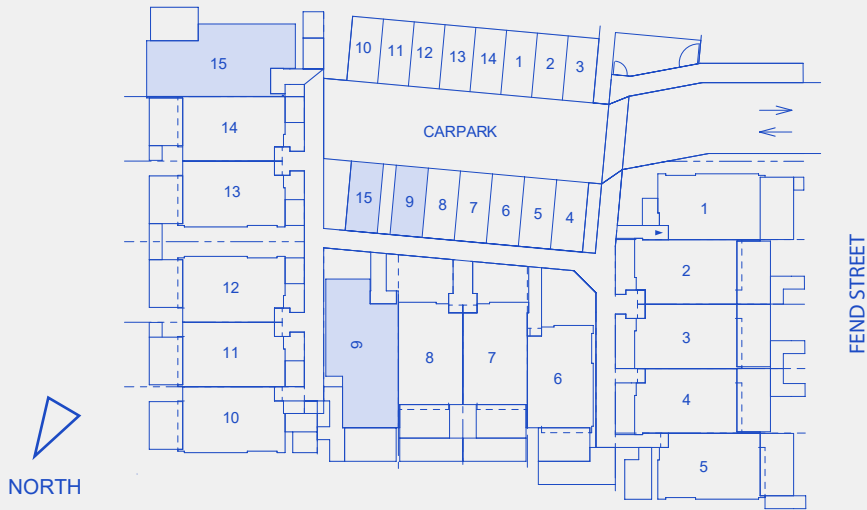


1 | 1 | 1 | 1



ACCESSIBLE UNIT FLOOR PLAN

Lots 9 & 15



Lot	Floor Area	Price	Title	Location	Orientation
9	52.8m ²	\$525,000	Fee Simple	End	As above
15	52.8m ²	\$525,000	Fee Simple	End	As above

Price List

Lot #	Type	Beds	Baths	Car Park	Price	Status
Lot 1	Terrace	2	2	1	\$650,000	Sold
Lot 2	Terrace	2	2	1	\$650,000	Avaliable
Lot 3	Terrace	2	2	1	\$650,000	Avaliable
Lot 4	Terrace	2	2	1	\$650,000	Sold
Lot 5	Terrace	2	2	1	\$650,000	Sold
Lot 6	Terrace	2	2	1	\$650,000	Sold
Lot 7	Terrace	2	2	1	\$650,000	Sold
Lot 8	Terrace	2	2	1	\$650,000	Sold
Lot 9	Terrace	1	1	1	\$525,000	Avaliable
Lot 10	Terrace	2	2	1	\$650,000	Sold
Lot 11	Terrace	2	2	1	\$650,000	Sold
Lot 12	Terrace	2	2	1	\$650,000	Sold
Lot 13	Terrace	2	2	1	\$650,000	Sold
Lot 14	Terrace	2	2	1	\$650,000	Sold
Lot 15	Terrace	1	1	1	\$525,000	Sold

*Price list as of August 2025.

Rental Appraisals

Provided by Jason Waugh
General manager of Lodge City Rentals
3rd September 2024

1 Bedroom Property Overview

1 Bedrooms

1 Bathrooms

1 Living

1 Car Park

These are brand new one-bedroom apartments adjacent to Waikato university. The kitchen and living are all open plan. There is one bathroom and a patio/deck area.

Potential Income
Based on the information provided and also taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

\$460.00 - \$480.00 per week

2 Bedroom Property Overview

2 Bedrooms

2 Bathrooms

1 Living

1 Car Park

These are brand new two-bedroom apartments adjacent to Waikato university. The kitchen and living are all open plan. There is one bathroom, a patio/deck area and single car space.

Potential Income
Based on the information provided and also taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

\$580.00 - \$620.00 per week

How to buy



Step 1 - Contact Us

You can reach us on our website or our Facebook page. One of the team will talk to you about your property goals and what your requirements are, so we can then find the right property for you, whether it's a home we have for sale now, or something coming soon.



Step 4 - Unconditional

Congratulations, you have now purchased a home with DaSilva. The deposit is now due and payable into our solicitor trust account. Now you just have to wait until the build is completed. We will send your bi-monthly updates on the progress of your brand-new home, and get you through once everything is finished.

Step 2 - Sign Up

Now we have found you a new home, it's time to take the property off the market. You will need to sign a Sales & Purchase Agreement, and our salesperson will help walk you through this process.



Step 5 - Settlement Day!

Your home is finished and ready for settlement. You'll do a pre-settlement inspection of your home to ensure it matches the plans & specifications as well as quality workmanship. You will then sign drawdown your loan, pay the balance and settlement is complete. We handover the keys to your new home and now you get to move in and enjoy your brand-new home.



Step 3 - Due Dilligence

You now have 10 working days to work through due diligence where you will have discussions with your Lawyer, Mortgage Broker, to make sure you are happy to purchase and move forward. We can help with any questions during this timeframe.

Frequently Asked

Who is DaSilva?

DaSilva have more than 20 years experience of residential construction and 10 years experience in property development. Bringing a lot of experience in development and confidence in delivering projects.

What deposit is required?

We require a 10% deposit to secure your property. The remaning payment is due upon settlement.

Is my deposit safe?

Yes, your deposit is safe. It is held in a trust account with a Solicitor until settlement.

Can the price increase from what is agreed on the Sale & Purchase?

No, the agreed price is what you will pay for your property.

Can I make any changes to the design?

All of our designs are crafted alongside Architects and are all final designs.

What does Freehold / Fee Simple mean?

This is the most common home ownership type in New Zealand. It means you own your land & the building on top of it.

What warranties and guarantees do I get when purchasing from DaSilva?

Our properties are covered under a 10 year building warranty and 12 months defects & liability.

Will I be kept up to date on the progress of my property?

Yes! We provide bi-monthly video updates for our clients. This means you can get a real time update of the construction from start to finish.

Will the properties be compliant with Healthy Homes Standards?

Yes, all of our properties are Healthy Homes certified. Your contract will also contains a Healthy Homes Compliant clause.

What is a turnkey home?

A turnkey home is a brand new, fully completed home that is ready for occupancy - meaning you can move in after simply 'turning the key'.

What are the advanges of Body Corporate & Residence Societies?

Body Corporates provide services such as security, landscaping, rubbish removal and recreational facilities. This can enhance the quality of life for residents and increase the value of properties withinthe community. Residence Socities are common in new subdivisions. In most cases, a Residence Society will own & manage communal amentities such as parks, roading, stormwater and dewerage systems within the development.

More questions?

Contact our team.

Why DaSilva?



Modern Living

Our homes are stylish, functional and durable. We use solid trusted materials that are low maintenance to save you money and time over the long term. Life is busy, and it's better spending time doing things you want, not housework.

Affordable Prices

Our homes are priced in an affordable space, so they are within reach for first home buyers and investors looking for a good return. Well priced homes that don't skim on the features provide good value for money to our customers.

Quality, On Time

Being qualified builders gives us an advantage for delivery. We know our craft and move at speed, whilst maintaining outstanding quality. We meet our timeframes so you can rely on completion dates and plan your life.

New Build Warranties

Our new build warranties give you peace of mind that you've got a quality build and a solid investment. You can rest easy and enjoy your home knowing you're covered for up to 10-years.

Healthy Homes

Our brand new properties are built to meet all healthy homes standards so they are warm, dry homes ready for tenants or owners to move in.

Proven track record

We have a proven track record with vast experience of 24+ years building new homes. You can count on us to deliver your new home to a high standard.

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