



Forest Lake Townhouses

DASILVA

Overview

Where city meets suburban ease.

Forest Lake Townhouses is a collection of 9 brand new homes in one of Hamilton's most established suburbs. These homes feature 2 bedroom layouts with 2 bathrooms and contemporary finishes that are designed for both comfort and low maintenance living. Located in the heart of Forest Lake, residents will enjoy unbeatable convenience - just minutes from the Hamilton CBD, sought after schools, major shopping centres and local cafes.

Spoilt for choice with parks, walking trails and recreational facilities, making it easy for you to enjoy a balanced lifestyle.

Whether you are a first home buyer, downsizer or investor - Forest Lake Townhouses offer an affordable opportunity to secure a stylish, low maintenance home in a sought after area.



Project Snapshot



Priced at \$650,000

Bedrooms 2 | Bathrooms 2 | Living Areas 1 | Garage 1

Land Description

Freehold Titles

Expected Completion

August 2026

Estimated Rates

\$2882 - \$3000 p.a. approx

Rental Appraisal

\$570-\$600 per week

Gross Rental Return

4.8%

Healthy Homes

Compliant

Warranty

10 Years Implied Warranty

Area Highlights

Location

Just minutes from Hamilton's CBD, Forest Lake offers city convenience with suburban calm. Its handy location provides easy access to top schools, shopping centres, and main routes across the city.

Outdoors

Forest Lake is surrounded by green spaces, with Lake Rotokaeo and Minogue Park offering trails, playgrounds, and picnic spots. Hamilton Lake Domain and the Waikato River Trails are a short drive away for running, cycling, or strolls.

Retail & Shopping

Everything you need is nearby, with The Base Shopping Centre just minutes away and the Hamilton CBD offering shops and essentials. Local Forest Lake cafes and stores add everyday convenience.

Education

Families have access to quality education, with Forest Lake School and Vardon School for primary options. Fraser High School and Hamilton Boys High School is also just a short drive away.

Dining

Forest Lake offers plenty of dining options, from local cafes like The Sugar Bowl, to restaurants and eateries in the Hamilton CBD and Te Rapa. Weekend markets and food trucks provide even more variety for food lovers.

Activities

Forest Lake is well placed for leisure and recreation, with parks, playgrounds, and sports facilities nearby. Hamilton Zoo, Waterworld Aquatic Centre, and Waikato Stadium are just a short drive away, offering activities for all ages.



