



161 Ohaupo Road, Te Awamutu

# DASILVA

# Overview

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## Your new home, in the heart of Te Awamutu

These affordable terrace homes offer the perfect solution for a range of lifestyles and life stages - from first home buyers to growing families, from downsizers to investors. These homes are completed and awaiting their first owners! Boasting two bedrooms, two bathrooms and an onsite carpark. Modern designs & fixtures throughout, ensure year round comfort and style.

20 properties have already sold, only 11 are available.

Te Awamutu is a vibrant local community, surrounded by beautiful parks, walking trails, cycleways, and retail shopping options. So be a part of Te Awamutu's newest residential development, and the first of its kind. Interest has been strong now we are nearing completion. Call us today to arrange a viewing and let us help you on your property journey.









# Project Snapshot



Priced at \$549K

Bedrooms	Bathrooms	Living Areas	Parking
 2	 2	 1	 1

## Land Description

Unit Title

## Expected Completion

Completed

## Estimated Rates

\$1800 p.a. approx

## Rental Appraisal

\$570-610 per week

## Gross Rental Return

5.1%

## Body Corporate

\$ 2,241 p.a. circa

## Estimated Insurance

Included in Body Corp.

## Healthy Homes

Certified

## Guarantee

10 Year Master Build



# Area Highlights

## Location

Conveniently located minutes the town centre, making everything within walking distance. Reach Hamilton's CBD in under 30 minutes.

## Outdoors

Explore the beautiful rose gardens and river path walks. Visit the multiple parks and playgrounds throughout the town.

## Retail & Shopping

An abundance of retail stores positioned in the main streets, including fashion, home and garden stores, beauty salons and more. Larger stores such as the Warehouse & Mitre 10 are also positioned close by.

## Education

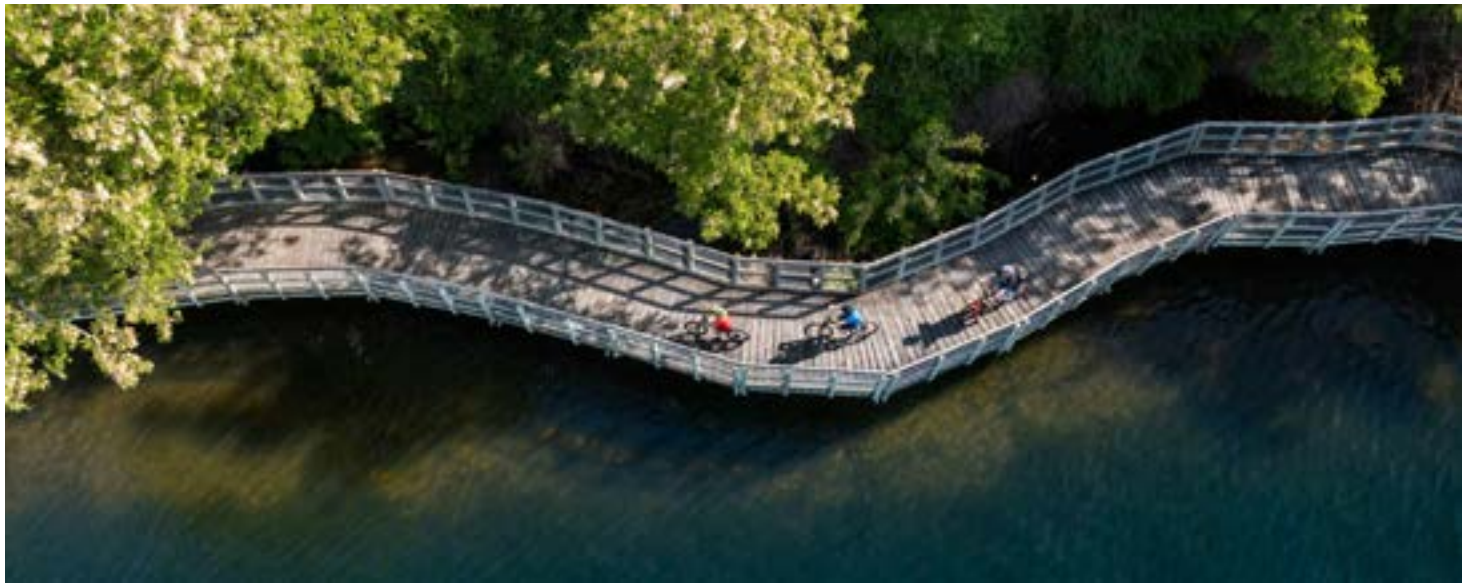
Primary, Intermediate and High School options are all located within 10 minutes of this site. Early child-hood centres are also within distance.

