



Rototuna Terraces

DASILVA

Overview

Affordable Luxury in Rototuna

Affordable Luxury in the heart of Rototuna at 13 Adzebill Court. Our exclusive collection of 9 premium townhouses combines sophisticated design with exceptional value.

Each home has a generous 142sqm floor plan and features three spacious bedrooms, including a master suite with a walk-in wardrobe and private ensuite.

Open plan kitchen, dining and living areas flow effortlessly to a private backyard, creating the perfect setting for entertaining or unwinding in comfort.

Situated in a vibrant up and coming community, residents will enjoy close proximity to Rototuna Shopping Centers and St James

Shopping Centre, providing a variety of retail and dining options. Rototuna Park offers open spaces and playgrounds while The Peak Recreation Centre caters to diverse fitness and sports activities.

Zoned for Rototuna High School, a school known for its state of the art facilities.

Priced from \$799,000 this area is the perfect opportunity for first home buyers, young families or investors.



Project Snapshot



Priced from \$799K-\$880K

Bedrooms 3 | Bathrooms 2.5 | Living Areas 1 | Garage 1

Land Description

Freehold

Expected Completion

September 2025

Estimated Rates

\$2300 - \$2600 p.a. approx

Rental Appraisal

\$720-760 per week

Gross Rental Return

4.9%

Healthy Homes

Certified

Guarantee

10 Years & 12 Months defects.

Area Highlights

Location

Nestled in the heart of Rototuna, this thriving suburb is known for it's modern amenities and family friendly vibe. Enjoy a short stroll to popular restaurants, cafes and gym studios, all while being less than 15 minutes from Hamilton CBD and Waikato University.

Outdoors

Grab a coffee from one of the local cafes and enjoy a leisurely walk through picturesque Kori Kori park, or explore the scenic paths at Hare Puke Park, perfect for families and fitness enthusiasts.

Retail & Shopping

Spoilt for choice, these properties are located close proximity to an abundance of retail shops, homeware and grocery stores. Both Te Awa Shopping Centre and Chartwell Shopping Centre can be reached in less than 15 minutes.

Education

These properties are in zone for multiple school options across primary, intermediate and high school levels. Waikato University & Wintec campus are both located less than 15 minutes away via SH1.

Dining

A vibrant up and coming dining scene. Enjoy a special night out, or relax with friends at trendy local bars. With a variety of cafes, family friendly restaurants and international cuisine, Rototuna has something for everyone.

Activities

Discover endless possibilities at your doorstep. Visit Hamilton Zoo just 15 minutes away or enjoy a round at the scenic Ngaruawahia Gold Course. For a quieter escape Te Kete Aronui Library offers a cozy retreat and community programs for all.



The Neighbourhood

Discover Rototuna

Rototuna, where modern living meets a vibrant, family friendly community.