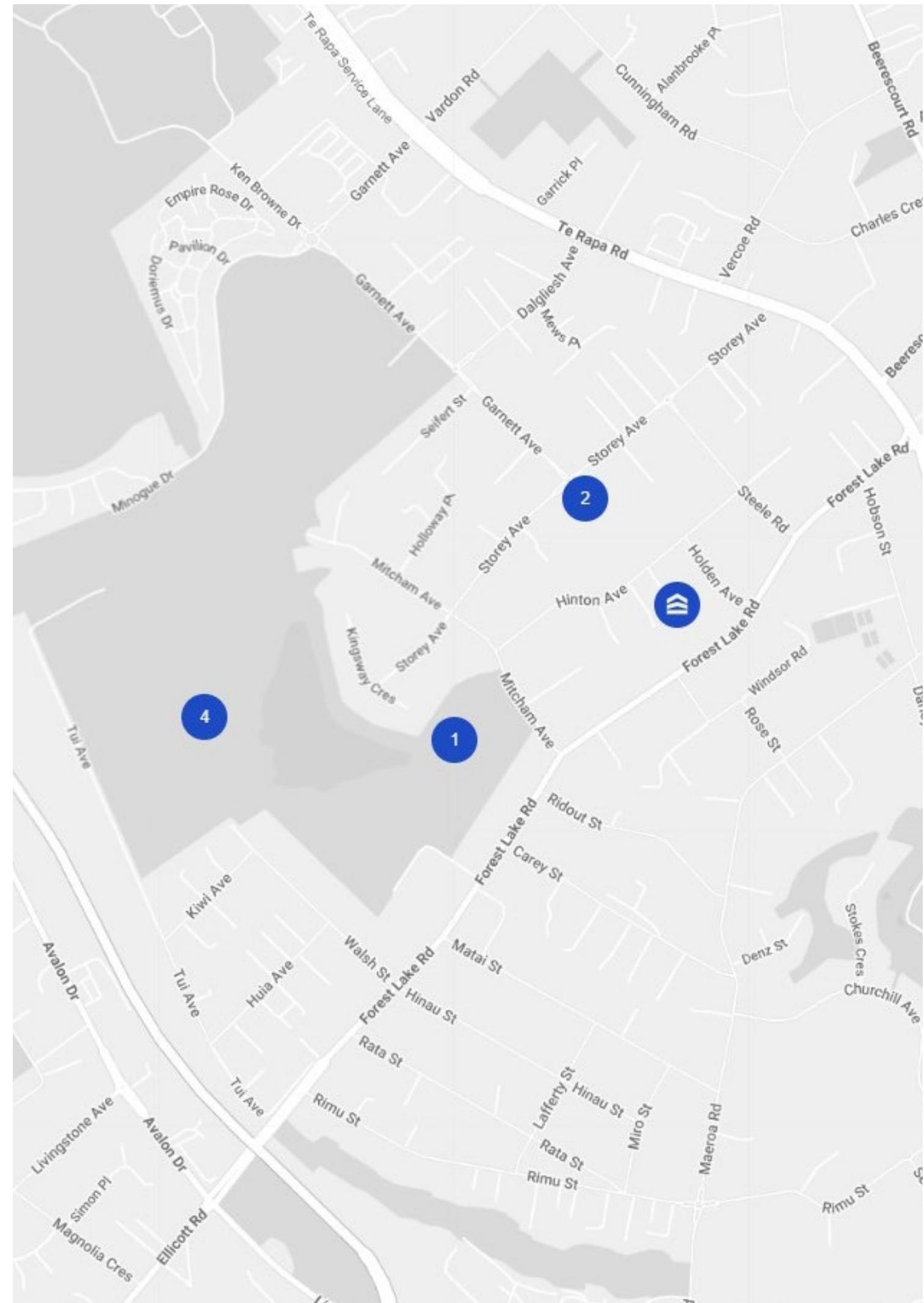
The Neighbourhood

The perfect family area

Forest Lake offers a prime central location surrounded by some of Hamilton's best local amenities. Families will appreciate being within walking distance of Forest Lake School and the expansive Minogue Park, a community hub featuring playgrounds, sports fields, and open green spaces perfect for weekend activities. Just minutes from your doorstep, the Waikato River Cycle and Walking Path provides

a scenic route for exercise or leisurely strolls, connecting you effortlessly to wider Hamilton. Only a short drive from home, you'll find Centre Place Hamilton with its mix of retail stores, dining options, and entertainment. Nearby recreation reserves add to the area's appeal, giving residents plenty of space to unwind and enjoy the outdoors. Combining convenience, connectivity, and community.

- 1 Minogue Park
- 2 Forest Lake School
- 3 Centre Place Hamilton
- 4 Recreation Reserve
- 5 Waikato River Cycle & Walking Path



Specifications

Roof, Soffits, Fascia & Spouting

40 Coloursteel (Longrun), James Hardie soffit
painted Coloursteel Fascia and 1/4 Round Spouting

Primary Cladding

Firth Focus – Premium White (or similar)
James Hardie Axon Panel (as per plan)

Secondary Cladding

70 Series weatherboard (as per plans)

Aluminium Joinery & Glazing

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

Insulation

R2.2 wall and R3.6-R4.1 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 Gas Cooktop

