



Who are we?

- **Trusted Local Builder:** Based in Selwyn, Que Homes has become a respected name in the Canterbury region.
- **Community-Focused:** Deeply connected to the local area, Que Homes designs homes that fit the Kiwi lifestyle and enhance the surrounding neighbourhood.
- **Built to Last:** All homes are crafted to meet or exceed New Zealand building standards, with a focus on energy efficiency and long-term durability.



Photograph from QueHomes showhome at 111 Lady Isaac Drive, Broadfield Grange, Stage 1, Rolleston



Who are you?

This thoughtfully designed development offers a range of two and three bedroom townhouses, perfect for:

- **First-Home Buyers** wanting a well-priced, contemporary home to call their own.
- **Young Professionals & Students** looking for easy access to Lincoln University and local amenities.
- **Investors** seeking low-maintenance properties with excellent rental potential.

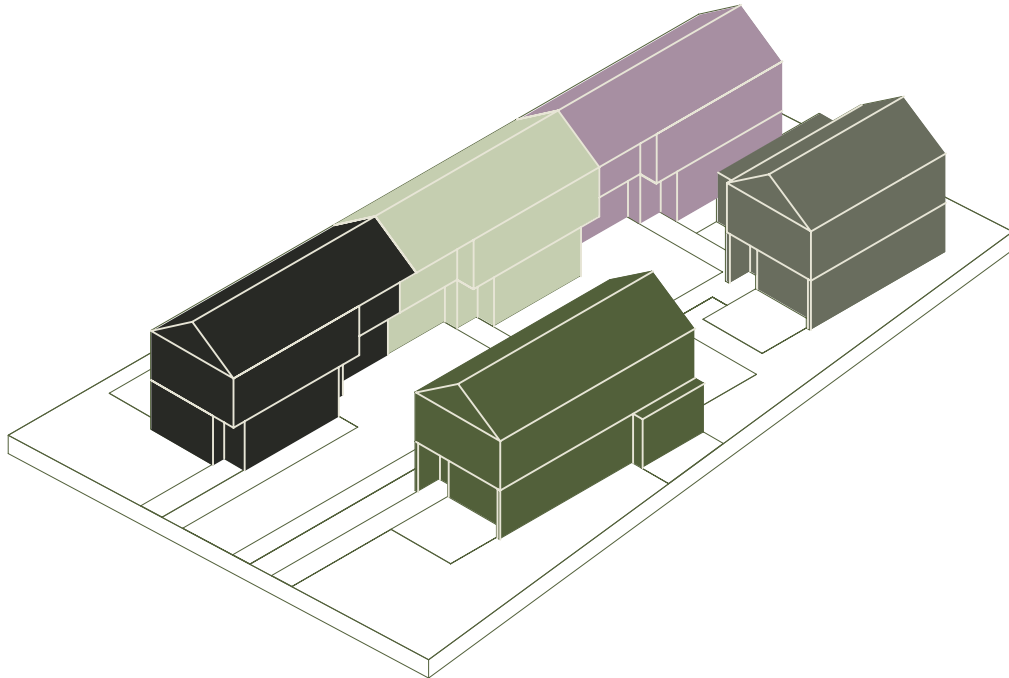


←
Artist Impression of Development Kitchen—Refer to Concept Plans

The Development

1433 Springs Road is an exciting new development in the heart of Lincoln, offering five stylish townhouses. The mix includes four 3-bedroom, 2-bathroom townhouses and one standalone 2-bedroom, 1.5-bathroom option – all featuring secure, internal-access garages.

On the ground floor, you'll find a contemporary kitchen that's both functional and stylish, maximising space and storage. The kitchen includes a breakfast bar for casual dining and is fitted with premium features like a durable stone benchtop, white cabinetry, and quality Fisher & Paykel appliances. The open-plan living and dining area flows seamlessly to a private courtyard – ideal for relaxing or entertaining



friends and family. A convenient ground floor toilet and internal access to the garage, complete with laundry facilities, round out the ground floor. The first floor features three generously sized double bedrooms. All bedrooms include a built-in wardrobe. The tiled showers in the bathrooms with a glass shower and floating vanity. All townhouses in this development are built to deliver comfort and convenience. They come with key-less entry systems, efficient heat pumps, and durable flooring – everything you need to simply move in and enjoy

Enquire Now

Take the next step towards your new home at 1433 Springs Road. With its prime location in Lincoln and Que Homes' trusted reputation as a local builder, these homes are ideal for first-home buyers, young professionals, and investors alike.

