
PROPERTY SALES PACK

Lots 1 - 8, London Lane, Leamington, Cambridge



queen wood

PROPERTY



Queenwood Property

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queenwood.nz

about **queenwood property**

STARTED IN 2017 BY OUR FOUNDER
CURTIS MCCORQUINDALE, QUEENWOOD PROPERTY IS
A RESIDENTIAL DEVELOPMENT COMPANY WITH LAND
DEVELOPMENT AT THE CORE OF ITS OPERATIONS.

Originally established in the Waikato,
we've since expanded our horizons
to deliver projects in a wider range of
high-growth areas. This foundation
shapes how we select locations and
design our projects focusing on where
development matters most.

Whether you're a first home buyer,
downsizer, or investor, we believe
our offerings cover all bases and we
continually strive to ensure they do.



We deliver
high-quality
housing that
transforms
neighbourhoods
and drives
long-term value for
both residents
and investors.

Development Overview



LONDON LANE

Nestled in the vibrant Leamington community, “London Lane” offers eight stylish, single-level duplex homes with freehold titles and single garages. Each unit features two bedrooms, two bathrooms, and a thoughtfully designed, low-maintenance layout perfect for modern living.

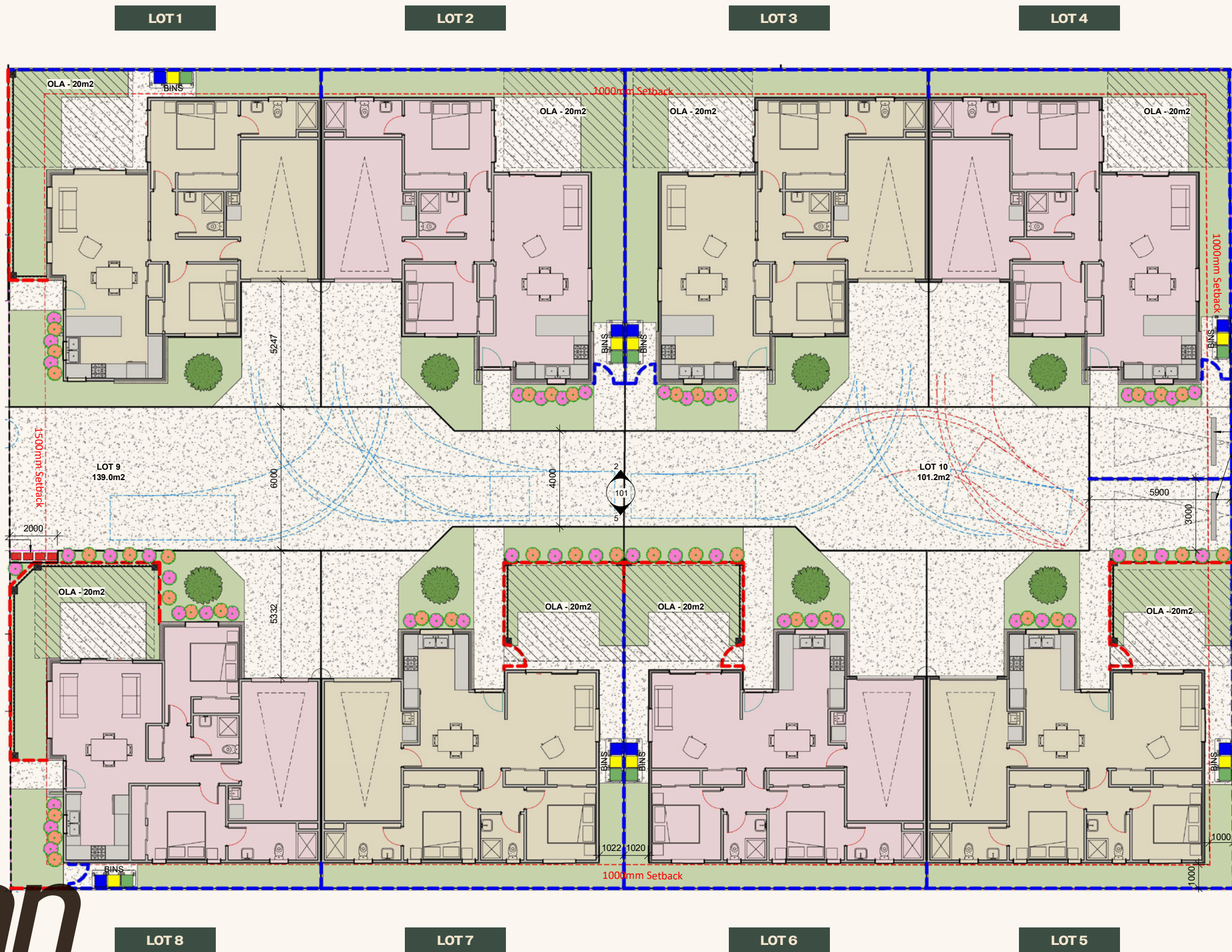
Enjoy an enviable lifestyle just minutes from Cambridge’s bustling town centre, renowned cafes, and beautiful Lake Karapiro. With top-tier educational facilities and medical centres within easy reach, this location blends convenience with the relaxed charm of small-town living. Whether you’re an investor, first home buyer or downsizer, these homes place you at the heart of everything Cambridge has to offer—making it easy to live well and enjoy life to the fullest.