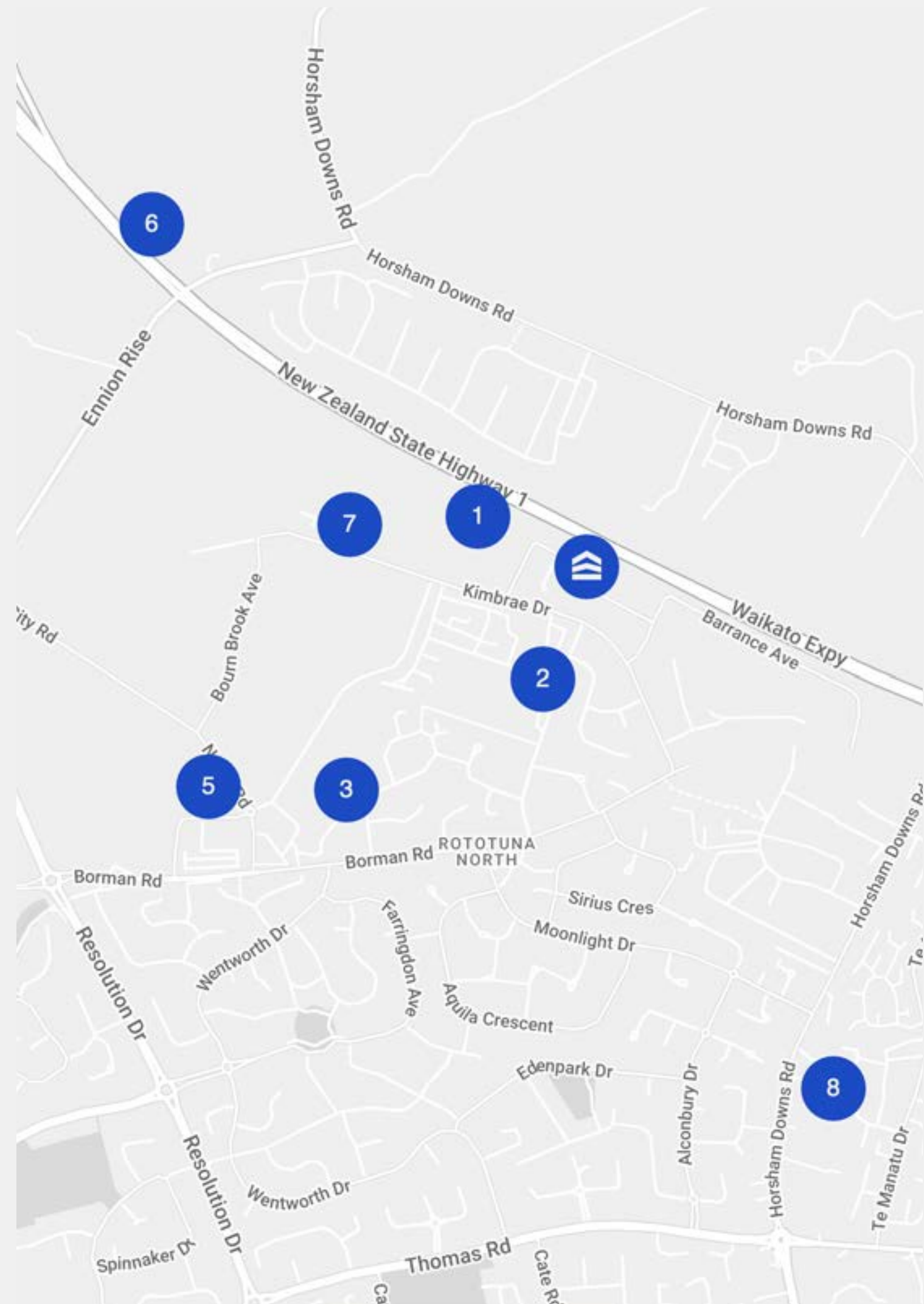
Whether your exploring Kori Kori Park, enjoying a meal at a local cafe or taking advantage of near by retail shopping attractions like Te Awa Shopping Complex, this neighbourhood boasts it all.

With top rated schools, modern amenities and easy access to

Hamilton's best attractions, Rototuna offers the perfect blend of lifestyle and opportunity.

Priced at \$799k this development is a unique opportunity for a range of buyers from first home, families or those looking to secure a lock-up and leave investment.

- 1 Rototuna Junior & Senior High
- 2 Te Totara Primary School
- 3 Hamilton Christian School
- 4 Borman Village
- 5 Fergus Bar & Kitchen
- 6 Waikato Expressway
- 7 Kori Kori Park
- 8 Rototuna Shops





