



SCAN ME

**Special Offer**  
Sign up before 31st August 24  
and receive a \$10,000 cash back bonus!



*\*example of similar home render*



52 CHESNEY STREET  
INVERCARGILL

Inspire  
HOMES  
EST. 2013

| New Zealand

Earthworks commencing  
1st September 2024



*\*example of similar home render*

**\$699,000**

Lot 11 | Chesney Mews



4



1



2



1

**Quality Homes  
at Affordable  
Prices**

**LAND SIZE**

352 m2

**GUARANTEED RENTAL RETURN**

\$650 per week

**FLOOR AREA**

134m2

**RENTAL YIELD**

4.84%





## What's Inside?

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“

Excellent to deal with!  
From the start, they've  
delivered on their promises  
& been very professional &  
most importantly,  
trustworthy.  
- Mark & Mary  
Richardson

“

We are delighted with  
the look and feel of the  
property. We feel very  
fortunate to have had the  
Inspire team on the  
project.  
- Tracey & Blair  
Burtenshaw



“

Wonderful, friendly,  
professional service received  
from Inspire Homes. Highly  
recommend to anyone  
looking to build.  
- Suzi Smith

## Welcome to Inspire Homes

Inspire Homes is a residential home developer building across NZ with a wide range of affordable homes. Our homes are designed with comfort and style in mind, featuring spacious layouts and modern finishes that will make you feel right at home. Every home we build, we build with care. We don't treat homes as stock items or just another notch on the belt. Pride in our work is at the forefront of each project, whether a \$650,000 townhouse or a larger \$1.2m home.

We have built and handed over hundreds of homes and typically have 40-50 under construction at any one time. We often but not always complete the underlying subdivision work to the land before building our client's homes. Our favourite locations are Christchurch, Auckland, Gisborne, Invercargill, Whangarei and Palmerston North.

Inspire Real Estate started in 2008 and has evolved into four distinct divisions – construction, property sales and management and a portfolio of accommodation assets.

My name is Anyos Gonczy, and I am the owner of the Inspire group of companies. The firm would be nothing without its loyal and long-serving co-workers and contractors. I am grateful to all involved, and my drive to keep going is a mix of loving my work and ensuring my team is happy and looked after also.

We have two children, Abby and Josh, and my wife Louise is my everything – we have been together since we were 18 years old. They have very little to do with the company but support me continuously.  
On behalf of everyone, we look forward to working with you.

**Inspire**  
**HOMES**  
EST. 2013





## About The Area

Southland's commercial hub, Invercargill, is one of New Zealand's most beautiful and precious cities. As the gateway to some of the country's most picturesque landscapes and exciting outdoor activities with remarkably long daylight hours in summer and the most extraordinary night sky offering regular vistas of the spectacular Aurora Australis, the southern lights, it's no wonder that more and more Kiwis are deciding to call this long-established city home.