## Dining

Popular bars, restaurants and cafes are scattered throughout the town, giving you lots of options any time of the day! Takeaway chains are also positioned in the town centre.

## Activities

Take advantage of the large aquatic centre and parks, just around the corner. Here you'll also find the library and events centre.





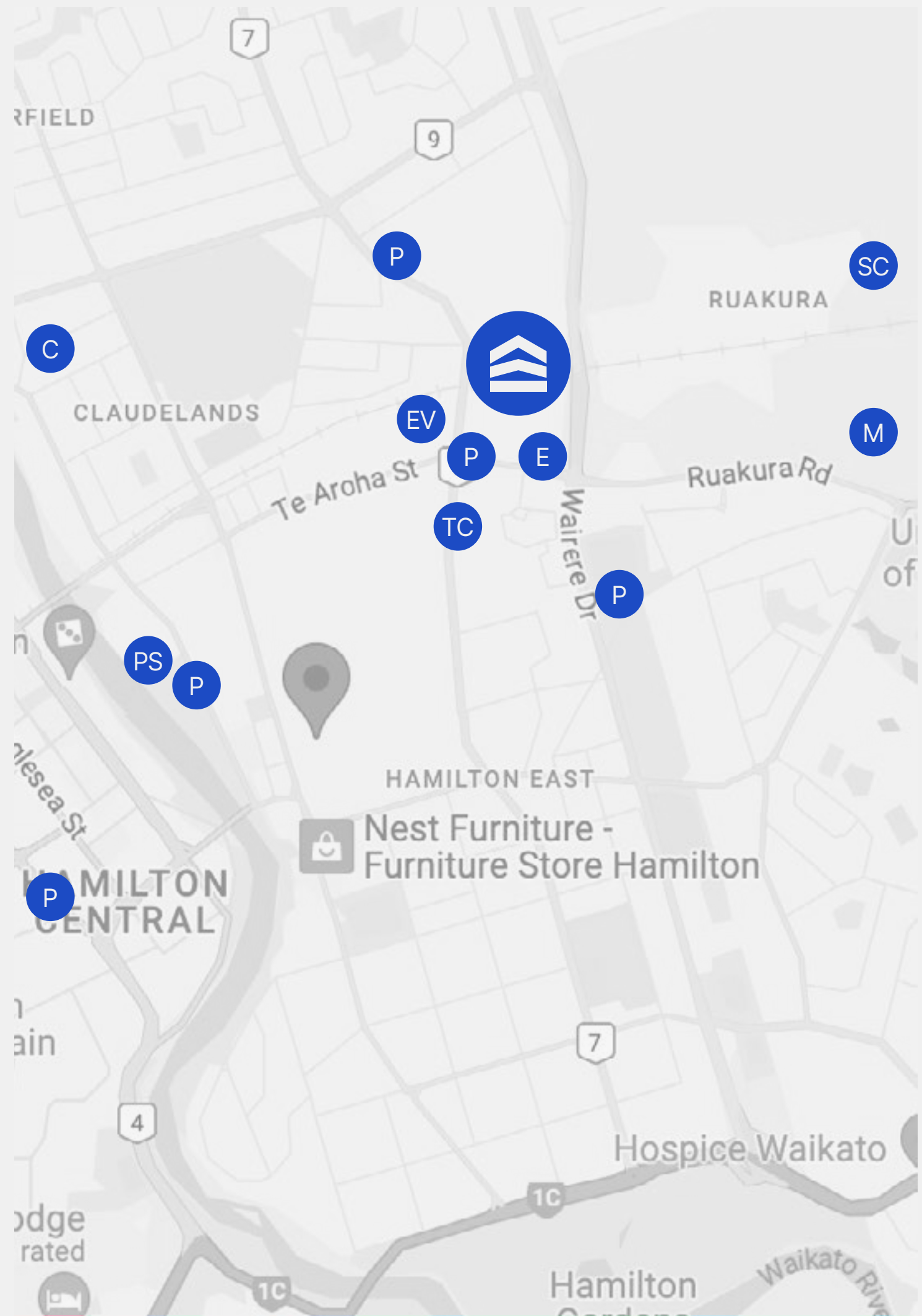
# The Neighbourhood

## Discover Te Awamutu

Discover the charm and appeal of Te Awamutu, located in the picturesque Waikato region. Often referred to as the 'Rose Town' Te Awamutu offers a wealth of activities and attractions. Explore the town's renowned rose gardens, indulge in delightful cafes and restaurants, and enjoy the vibrant town centre made up of popular retail stores and gym chains. Just a short drive away, the charming villages of Pirongia and Kihikihi await.

Reach Hamilton CBD in an easy 30-minute drive. The surrounding landscape is equally attractive, featuring tranquil peat lakes, scenic walking trails, and lush, rolling farmland. Whether you're seeking a vibrant community or a serene rural retreat, Te Awamutu and its environs have something for everyone. Escape the steep prices of the larger cities and enjoy an excellent return on investment.

- SC Pakapeka Primary School
- C Te Awamutu College
- PS Te Awamutu Primary School
- M Pak n Save, Mitre 10 Mega
- M Parks - Victoria, Albert, Stadium, Rose Gardens
- EV Events Centre, Aquatic Centre
- TC Town Centre with Shops & Eateries





# Specifications

## Roof, Fascia & Spouting

Longrun Roofing – 40 Coloursteel + 150mm MultiFit Fascia  