↓ Street Perspective Visualisation Only—Refer to Concept Plans





The Multi-Unit Opportunity

Features You'll Love

- **Modern, Light-Filled Interiors:** Open-plan living areas designed for entertaining or relaxation.
- **Contemporary Kitchens:** High-quality appliances, stone benchtops and sleek cabinetry.
- **Energy Efficiency:** Heat pumps, double-glazed windows and well-insulated homes for year-round comfort.
- **Private Outdoor Living:** Perfect for having a bbq or enjoying a quiet moment in your own space.
- **Move-In Ready:** Homes come fully fitted with quality flooring and secure garages.
- **Appliances:** Fisher and Paykel appliance package.





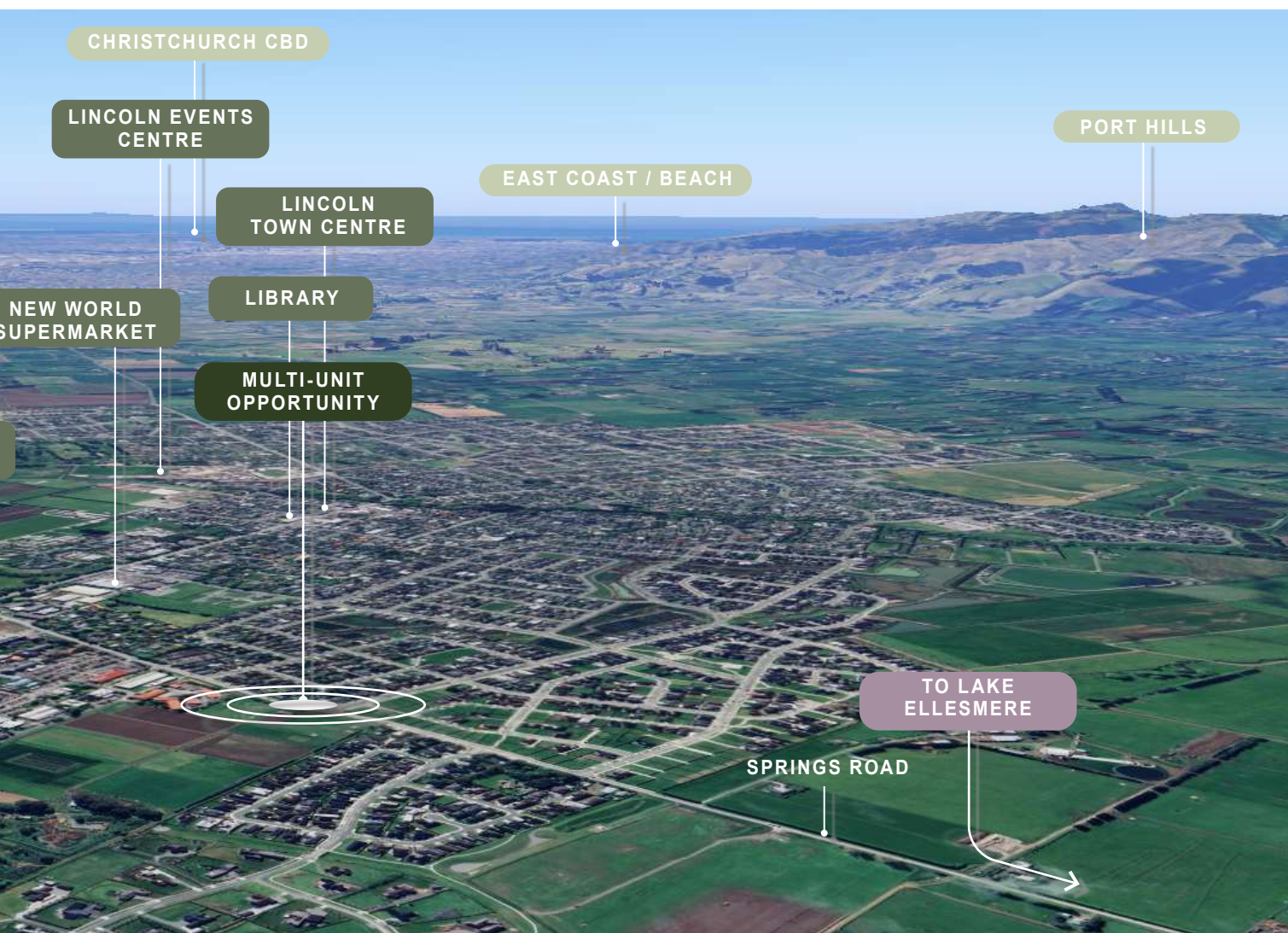
Kitchen & Living
Visualisation Only—Refer to
Concept Plans