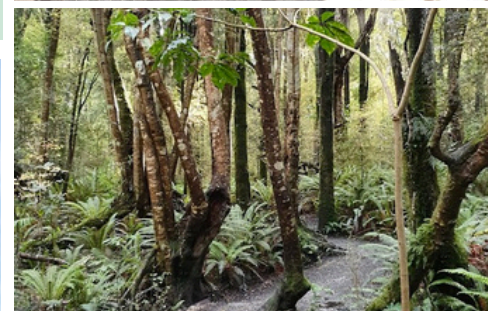
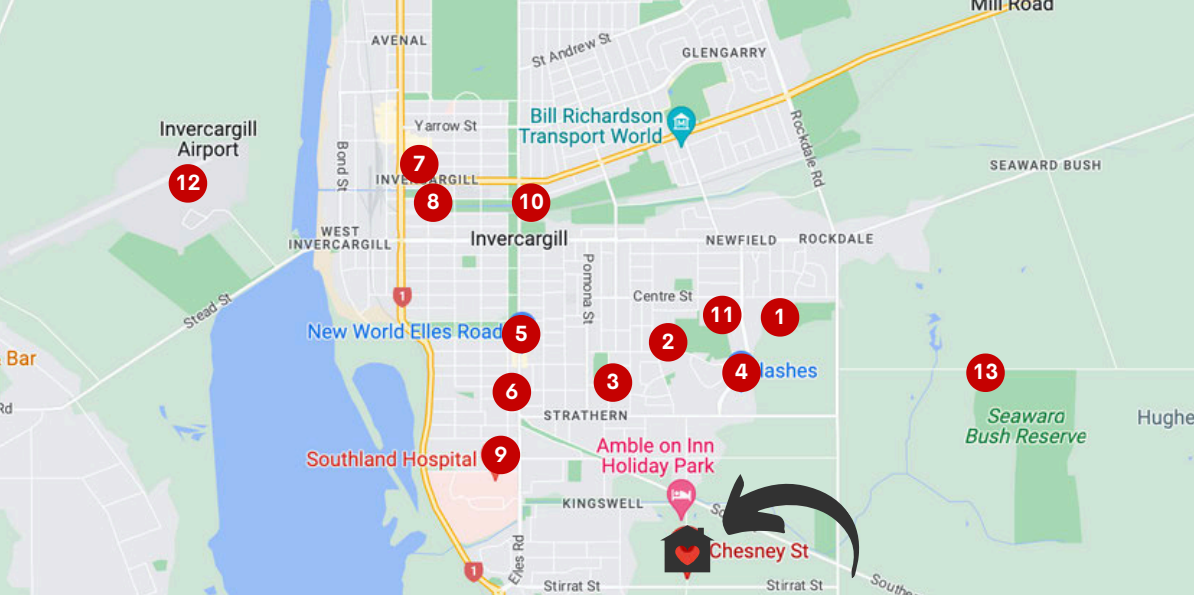
The gold rush originally drew settlers to Invercargill in the 1860s. While gold nuggets might be harder to come by these days, astute investors still have the opportunity to seek their fortune from the land here by investing in a new home at Chesney Mews that will work almost as hard as those gold miners did all those years ago with much more reliable results.

With heavy investment in the city's Infrastructure and Development happening right now, including \$180m of improvements to the city centre, a \$65m upgrade to the museum and construction of a \$50m data centre, Invercargill is only set to grow. Enormous and ambitious projects like the stunning new Invercargill Central shopping centre are further helping to boost the already impressive local economy and GDP while creating an expected 400 – 500 new jobs at the same time.

These initiatives are all a part of The Southland Regional Development Strategy, which is striving and succeeding in its goal to bring 10,000 more people to Invercargill by 2025. Don't wait for that growth to happen, get in on the ground floor now and have your brand-new investment property with its superb thermally broken double glazing and modern insulation waiting for tenants who will be unable to pass up the warm, energy-efficient and modern property as their new home.

Invercargill was expertly planned in the 19th century by a surveyor with a vision, John Turnbull Thomson, who clearly had high expectations for the city. The main streets are 40m wide, and the city's grid structure is incredibly effective, making it the envy of gridlocked Auckland and Wellington residents.

As a result, it doesn't take long to get anywhere in town, but residents of Chesney Mews will enjoy having major services and employers like Southland Hospital and Southern Institute of Technology just 5 minutes from their front door, as well amenities like the immaculate grounds of Queens Park just 10 minutes away.



## What's Nearby?

Invercargill serves as a gateway to various southern adventures, including trips to Stewart Island, exploring the Catlins, and embarking on road trips along the Southern Scenic Route.

Considering the location of Chesney Mews? This is an area that will suit your lifestyle and needs! Proximity to work, schools, public transportation, shopping centers, medical facilities, and recreational areas and in a safe and desirable neighborhood.

Here are some helpful spots located close to Chesney Mews.

- 1 Rockdale Park Kindergarten
- 2 St Patrick's School
- 3 Farnworth Primary School
- 4 Aurora College
- 5 New World Elles Road
- 6 South City Mall
- 7 Invercargill Central (new mall)
- 8 The Langlands Hotel (with 5 bars and eateries)
- 9 Southland Hospital
- 10 Splash Palace
- 11 Elizabeth Park
- 12 Invercargill Airport
- 13 Seaward Bush