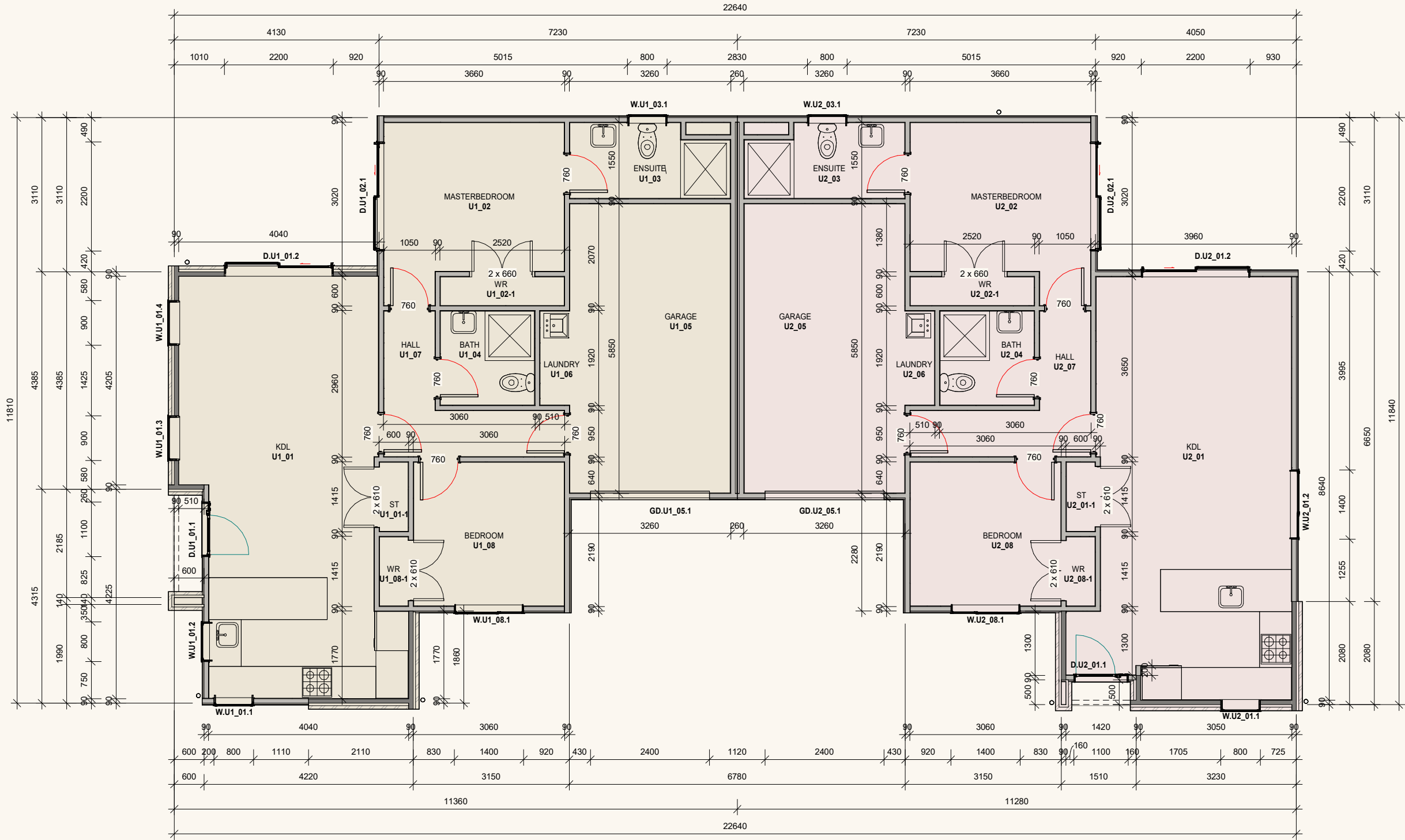


“The craftsmanship and attention to detail in their developments are clearly of a very high standard”