A Great Investment Opportunity



- **Rapidly Growing Community:** Lincoln is one of Canterbury's fastest-growing towns, offering excellent potential for capital gains.
- **Strong Rental Market:** Perfectly suited to students, professionals and families looking for modern housing in a desirable location.
- **High-Quality Builds:** Attract long-term tenants with low-maintenance, energy-efficient homes.
- Your Home, Your Future

Landscape Plan

LEGEND

- A Concrete Driveway / Patios / & Service Areas, - with 8% oxide & 1m sawcuts
- B Exposed aggregate Footpath - with 1m sawcuts
- Clothesline
- Letterbox Wall
- Bins - Standard size
- Hedging
- Lawn
- Plant Mix A

- Plant Mix B
- Climber
- 1.8m Closedboard Timber Fence
- 1.8m Timber Slat Fence
- Site Boundary

TREES

- AF Freeman Maple (*Acer x freemani*)
- AP Japanese Maple (*Acer palmatum 'red emperor'*)

SITE INFORMATION

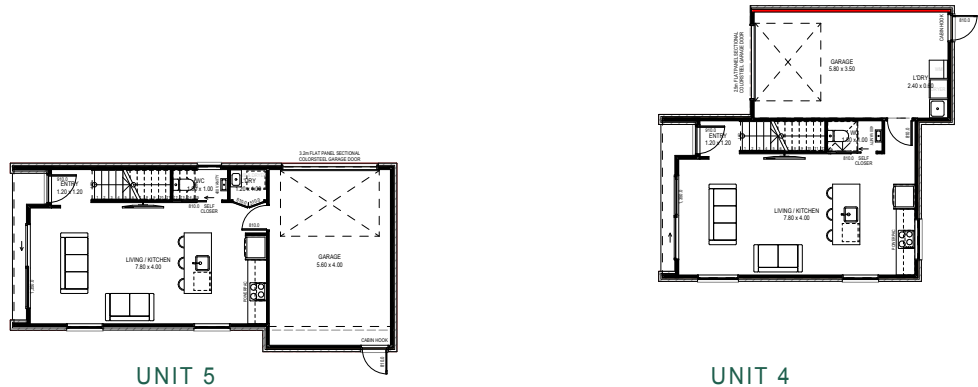
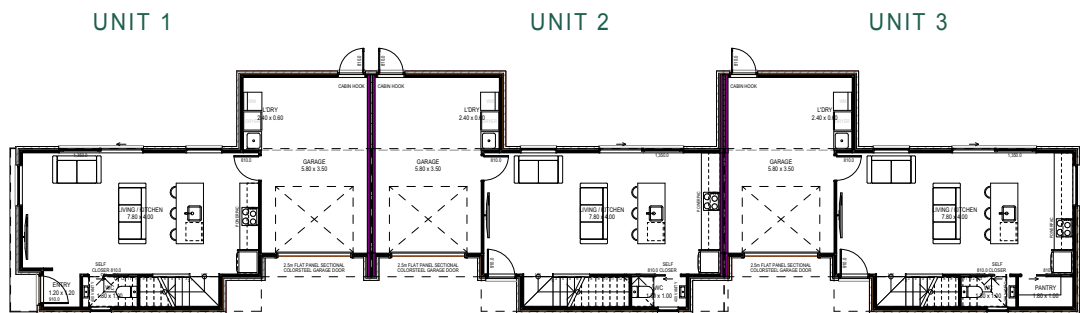
TOTAL SITE AREA	979m² (GROSS SITE)
LANDSCAPED AREA	320m² (32% OF GROSS SITE)
TREE & SHRUB AREA	163m² (50% OF LANDSCAPED AREA)