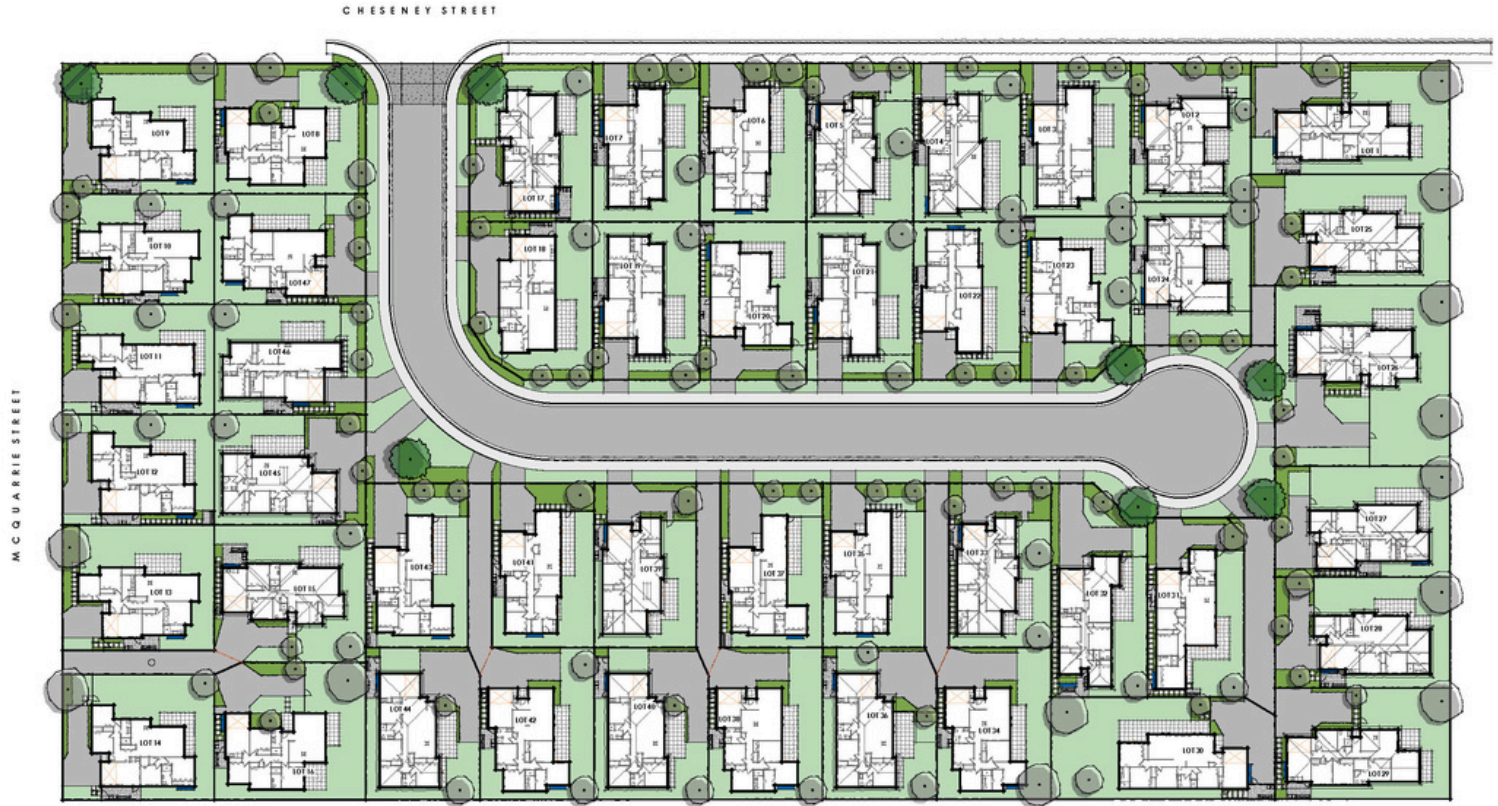


# Subdivision renders



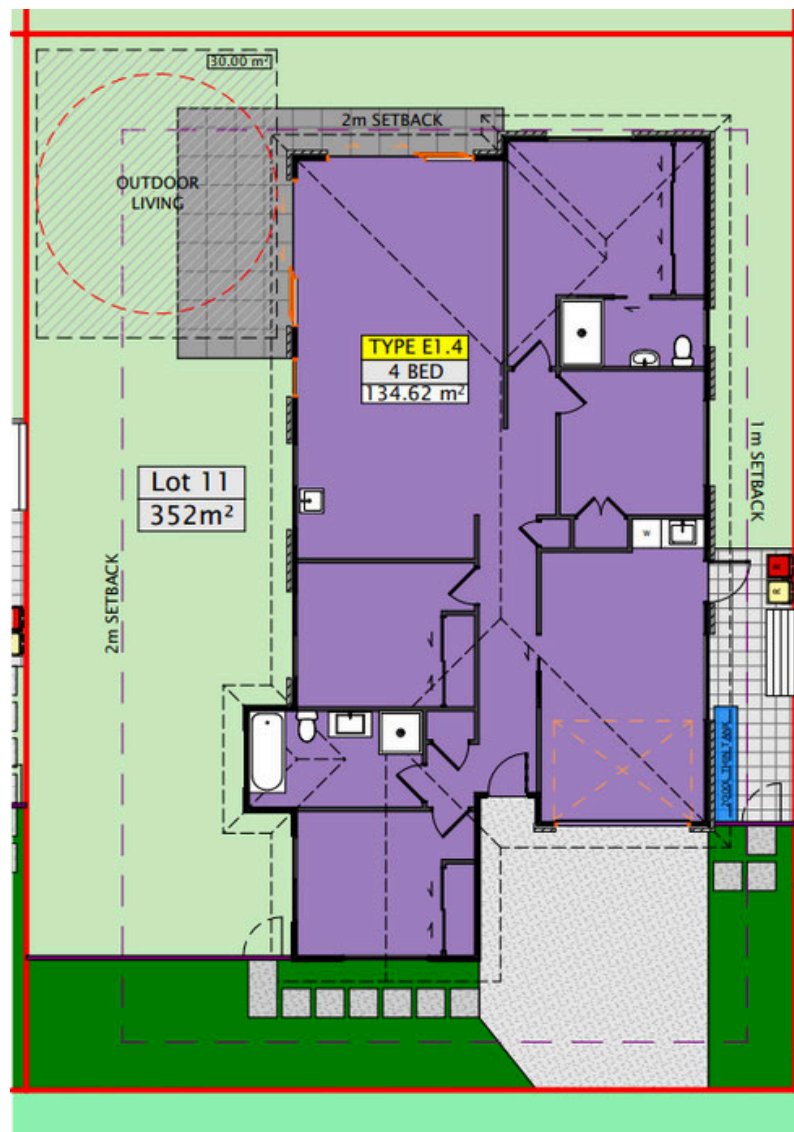


# Subdivision renders





# Landscape Plan



# House Plan



4



1



2



1





# House Plan



LOT 11 NORTH ELEVATION 1:50



LOT 11 SOUTH ELEVATION 1:50



LOT 11 EAST ELEVATION 1:50

ELEVATION NOTE LEGEND	
MC1	ROOF CLADDING
MC2	EAVES & GUTTER
MC3	WALL CLADDING
MC4	WALL CLADDING
MC5	WALL CLADDING
MC6	WALL CLADDING
MC7	WALL CLADDING
MC8	WALL CLADDING
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MC100	WALL CLADDING



LOT 11 WEST ELEVATION 1:50

## MATERIALS



# Rental Appraisal



## Rental appraisal

Date: 2nd July 2024  
Property address: Chesney Mews  
Suburb: Invercargill – Southland  
Bedrooms: 4  
Bathrooms: 2  
Garaging: Single internal access garage  
Main Features: Stunning boutique development on towns doorstep. Very close to public transport and all other important amenities you would expect in a city. Clever layout across 133 m2 (approx.) offering a versatile floor plan complete with heating, quality fittings and chattels along with a lovely fit out. The agency has a long and successful track record in renting and managing tenants in Invercargill and we see strong demand for this offering.

Road front / down a drive: Road front  
Rental guarantee: 24-month rental guarantee applies subject terms and conditions at \$650 per week.  
Current state of property: Off plan  
Appraised rent range: \$630 - \$660 per week (approx.)

Kind regards,

A handwritten signature in black ink.

Anyos Gonczy (iBus)  
Group Director  
0212722073  
anyos@inspireproperty.co.nz

**DISCLAIMER** - While care has been taken in the preparation of these, this appraisal is an indication of the rental value based on the information received and the judgement of the Property Manager. Neither the company nor the Property Manager accepts any legal liability for same

**Inspire** | New Zealand  
REAL ESTATE





# Rental Guarantee

Like all investments, there are always uncertain elements that can be intimidating. We understand that, and it's why we take some of the guesswork out of the equation by offering a 24-month rental guarantee when you buy from us and choose to have your property managed by Inspire Property Management.



## WHY CHOOSE US?

Inspire is focused on ensuring you get the best out of your property. We understand that whether this is your only rental property or one of a growing portfolio, it is just as important.