site plan



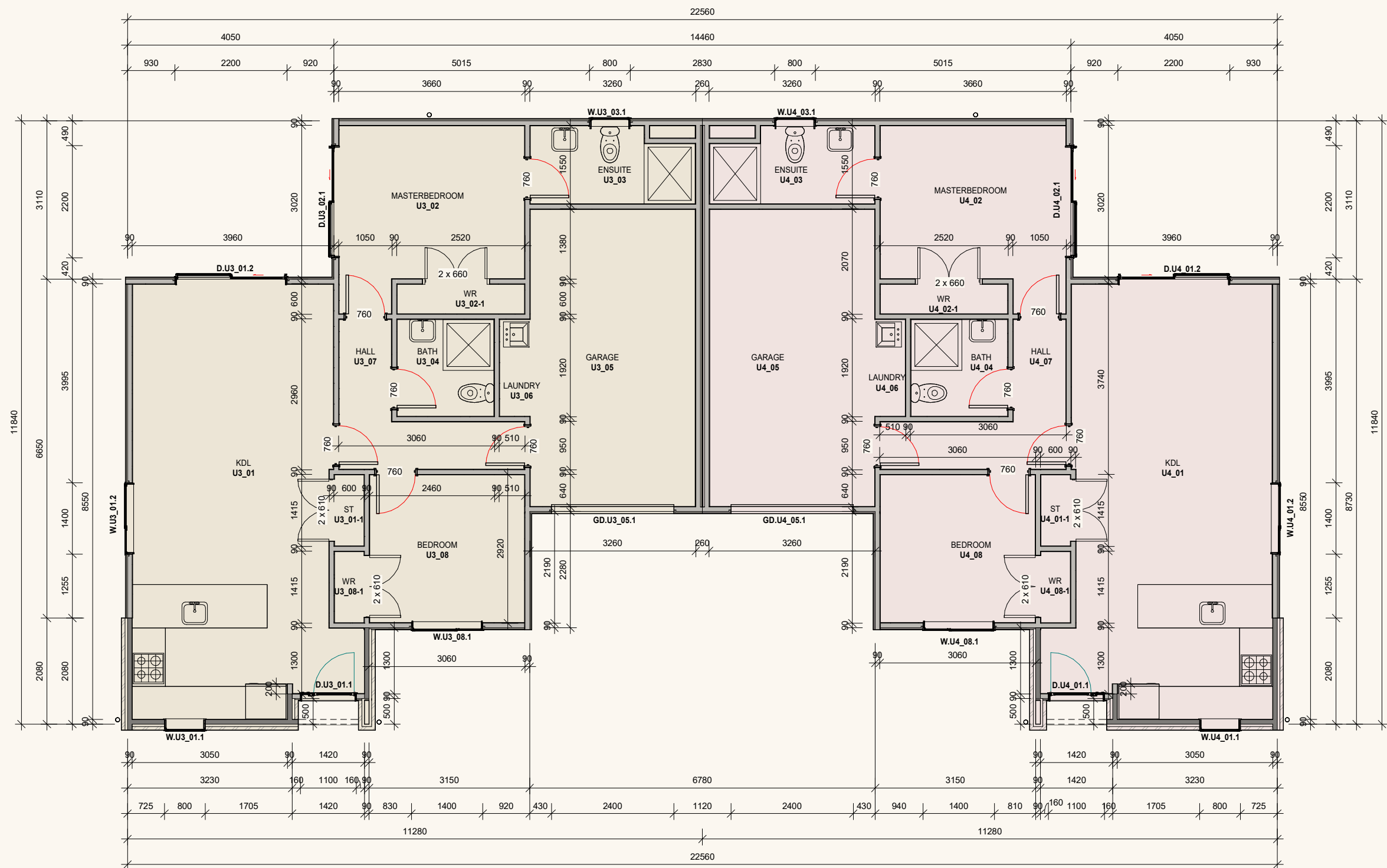


LOT 1

LOT 2

site plan



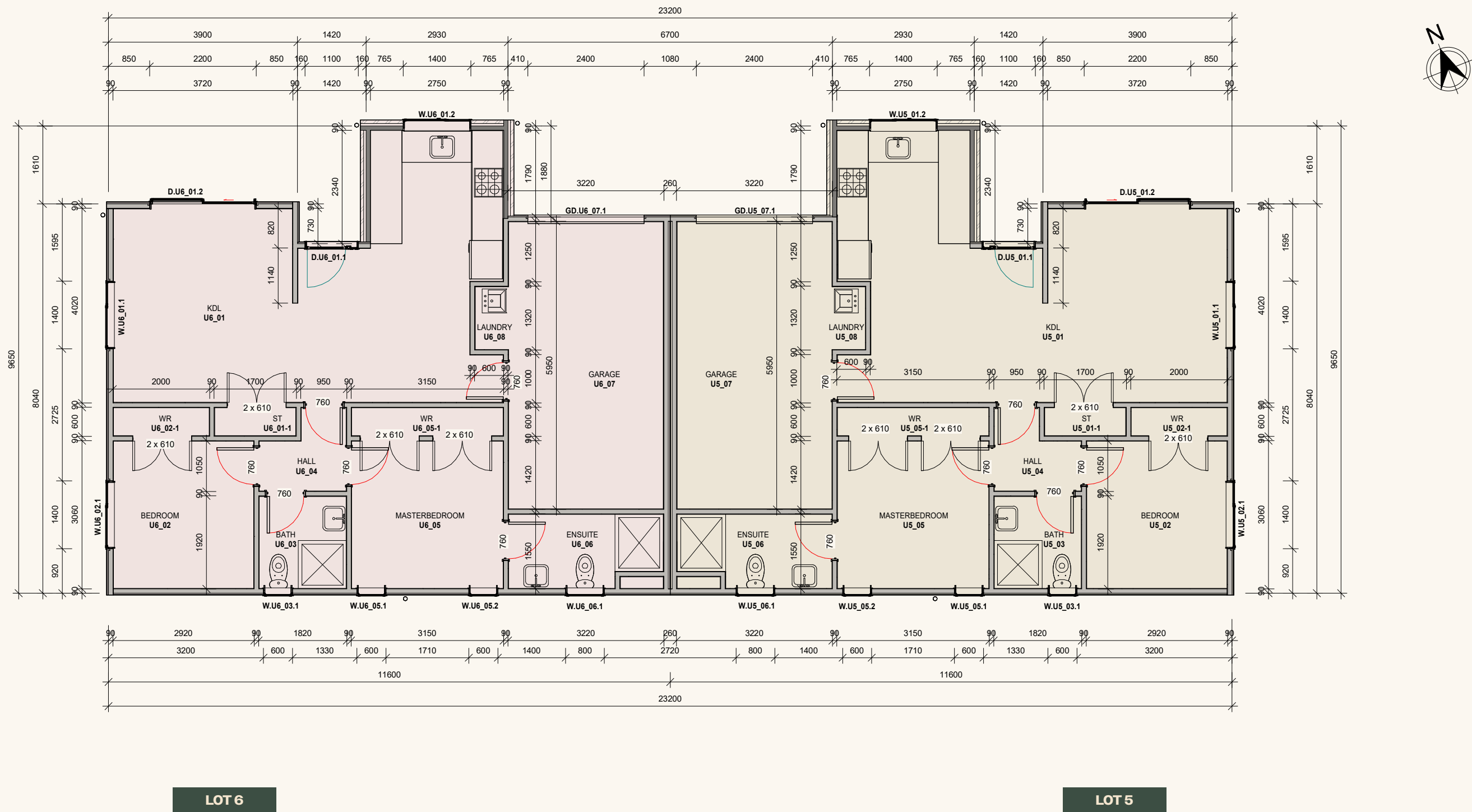


site plan

LOT 3

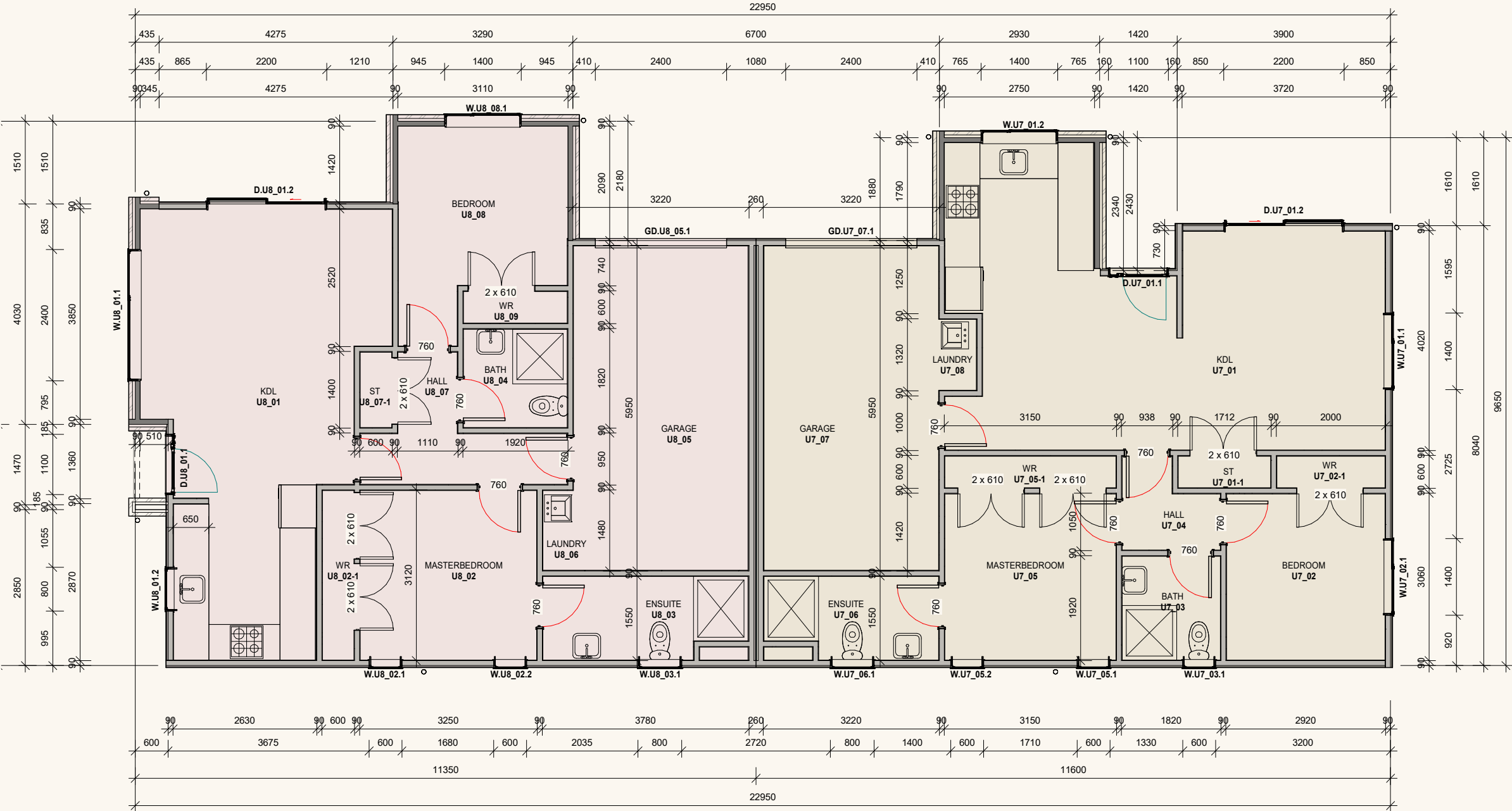
LOT 4





site plan





site plan



development details



LOT	LAND AREA	FLOOR AREA	TPOLOGY	LOCALITY	BEDS	BATHS	GARAGE	CARPARK	PRICE
1	184m ²	101m ²	Premium	Road Front	2	2	1	1	By Negotiation
2	186m ²	102m ²	Standard	Central	2	2	1	1	\$699,000
3	186m ²	102m ²	Standard	Central	2	2	1	1	\$699,000
4	195m ²	102m ²	Premium	Rear Unit	2	2	1	2	By Negotiation
5	199m ²	98m ²	Premium	Rear Unit	2	2	1	2	By Negotiation
6	186m ²	98m ²	Standard	Central	2	2	1	1	\$699,000
7	186m ²	98m ²	Standard	Central	2	2	1	1	\$699,000
8	183m ²	98m ²	Premium	Road Front	2	2	1	1	By Negotiation



“They exhibit all the traits and qualities required when engaging in turn-key purchases”





This location offers exceptional lifestyle benefits with easy access to some of the region's best attractions.

Enjoy outdoor recreation along the Waikato River and a variety of cycling and walking trails suitable for all levels. Directly across the street, is the peaceful Thompson Street Park, which will provide hours of entertainment for children throughout the summer months, whilst a short walk through Cambridge Park will take you to Circus Eatery, your local cafe.