¼ Round Coloursteel Spouting, External brackets

## Primary Cladding

BGC Vertical 300mm Stratum (as per plans)

## Secondary Cladding

BGC 180mm Nuline – Painted (as per plans)

## Alumnium Joinery & Glazing

Fairview Aluminium Joinery Power Coated + Double Glazing to House (single glaze to garage)

## Insulation

R2.2 wall and R3.6 ceiling batts

## Front Door

PTF aluminium door (excludes side light window)

## Front Door Lock

Schlage Artus Digital Front door lock

## Internal Doors & Hardware

Internal Hollow Core Doors – Flush Panel + Lockwood Velocity Lever + Doorstop

## Internal Shelving

Wire shelving in linen cupboard + Melamine prefinished shelf with closet rail to bedroom cupboards.

## Vanities

Wall Hung Vanity 600-800mm + Wall Hung Vanity 400-500mm

## Mirror

Mirror Cabinet (Over small vanity) + Mirror Flat Polished Edge (Over larger vanity)

## Shower Enclosures, Basin & Kitchen Mixers

Acrylic Shower Slide Shower & Designer Mixers

## Bathroom Fixtures

Heated Towel Rails, Toilet Suite & Toilet Roll Holders

## Kitchen Cooktop

Cooktop gas 4 burner stainless

## Kitchen Oven

Single 65L 4 function black oven

## Dishwasher

Dishwasher 13 place setting

## Rangehood

Rangehood powerpack

## Waste Disposal

InSinkErator Model 56

## Heatpump

7.1KW

## Flooring

Laminate Flooring to Entry & Kitchen, Tiles to Bathroom

## Carpet

Carpet Mill Casa Bella 3kg



# Sales Map



\*Site plan as of August 2025 | [LATEST UPDATE CLICK HERE](#)

# DASILVA

# Block A



2 | 2 | 1 | 1

2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
1	82.7m <sup>2</sup>	\$549,000	Unit Title	End	As above