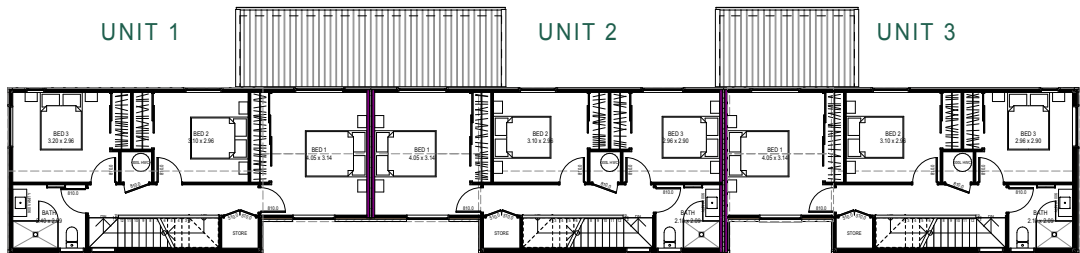
A. LANDSCAPE CONCEPT PLAN (SCALE 1:150 @ A3)

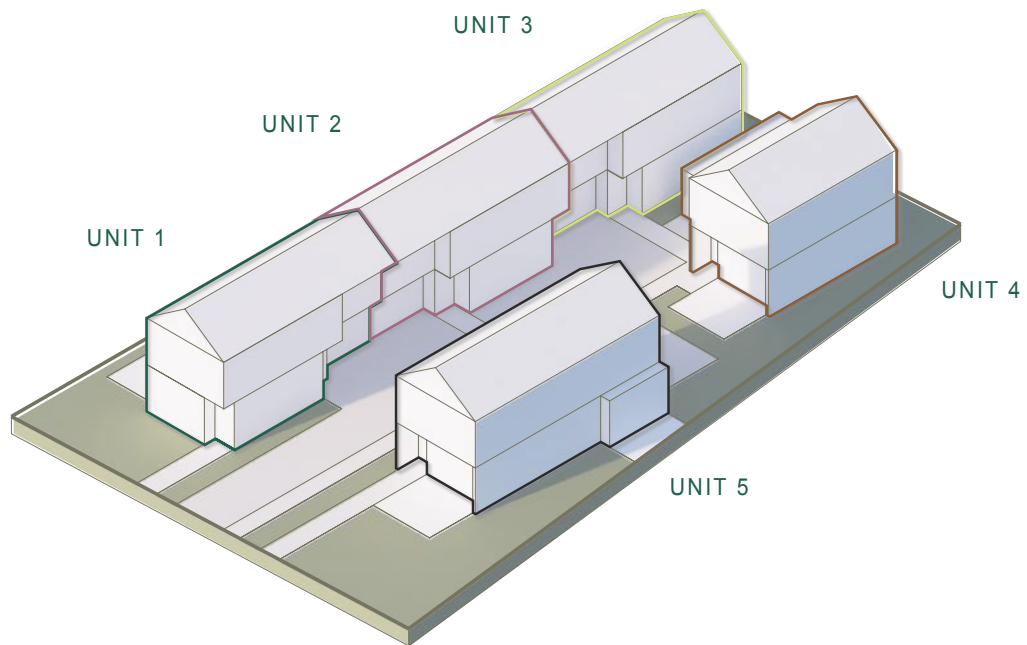


Ground Floor Plan



Level 2 Floor Plan





Multi-Unit Detail Comparison

Unit	Bed	Bath	W/C	Garage	Land Area (Approx. m ²)	Building Area (Approx. m ²)	Pricing
1	3	1	1	1	162m ² (131m ² net)	123.08m ²	\$715,000
2	3	1	1	1	148m ² (115m ² net)	121.85m ²	\$715,000
3	3	1	1	1	152m ² (148m ² net)	122.78m ²	\$715,000
4	2	1	1	1	187m ² (151m ² net)	109.46m ²	\$689,000
5	3	2	1	1	215m ² (155m ² net)	131.81m ²	\$735,000



Specifications

1433 Springs Road

Roof

Quote	Coloursteel roof, fascia, spouting	"Titania"
Roof Type	T-Rib	
Gutter	Colonial Quad	
Downpipes	55/75 Coloursteel Rectangle	

Window Joinery

Exterior Aluminium Window Joinery	Windows and Doors double glazed with clear glass. Etchlite obscure glass to bathrooms and toilet.	"Titania"
Low E & Argon Gas	Solux Low E & Argon Gas Double Glazing (U Value 1.1) Residential Thermal Heart+	
Window Reveals	20mm Gib grooved	
Front Door	Slimline Plasma Entry Door PLA00 Power coated Finish	
Front Door Handle	Yale Unity Slim Smart Lock (black) Digital Door Lever/Lock	
Aluminium Hardware	Urbo- Sash handles and locks Urbo Lever 4-point locks to hung doors. Urbo surface mounted locks to sliding doors.	