Just minutes away, Lake Karapiro provides world-class rowing and water sports opportunities, while the tranquil Lake Te Koo Utu is perfect for morning walks. The nearby Cambridge Velodrome caters to cycling enthusiasts, and the Perry Aquatic Centre offers modern pools and aquatic facilities.

The vibrant Cambridge town centre combines boutique shops, cafes, and historic buildings, blending heritage charm with everyday convenience - everything you need is right at your doorstep.

Thompson Street Playground	20m
Circus Eatery	800m
Fresh Choice	850m
Leamington Town Centre/Medical Centre	1000m
Gwyneth Common	1100m
Leamington Primary School	1900m
Perry Aquatic	2000m
Cambridge Town Centre	2000m
Lake Te Koo Utu	2700m
Lake Karapiro	7700m



Local
amenities





EXTERIOR

ROOF	Colorsteel Ebony Black	
SPOUTING & FASCIA	Colorsteel Ebony Black	
EXTERIOR JOINERY	Colorsteel Ebony Black	
BRICK & MORTAR	Premier Brick Vintage Collection, Sienna Blend	
LINEAR	Resene Ebony Black	
SOFFITS	Resene Black White	

INTERIOR

CEILING	Resene Quarter Black White	
TRIM & DOORS	Resene Half Black White	
WALLS	Resene Full Black White	
KITCHEN + BATHROOM FLOORING	Elementary Solstice Seasoned Spotted Gum	
LIVING + BEDROOM CARPET	Malmö Berlin Sheer + 12mm Quietred Underlay	
GARAGE CARPET	Grand Prix	
KITCHEN BENCHTOP	30mm Laminex White Valencia Natural	
LOWER CABINETRY	Meltica Warm White Naturale	
UPPER CABINETRY	Meltica Chalet Ash Organic	
HANDLES	Archant Anzia Brushed Nickel	
OVEN	Bosch Series 4, Built in, 60x60cm, Black	
DISHWASHER	Series 2 Built-under dishwasher 60 cm Brushed steel anti-fingerprint	
HOB	Series 6 Electric cooktop 60 cm surface mount without frame	
RANGEHOOD	Smeg 60cm Stainless Steel Powerpack	
LAUNDRY TUB	Supertub Series X, Standard, Door Model, with S/S Gooseneck Tap - ST3101X	
SPLASHBACK	75x300mm Midas White Gloss	
HEATPUMP	CARRIER 53QHG050	



Building specifications

EXTERNAL

FOUNDATION	TC1 Waffle Slab Foundations
FRAMING	SG8 Timber Framing
INTERTENANCY WALL	GIB Barrier System
WALL INSULATION	Glasswool R2.8
CEILING INSULATION	Glasswool R7.0
ROOF	Colorsteel Corrugate
FASCIA	Colorsteel 185mm
SPOUTING	Colorsteel Long Run Quarter Round
DOWNPIPES	80mm Coloured PVC
EXTERIOR CLADDING	James Hardie 200mm Vertical Oblique Weatherboard over 20mm cavities
EXTERIOR JOINERY	APL Altherm residential series with AGP SoluxE clear Low E double glazed glass

INTERNAL

CEILING HEIGHTS	2400mm throughout
INTERNAL DOORS	1980mm MDF Hollow Core Flush Door w/ Futura Apex Hardware
WALL + CEILING LINING	Painted GIB, stopped to Level 4 Finish
WARDROBE SHELVING	18mm White Meltica Shelving + Ventilated Wire Shelving
GARAGE DOOR	Colorsteel Flat Woodgrain 0.55g
WATER HEATING	Rinnai Enamel 180L 3kW
LIGHTING & ELECTRICAL	PDL 600 Switch Gear, Ambius 13 watt LED Downlight
SHOWER (GUEST BATHROOM)	Premiere Shower 1000x1000 Angled w/moulded liner, Semi Frameless Glass
SHOWER (ENSUITE)	Premiere Shower 1200x1000 3-Sided w/moulded liner, Semi Frameless Glass
FIXTURES	Robertson Elementi Cura Range
TOILET	Cadet BTW
VANITY (BATHROOM)	Robertson 750mm Verona
VANITY (ENSUITE)	Robertson 900mm Verona
MIRROR	900x900 Polished
TOWEL RAIL	5x Round Bar Chrome (Heated)

OTHER

LANDSCAPING	As per Landscaping Plan
BLINDS (BEDROOMS, LIVING)	Windoware Roller Blinds (Vibe Ice)
BLINDS (KITCHEN)	Austro Wood Look 50mm (White)





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