Specifications

Roof, Fascia & Spouting Longrun Roofing – .40 Coloursteel + 150mm MultiFit Fascia ¼ Round Coloursteel Spouting	Shower Enclosures, Basin & Kitchen Mixers Acrylic Shower, Slide Shower & Designer Mixers
Primary Cladding Brick Veneer 70 Series (as per plans)	Bath, Bathroom Fixtures Acrylic Drop in bath, Heated Towel Rails, Toilet Suite & Toilet Roll Holders
Secondary Cladding Vertical James Hardie Stria Weatherboard - Painted Vertical Timber Shiplap Weatherboard - Stained	Kitchen Benchtop 30mm Stone Bench Top
Alumnium Joinery & Glazing Residential Suite Aluminium Joinery Power Coated + Double Glazing to House (single glaze to garage)	Kitchen Cooktop BOSCH Cooktop Gas 4 Burner Stainless -PBH6B5B90A
Insulation R2.2- R2.4 to wall and R3.6 ceiling batts	Kitchen Oven BOSCH Single 60L Wall Oven - HBF113BROA
Front Door PTF Aluminium Door (excludes side light window)	Dishwasher BOSCH Dishwasher 13 Place Setting - SMU2ITS01A
Front Door Lock Schlage Resolute Digital Front door lock	Rangehood BOSCH 53cm Rangehood Powerpack - DHL555BAU
Garage Door Colour Steel Sectional Single Garage Door, 4 Panel	Waste Disposal InSinkErator Model 56
Internal Doors & Hardware Internal Hollow Core Doors – Flush Panel + Lockwood Velocity Lever + Doorstop	Heatpump Living area - to meet Healthy Home Standards.
Internal Shelving Wire shelving in linen cupboard + Melamine prefinished shelf with closet rail to bedroom cupboards.	Flooring Laminate Flooring Entry, Kitchen, Dining
Vanities Wall Hung Vanity 600-800mm + Wall Hung Vanity 400-500mm	Tiles WC, Bathroom, Ensuite doors
Mirror Mirror Flat Polished Edge (Over larger vanity)	Carpet Bedrooms, Stairway - Carpet Mill Casa Bella 3kg.