# Block B



2 | 2 | 1 | 1

2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
12	82.7m <sup>2</sup>	\$549,000	Unit Title	End	As above



# Block C



2 | 2 | 1 | 1

2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
16	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
17	82.7m <sup>2</sup>	\$549,000	Unit Title	End	As above



# Block D

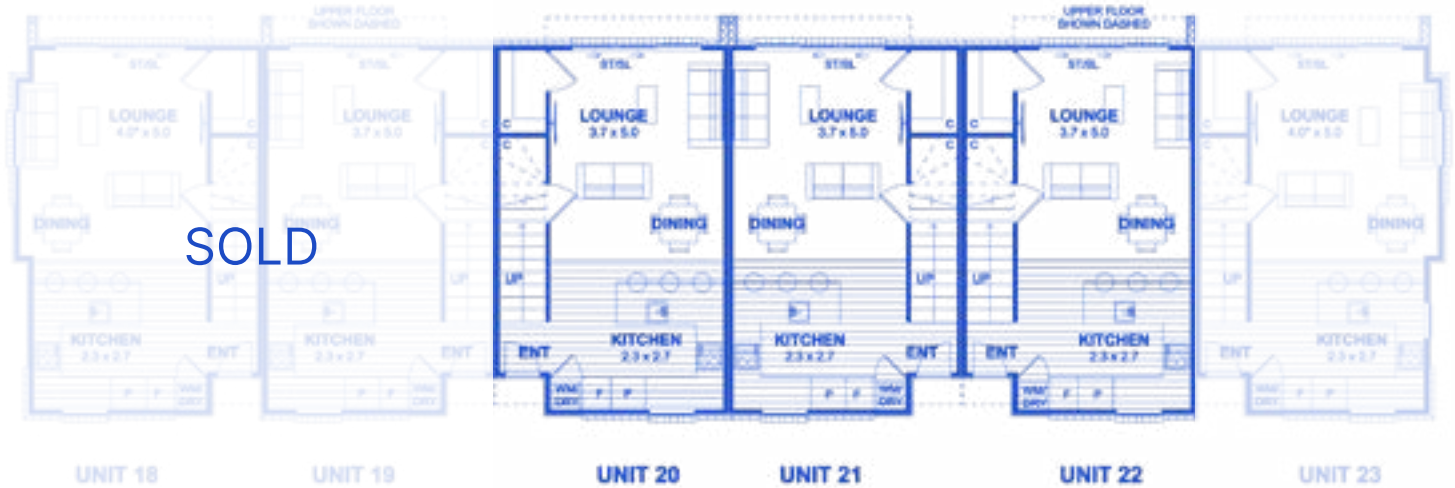


2 | 2 | 1 | 1

2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
20	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
21	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
22	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
23	82.7m <sup>2</sup>	\$549,000	Unit Title	End	As above



# Block E



2 | 2 | 1 | 1

2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
25	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
26	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above