Backed by years of experience, we will obtain a premium rental value through proven practices and processes. And one of the most fundamental parts of this is to find you the right tenant. We start with our marketing campaign through trusted channels, websites, networking and social media to ensure your property receives the right attention. Inspire will ensure the best tenant is selected for your property using diligence, research and instinct.

As part of the professional management service that we offer you, regular and thorough property inspections will be carried out. As and when repairs or maintenance are required, we will take the hassle out of organising the work.

Above all, communication is key. Our team is trained in all relevant and recent legal requirements and ensures that you are always informed about what is happening with your assets. Whether that is providing detailed reports on tenants, inspections or maintenance, or chasing rent, our service is unmatched.



## FREQUENTLY ASKED QUESTIONS

### How much is my property being rented for?

Your property will always be advertised and rented at or slightly above market rents at the time it is listed. It's not unusual for the rental market to have shifted from the time you buy to when the project is completed. In the event that the market rent is lower than the guaranteed amount, we will top your rent up to the guaranteed amount.

### What does the rental Guarantee cover?

It covers rental vacancies and any shortfall between the market rent and the guaranteed rent amount.

**When does the Rental Guarantee commence?** 4 weeks from the date of settlement

### What fees will I pay?

Our rates are among the best in the industry, set at just 8% of weekly rental income. Tenant placement fees and inspection charges also apply and are detailed in our Landlord's pack. We don't charge marks-up on any arranged repairs or maintenance.

### How do I pay my fees?

For your convenience, management fees will be deducted from your rent payments and will be disclosed in your monthly statements.

### When will I receive my rent?

The 1st and 16th of every month (or the next business day) to your bank account. Monies received will be the net amount of rent paid minus management fees or expenses incurred.

### When will I receive my rent top-up, if any?

In the event the property is vacant, the guaranteed amount will be paid to you weekly. When a top-up is being paid to cover a shortfall, this weekly amount will be bundled together and paid biennially.

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REAL ESTATE



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HOMES  
EST. 2013

# Rental Guarantee

## Do I get to choose my tenants?

Your Inspire Property Manager will select the most suitable applicant on your behalf after thorough background, credit and reference checks.

## Who will ensure my investment property is well looked after?

A crucial role of your property manager is being your eyes and ears at the property. They inspect your property every 3 months and report back to you with plenty of photographs and commentary. If and when challenges arise, the property manager will take careful but decisive action to ensure everything is back to how it should be.

## What insurance do I need?

Owning a rental property without insurance is like driving a car without your seatbelt fastened. It is for this reason we require you to take out a landlord's insurance policy to qualify for our guarantee.

## Should you allow pets?

This is up to you. Allowing a pet suitable for the size of the property like a cat or a small dog may help attract a broader base of potential tenants and let us secure a tenant for you faster. Pets can make it harder for tenants to find new property to rent so you may find you get a long-term tenant when you allow their pets. Ultimately this is your decision and best discussed with your property manager who will be supportive of whatever option you decide.

## What happens if my investment property needs maintenance?

One of the perks of new builds is the 12-month defects warranty and 10-year structural warranty. This means we'll take care of any maintenance required during the warranty period. For any maintenance required outside of the warranty period, your property manager will contact you to discuss the best solution.

## Do I need a Healthy Homes Assessment?

Yes, any property being rented must be assessed to ensure it complies with the new Healthy Homes standards and a Healthy Homes statement must be provided for all tenancies starting after July 1st 2021. We will arrange this as part of our Management Agreement with you at our cost.



# Interior, Exterior and Colour Scheme



10 Year Master  
Builder Guarantee



## INTERIOR

- > Walls- 10mm GIB Plasterboard
- > Ceilings - 13mm GIB Plasterboard
- > Bathroom Walls - 10mm Aqualine GIB Plasterboard
- > Bathroom Ceilings - 13mm Aqualine GIB Plasterboard
- > Square-stop Finishing
- > Skirtings- 60x10mm single bevel pine
- > Grooveline Door Frames
- > Wall Insulation - Bradfords Gold R2.4 to all external walls & internal garage walls
- > Ceiling Insulation - Bradfords Gold R3.6
- > Gib stopping and paint - Level 4 finish
- > Interior doors - pre-hung painted MDF doors with quality pine jambs
- > Wardrobes - Powder-coated wire shelf and rail organizers
- > Window coverings - White Faux Wood Venetian Blinds to narrow windows in living areas and Blackout Roller Blinds in all remaining windows
- > Hardware - Schlage Element Series Lianna in Satin Chrome
- > Doorstops - Skirting Mounted Brushed Nickel with Concealed Fixing
- > Kitchen - 20mm Engineered Stone Benchtop
- > Handles - Sylvan Hilton Handles in Matte Nickel
- > Sink - Undermounted Hafele Cubo Single Bowl 540mm wide
- > Tiled splashback - White Subway Tile