Kitchen Oven

60cm Single Built-In Oven

Dishwasher

Stainless Steel Dishwasher

Rangehood

52cm Powerpack Rangehood

Waste Disposal

InSinkErator Model ISE56

Heatpump

To Main Living Area

Flooring

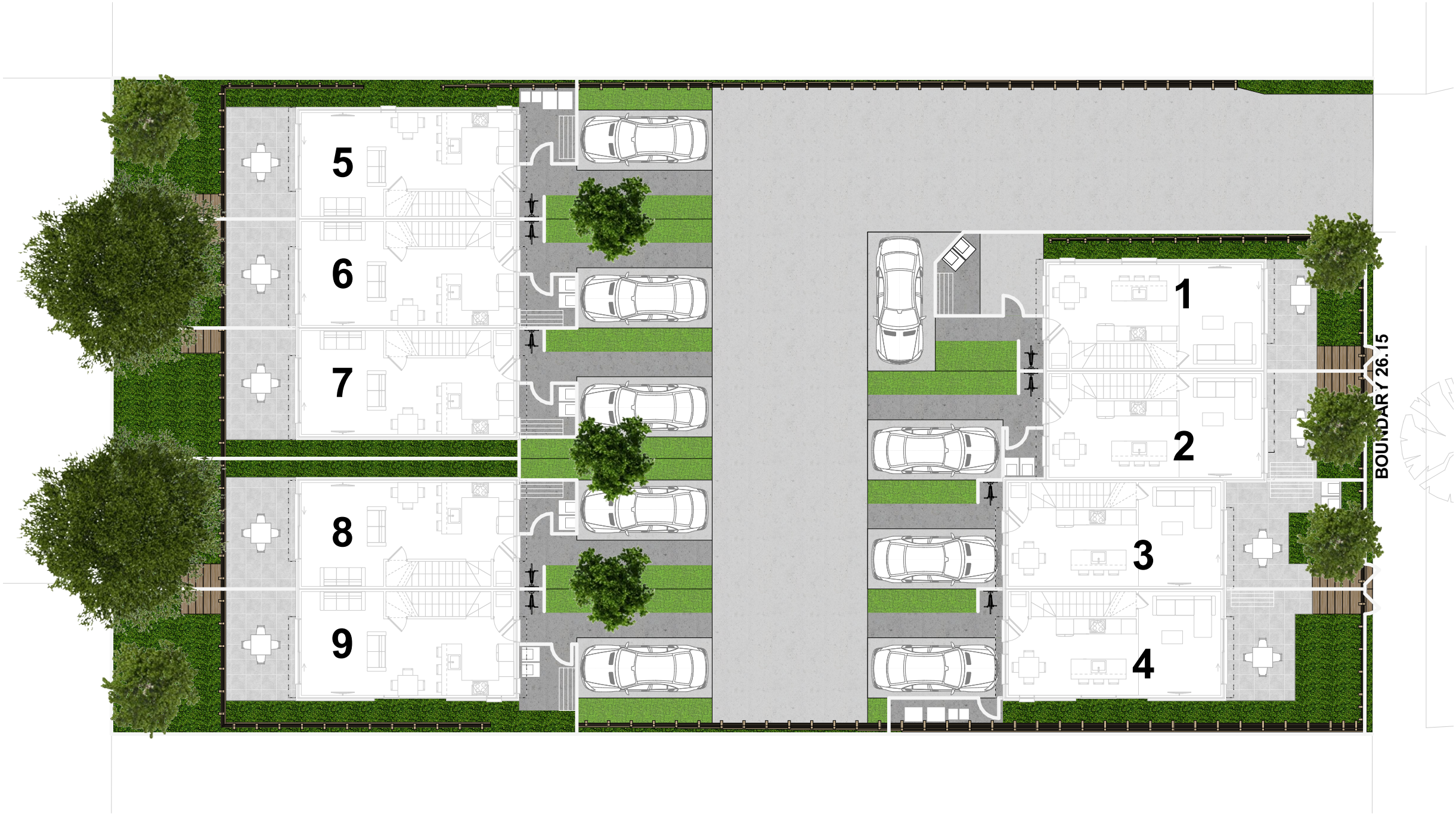
Laminate Flooring to Entry & Kitchen, Tiles to
Bathroom