# Block F

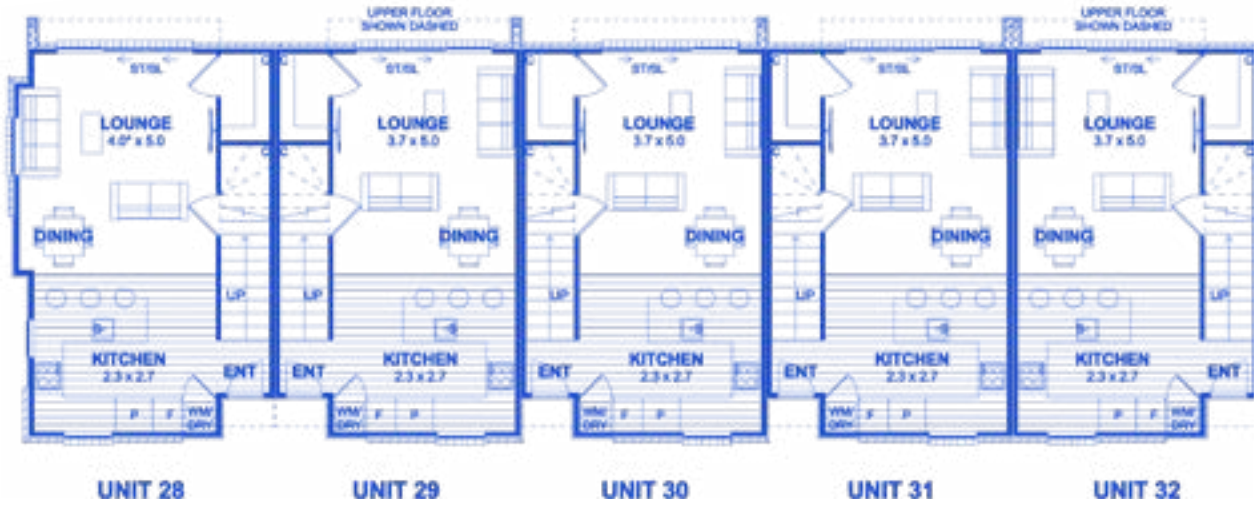


2 | 2 | 1 | 1

2 Bedroom



Ground Floor



Upper Floor



Unit	Floor Area	Price	Title	Location	Orientation
28	82.7m <sup>2</sup>	\$549,000	Unit Title	End	As above
29	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
30	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
31	80.3m <sup>2</sup>	\$549,000	Unit Title	Centre	As above
32	80.2m <sup>2</sup>	\$549,000	Unit Title	End	As above

# Price List

PU No.	Floor	Beds	Baths	Car Park	Price	Status	Address
PU1	82.7m <sup>2</sup>	2	2	1	\$549,000	Sold	31/161 Ohaupo Road
PU12	82.7m <sup>2</sup>	2	2	1	\$549,000	Contract	6/161 Ohaupo Road
PU16	80.3m <sup>2</sup>	2	2	1	\$549,000	Available	10/161 Ohaupo Road
PU17	82.7m <sup>2</sup>	2	2	1	\$549,000	Sold	11/161 Ohaupo Road
PU20	80.3m <sup>2</sup>	2	2	1	\$549,000	Sold	14/161 Ohaupo Road
PU21	80.3m <sup>2</sup>	2	2	1	\$549,000	Sold	15/161 Ohaupo Road
PU22	80.3m <sup>2</sup>	2	2	1	\$549,000	Sold	16/161 Ohaupo Road
PU23	82.7m <sup>2</sup>	2	2	1	\$549,000	Sold	17/161 Ohaupo Road
PU25	80.3m <sup>2</sup>	2	2	1	\$549,000	Available	19/161 Ohaupo Road
PU26	80.3m <sup>2</sup>	2	2	1	\$549,000	Sold	20/161 Ohaupo Road
PU27	82.7m <sup>2</sup>	2	2	1	\$549,000	Sold	21/161 Ohaupo Road
PU28	82.7m <sup>2</sup>	2	2	1	\$549,000	Sold	22/161 Ohaupo Road
PU29	80.3m <sup>2</sup>	2	2	1	\$549,000	Sold	23/161 Ohaupo Road
PU30	80.3m <sup>2</sup>	2	2	1	\$549,000	Available	24/161 Ohaupo Road
PU31	80.3m <sup>2</sup>	2	2	1	\$549,000	Sold	29/161 Ohaupo Road
PU32	80.2m <sup>2</sup>	2	2	1	\$549,000	Sold	30/161 Ohaupo Road

\*Price list as of August 2025.

# Rental Appraisals

Provided by Jason Waugh,  
General manager of Lodge City Rentals  
11th March 2024

## 2 Bedroom Property Overview

2 Bedrooms  
2 Bathrooms  
1 Living  
0 Garage

These are brand new two bedroom terraced townhouses. On the ground level there is a modern open plan kitchen, dining and living area and on the first floor there are two bedrooms, the master has an ensuite and there is an additional bathroom.

**Potentital 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:

\$570.00 - \$610.00 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 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 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.



## 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 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.



# Frequently Asked

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## 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?



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## 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 its better spending time doing things you want, not housework.

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

# DASILVA