## EXTERIOR

- > Ribraft concrete floor designed to meet H1 building code requirements
- > H1.2 treated timber framing and roof trusses
- > Painted soffits
- > Aluminium entrance door with digital door lock (Yale or Schlage)
- > Joinery - Powder-coated aluminium with double glazing and Low-E coating
- > Double-tongued (venting) window handles
- > Roof coverings - Colorsteel roof in corrugated profile
- > Fascia & Spouting - Colorsteel fascia & spouting and powder-coated downpipes
- > One exterior hose tap
- > Niagara H3.1 Timber Bevelback Weatherboards
- > Weathertex Primelok Bevelback Weatherboards
- > Weathergroove Natural 150mm Vertical Board
- > Selected 70 series brick
- > Clothesline & Letterbox



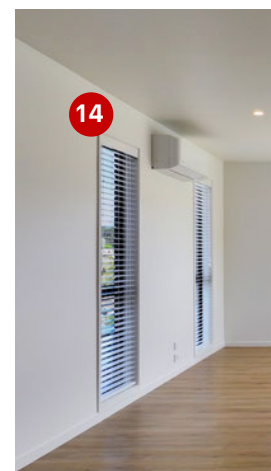
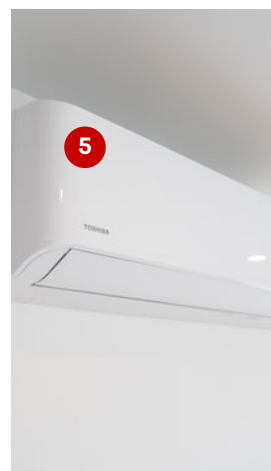
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## Features: Kitchen & Interior

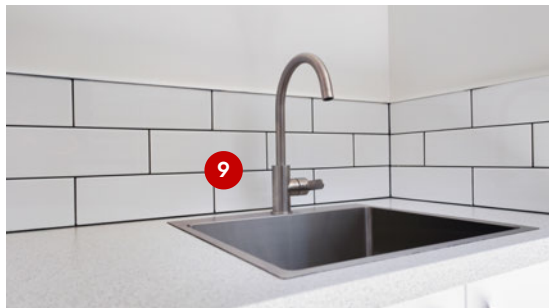
- 1 Feature Clemene Pendant Lighting
- 2 Soft Close Drawers and Cabinets
- 3 Integrated Parmco Power Pack
- 4 Sylan Hilton Handles Matte Nickel Finish
- 5 Toshiba Heatpump
- 6 Premium Hush Waterproof Flooring
- 7 Parmco Induction Cooktop and Oven
- 8 Foreno Purity Gooseneck Pull-Down Mixer
- 9 Undermounted Hafele Basin
- 10 Subway Tile Splashback
- 11 Recessed LED Lighting
- 12 Aluminium Double Glazed Joinery
- 13 Blackout Roller Blinds
- 14 Venetian Blinds





## Features: Exterior & Interior

- 1 Timber Weatherboards
- 2 Clay Bricks
- 3 Dominator Valero Garage Door
- 4 Colorsteel Roofing
- 5 Driveway & Vehicle Crossing
- 6 Security Sensor Lights
- 7 Elfa Wardrobe Storage Systems
- 8 Cavius Photoelectric Smoke Alarms
- 9 Built-in Laundry with Benchtop and Deep Bowl
- 10 Quality Switchgear





# Key Features

- Registered Master Builder – 10-Year Structural Guarantee
- Ready-to-Rent Service – Includes Softscaping (planting) and Blinds
- Healthy Homes Compliant – Independent Assessment Report provided at Settlement
- Specified for Style, Durability and Energy Efficiency
- Rental Appraisals backed up with 24-month Guarantees
- Construction and Property Management Teams working side-by-side
- Colour Selections by Professional Consultants for stylish design schemes
- Tiled Floors and Walls to 1.5m Height
- Tiled Splashbacks in the Kitchen and Vanities
- Mizu Drift Modern Tapware in Bathrooms and Elegant Gooseneck Mixer in Kitchen
- Soft Close Drawers and Cupboards
- Full Height Cabinetry
- Dulux Professional Colour Selection and Paints
- Commercial-Grade Waterproof Wood Laminate Flooring with underlay
- Durable Solution-Dyed Carpet with Plush 11mm-130kg Underlay
- Custom-made Laundry Cabinetry with HPL Benchtop and Hafele Deep Laundry Bowl
- Recessed LED Downlights