Carpet

Carpet Mill 4kg



Sales Map

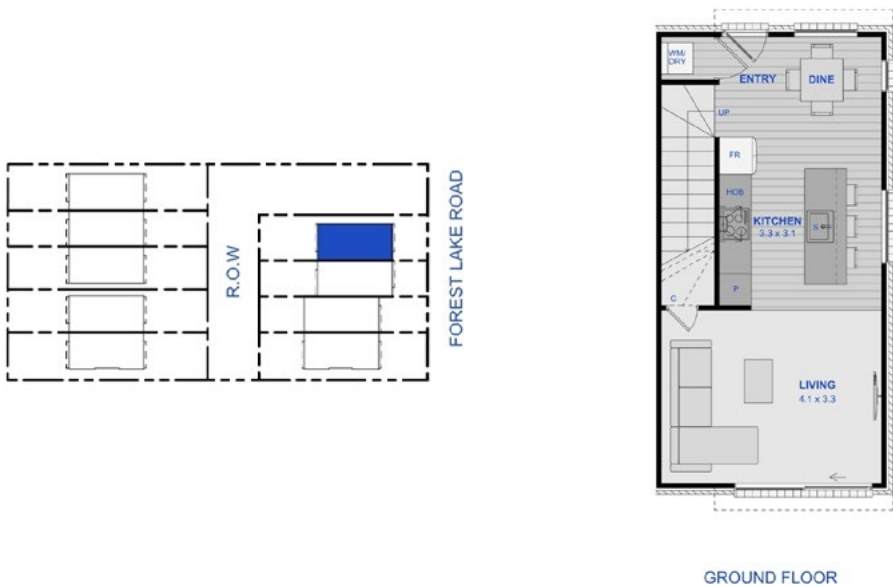


Lot 1

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	112m2	\$650,000

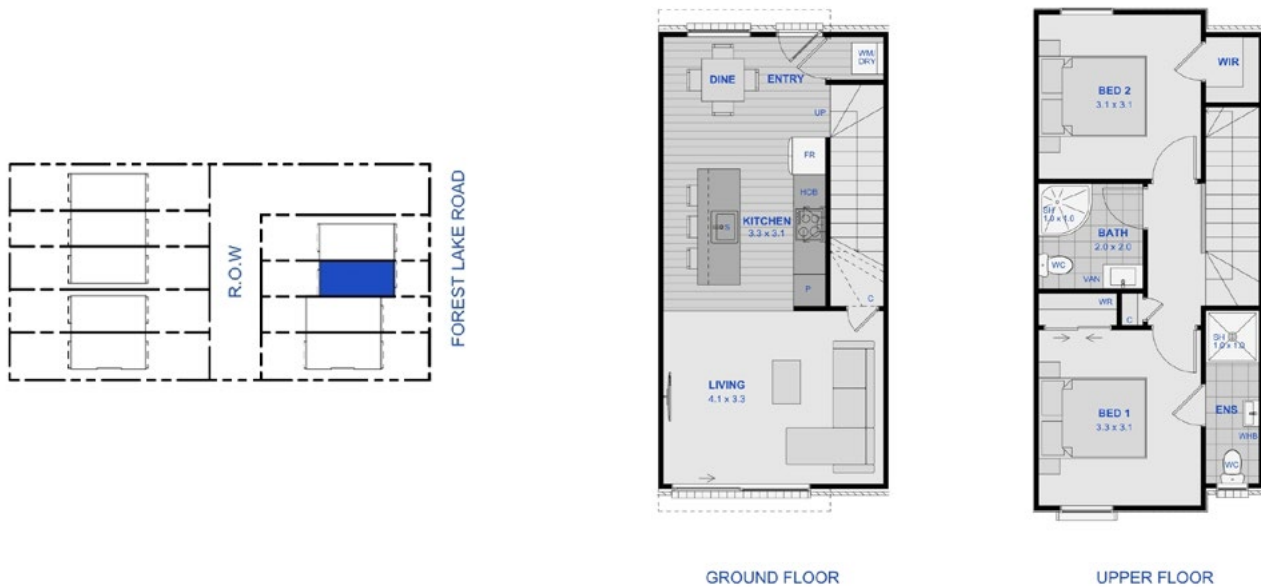


Lot 2

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	80m2	88m2	\$650,000