Sales Map

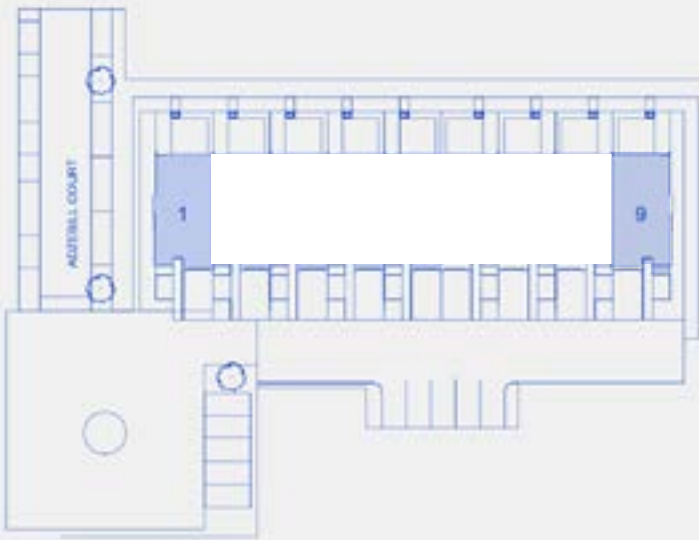


3 Bedroom



3 | 2.5 | 1 | 2

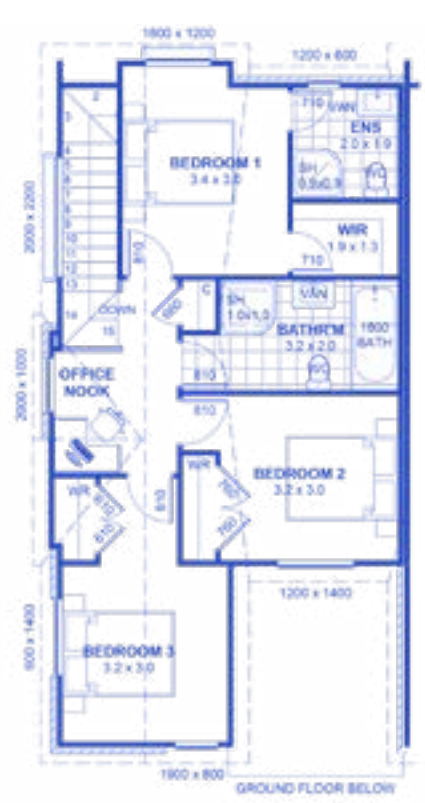
Lots 1 & 9



Ground Floor



Upper Floor



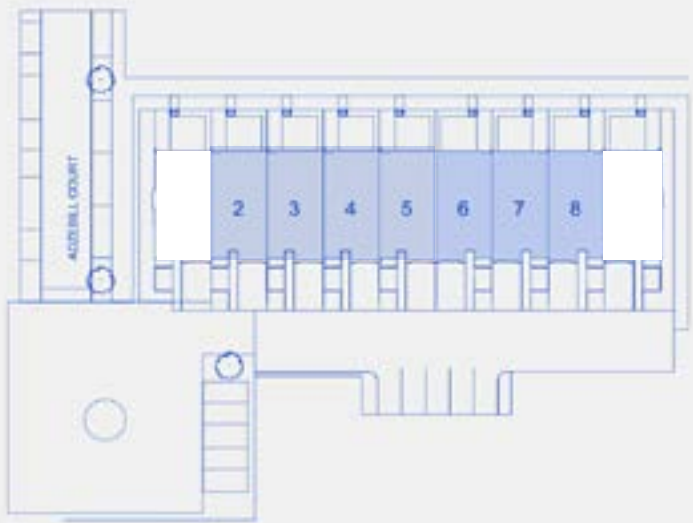
Lot	Lot Area	Floor Area	Title	Location	Orientation
1	177m ²	143m ²	Fee Simple	End	As above
9	171m ²	143m ²	Fee Simple	End	Mirrored

3 Bedroom

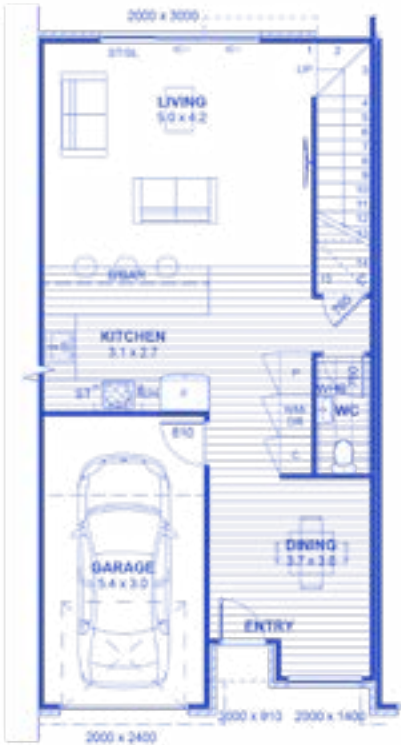


3 | 2.5 | 1 | 2

Lots 2-8



Ground Floor



Upper Floor



Lot	Lot Area	Floor Area	Title	Location	Orientation
2	138m ²	142m ²	Fee Simple	Centre	Mirrored
3	138m ²	142m ²	Fee Simple	Centre	Mirrored
4	138m ²	142m ²	Fee Simple	Centre	Mirrored
5	138m ²	142m ²	Fee Simple	Centre	Mirrored
6	138m ²	142m ²	Fee Simple	Centre	As Above
7	138m ²	142m ²	Fee Simple	Centre	As Above
8	138m ²	142m ²	Fee Simple	Centre	As Above

Price List

Lot	Type	Levels	Beds	Baths	Park	Price	Staus
1	Terrace	2	3	2.5	2	\$880,000	Avaliable
2	Terrace	2	3	2.5	2	\$870,000	Sold
3	Terrace	2	3	2.5	2	\$799,000	Contract
4	Terrace	2	3	2.5	2	\$799,000	Sold
5	Terrace	2	3	2.5	2	\$799,000	Sold
6	Terrace	2	3	2.5	2	\$799,000	Sold
7	Terrace	2	3	2.5	2	\$799,000	Sold
8	Terrace	2	3	2.5	2	\$870,000	Avaliable
9	Terrace	2	3	2.5	2	\$880,000	Contract

*Price list as of August 2025.

Rental Appraisals

Provided by Jason Waugh,
General manager of Lodge City Rentals
16th September 2024

3 Bedroom Property Overview

3 Bedrooms
2 Bathrooms
1 Living
2 Parking

Brand new three bedroom townhouse, situated on a low maintenance section, property features three good sized bedrooms, two bathrooms, three toilets, a open plan living area and a single garage with internal access.

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:

\$720.00 - \$760.00 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 Societies are common in new subdivisions. In most cases, a Residence Society will own & manage communal amenities 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 its 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

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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