# For Peace of Mind

- Engineer Designed Foundations
- Engineer Monitored Slab and Framing Construction
- Boron Treated NZ Timber Framing
- Flexible Air Barrier Cavity System
- Fire Retardant Roof Underlay
- Thermally Broken Double Glazed Aluminium Windows
- Insulation to External & Internal Garage Walls and Ceiling "Double Envelope"
- Appliances with 7-Year Warranty – Induction Cooktop, Oven, Dishwasher and Integrated Extraction Unit



Healthy Home  
Compliant



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HOMES  
EST. 2013



# Why build with Inspire Homes?



## FOUNDATIONS

Geotechnical Engineers analyse every section we build on. Our structural engineers design and monitor the construction of the foundation and Rib-Raft slab to ensure it meets the specific ground conditions. Rib-Raft slabs perform better in earthquakes and provide insulation ratings of R2.2.



## MASTERBUILDER

Builders must demonstrate professionalism, utilise best practices and maintain strong balance sheets to give their customers confidence in their ability to deliver a sound home they'll enjoy for years.



## TIMBER FRAMING

Timber has naturally lower thermal and acoustic conductivity meaning homes with timber frames are warmer and quieter between rooms. All of our framing timber is pressure treated with Boron to make them highly rot-resistant even in damp conditions. Our Flexible Air Barrier systems prevent water from getting in but allow vapour to get out.



## THE ENVIRONMENT

Because our frames are also all from locally sourced renewable timber, they're not just better for your home. They're better for the environment. Bradford Insulation is made from 80% recycled glass.



## BETTER, SMARTER INSULATION

Bradford Gold's R2.6 Wall Insulation and R3.6 Roof Insulation keep your home warmer in winter and cooler in summer, keeping power bills low. All external walls and ceilings, including the garage, are insulated. We also insulate the internal walls of the garage to create a double thermal envelope to make living areas as comfortable as possible all year round.



## THERMALLY BROKEN DOUBLE-GLAZED JOINERY

Windows are responsible for most of the heat lost in winter and heat gained in summer. Our double-glazed windows feature a low-emissivity coating on the panes, Argon-gas in the air channel and thermally-broken frames, which separate the interior and exterior frames with a low conductivity resin so you not only reduce thermal transfer through the glass but through the frame itself.

**Inspire**  
**HOMES**  
EST. 2013

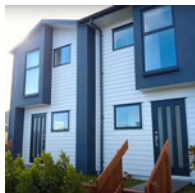


# Some of Our Completed Developments



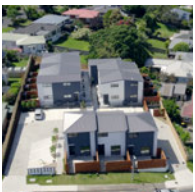
## 81 Princes St, Pukekohe

Four 3-bedroom homes with full weatherboard clad in classic Kiwiana style.



## 3-5 Dublin St Pukekohe

Twelve 2-bedroom townhouses clad in linea weatherboard and rendered brick for contemporary good looks.



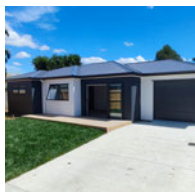
## 15 - 17 East St, Pukekohe

Twelve 2-bedroom townhouses clad in linea weatherboard and bagged brick for a striking combination.



## 9 Bethpage Rise, Whangarei

Standalone 4-bedroom weatherboard home with dark stained timber shiplap for bold clean lines.



## 28 Cargill Street, Papakura

Standalone 3-bedroom home clad in black and white timber weatherboards for a modern high-contrast appearance.





ANYOS GONCZY  
Group Director

JARED PERKINS  
GM – Construction

MICHELLE STANBOROUGH  
GM – Property Sales

LISA JOHNSON  
GM – Property Management

LISA TAYLOR  
Key Account Manager  
Property Management

OLIVIA DALZELL  
Office Manager

Get in touch below to speak with one of our team.

Email: [hello@inspirehomes.co.nz](mailto:hello@inspirehomes.co.nz)

Contact Us



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