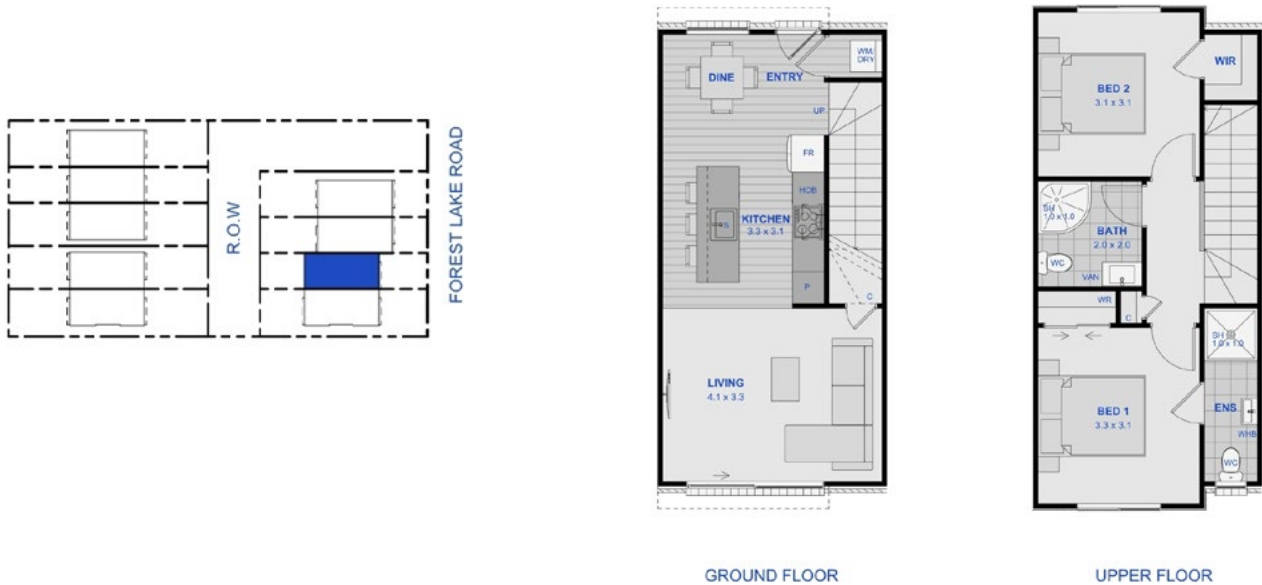


Lot 3

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	80m2	88m2	\$650,000



Lot 4

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	116m2	\$650,000

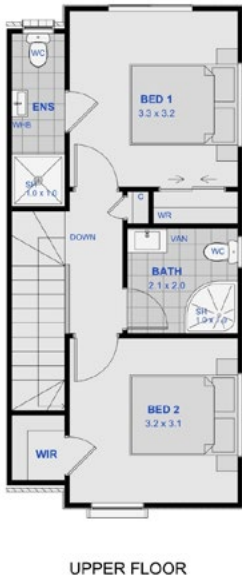
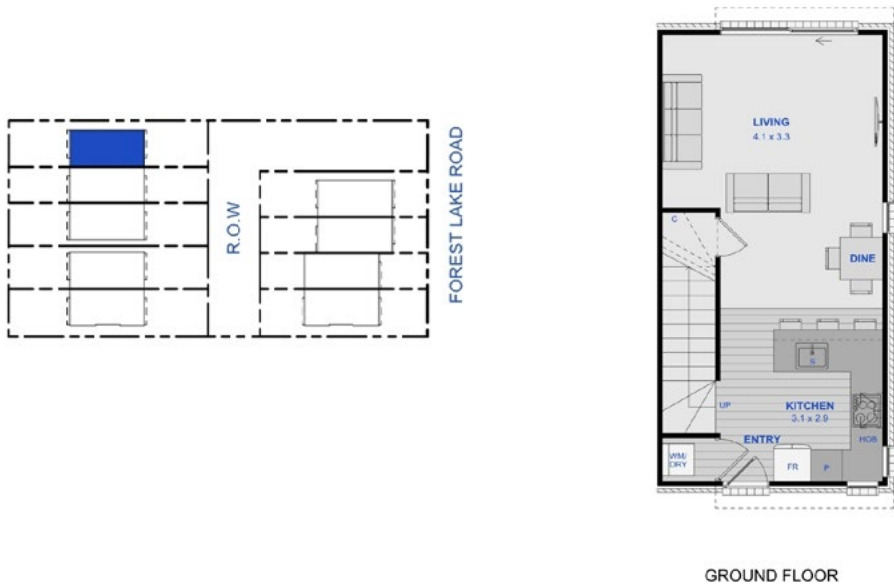


Lot 5

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	134m2	\$650,000

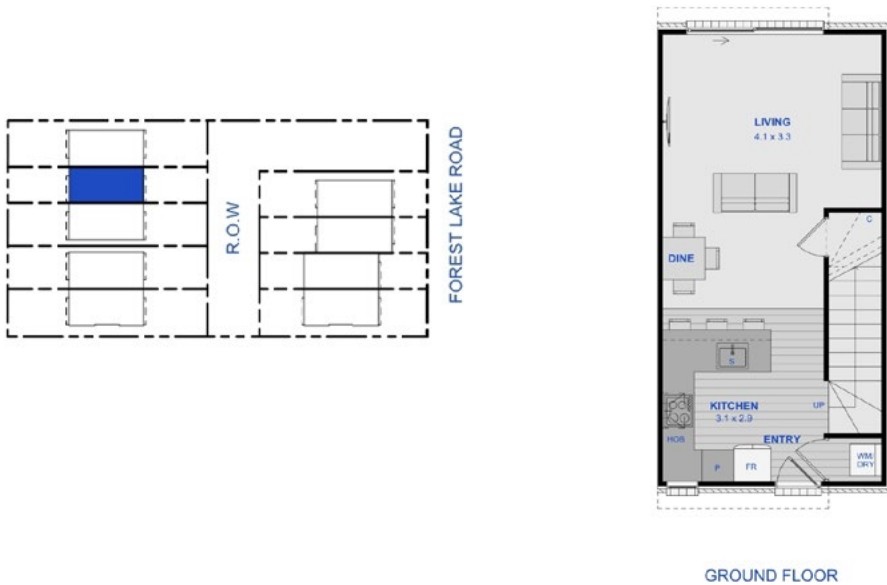


Lot 6

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	80m2	104m2	\$650,000

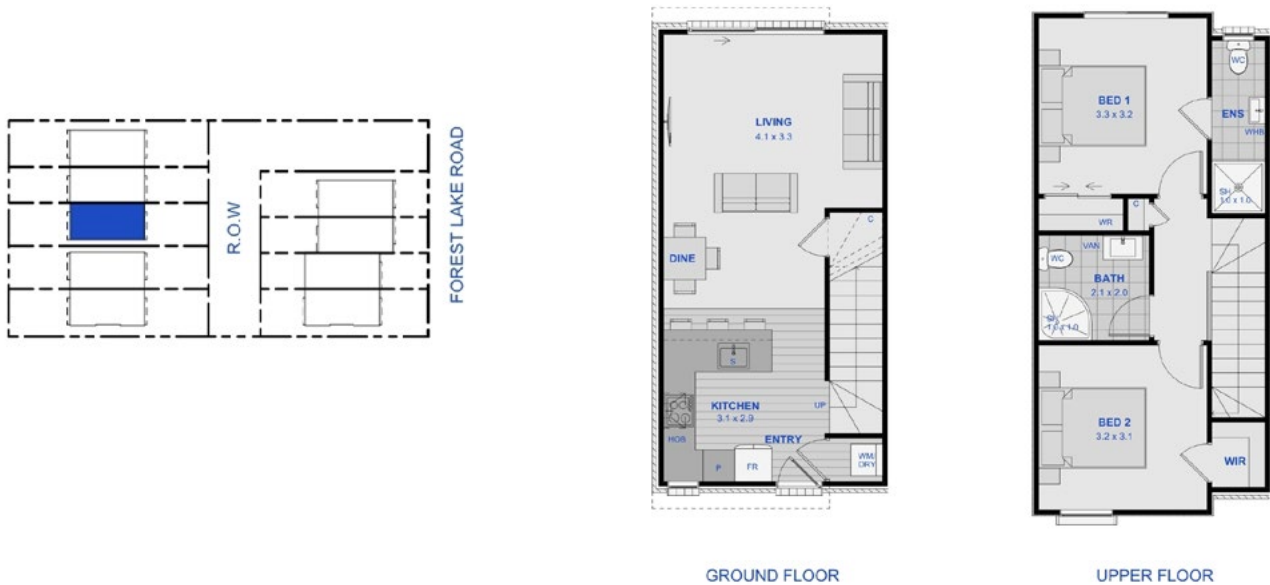


Lot 7

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	125m2	\$650,000

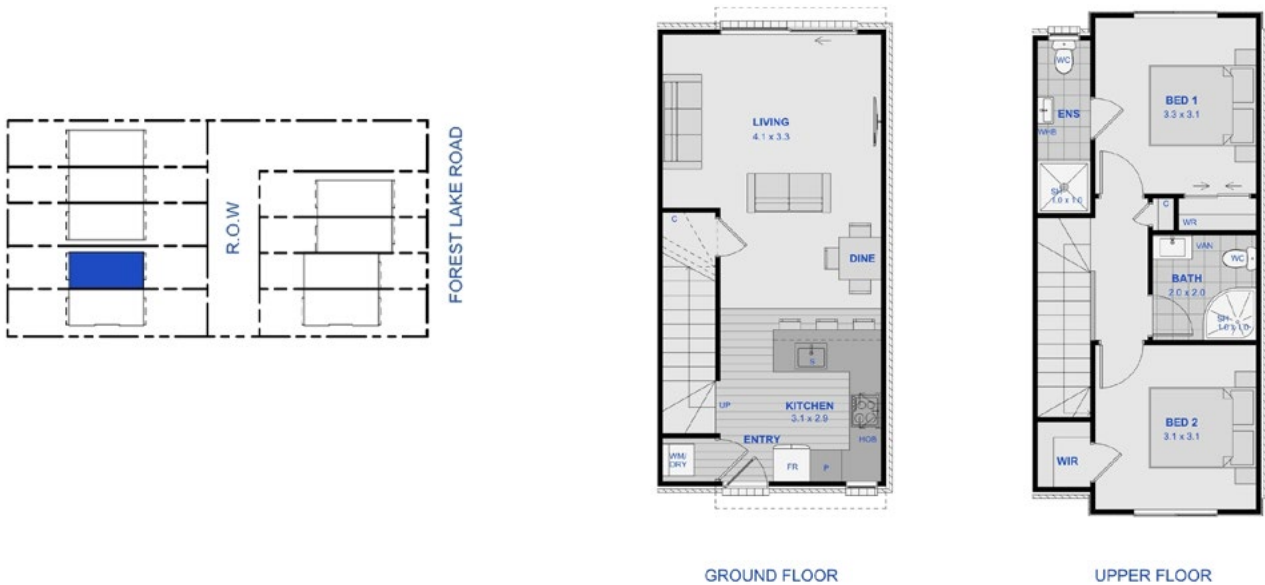


Lot 8

Townhouse



Bedrooms	Bathrooms	Living Areas	Parking	Floor Area	Land Area	
2	2	1	1	82m2	125m2	\$650,000

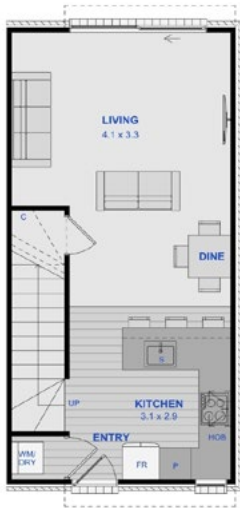
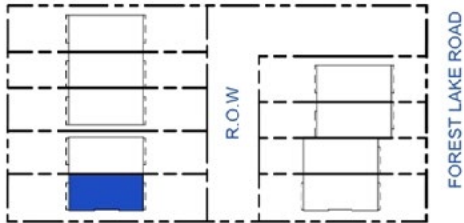


Lot 9

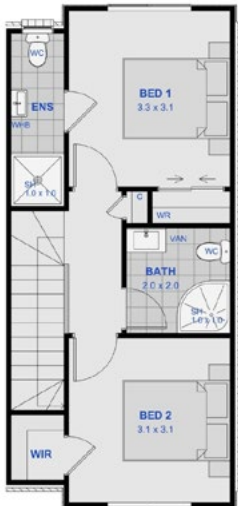
Townhouse



Bedrooms	Bathrooms	Living Areas	Garage	Floor Area	Land Area	
2	2	1	1	82m2	139m2	\$650,000



GROUND FLOOR



UPPER FLOOR



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Price List

Lot	Type	Beds	Baths	Park	Price	Staus
1	Terrace	2	2	1	\$650,000	Avaliable
2	Terrace	2	2	1	\$650,000	Avaliable
3	Terrace	2	2	1	\$650,000	Avaliable
4	Terrace	2	2	1	\$650,000	Avaliable
5	Terrace	2	2	1	\$650,000	Avaliable
6	Terrace	2	2	1	\$650,000	Avaliable
7	Terrace	2	2	1	\$650,000	Avaliable
8	Terrace	2	2	1	\$650,000	Avaliable
9	Terrace	2	1	1	\$650,000	Avaliable

*Price list as of November 2025.

Rental Appraisals

Provided by Jason Waugh,
General manager of Lodge City Rentals
7th October 2025.

2 Bedroom Property Overview

2 Bedrooms
2 Bathrooms
1 Living
1 Parking

Brand new two bedroom home, situated on a low maintenance section, property features two good sized bedrooms, two bathrooms, a open plan living area and a parking 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:

\$570.00 - \$600.00 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.

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.

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 amenities such as parks, roading, stormwater and dewerage systems within the development.

More questions?

Contact our team.

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