Exterior Cladding

Bricks	Euro Large	"Puro" (white)
Mortar	Coloured to Match	
Metal Cladding	E Span 340 Tray	"Titania"

Garage Doors

Door(s)	Smartline flat panel, sectional doors.	"Titania"
Insulated	No	
Automatic Opener & Remotes	Merlin MS62 My Q Commander Essential with 2 remotes and wall switch 5 Year Warranty	

Specifications Page 1 of 4

Interior Doors

Interior Door Type	Plain
Wardrobe Doors	Aluminium 2 panel sliders 2000 H
Wardrobe Infill Panels	Gib/Mirror
Wardrobe Frame Colour	Titania
Door Heights	2200H
Door Handles	Lever handles - Set at .90 off floor level.
Door Handle Type	Bailey Holly handle, round rose
Colour	Brushed Nickel

Plumbing

Outside Taps	Qty x 2
Water to Fridge	Connection to fridge is <u>not</u> included.

Electrical

TV Outlets	Yes
Double plugs	Yes
Heated Towel Rail(s)	Newtec- 7 ladder. 5-year Warranty
12W LED Lights	Yes-Switch LED round white downlights, 5 year Warranty
Bathroom Extractor Fans 150mm	Yes 5 Year Warranty
Bathroom Heater(s)	Yes 5 Year Warranty
Alarm	1 x Starline 6-year Warranty
Smoke Alarms	Yes
Garage Door Push Button	Yes

Electrical Heating

Heat Pump 1	Hitachi 6.2Kw Energy Star
Hot Water Cylinder	Therman Electric Hwu SE 3.0 Kw- 300L

Interior linings, Gib, Plastering & Painting

Standard Finish	Level 4- Industry standard finish for interior walls and ceilings.	
GIB	Level 4	
Ceilings	13mm standard gib board Square stopped	
Walls	10mm standard gib board External corners slimline square finished Square stopped to level 4 paint finish	
Wet Areas (Bathrooms)	Walls: 10mm Aqualine Ceilings: 13mm Aqualine shower linings: Acrylic wall liner on 10mm Aqualine gib	
PLASTERING	Level 4	

Specifications Page 2 of 4



Walls & Ceilings	Level 4	
PAINTING	Level 4	Black/White to all surfaces
3 Coats – Undercoat Sprayed 2 topcoats Rolled	1 Colour- walls & skirtings 1 Colour ceiling, doors, and reveals	
Ceilings	Paint Finish - Flat	
Walls and Skirtings	All paint in acrylic.	
Doors Reveals & all wet areas	All paint in acrylic enamel semi- Gloss Finish	

Kitchen

Bench top	GBC Engineered Stone	“Glaciar White”
Sink	Mercer- stainless	
Carcass	16mm prefinished whiteboard, off white	
Lower Cabinetry	18mm Melamine + 30mm melamine	“Snowdrift”
Upper Cabinetry	18mm Melamine + 30mm melamine	“Aged Ash”
Hinges	Soft close	
Splash back	Full wall behind hob- 75x300	“Urban Ice” Gloss
Tapware	Mizu Drift Mk2 Goose Neck Mixer (*4)	“Chrome”

Laundry

Supertub	Robinhood Supertub S3 W/ SS GN Tap	
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Appliances

	Fisher & Paykel	Silver Package
Oven	60cm Series 5 Contemporary Oven 6 Func Blk Glass- OB60SC6LEB1	
Cooktop	60cm Series 5 Element Electric Cooktop Touch slide- CE604DTB1	
Rangehood	60cm Series 5 Integrated Insert Wall Rangehood - HP601CSX4	
Dishwasher	Series 5 Contemporary Dishwasher - DW60FC2X2	

Bathroom Fittings

Tap, Mixers and Shower Slides	Mizu range	“Chrome”
Vanity(s)	Bathroom-900 Zara Wall Hung (2 Drawer)	“Oak Wilderness”
	W/C- Fit 400 Wall Hung Vanity	“Oak Wilderness”
Toilet Suite	Kado Lux	“White”

Shower

Shower	Acrylic base Tiled walls- Crest "Pistachio" Gloss 75x300
Mirrors to Vanities	Mirrors to all Vanities

Floor Coverings

Carpet	Solution Dyed Nylon	"Astro"
Hard Flooring	Vinyl Planks- Urban Collection	"Clear Oak"
Tiling	Bathroom Floors 600x600 tile	"Merivale White"

Skirting

65mm beveled edge

Exterior

Concrete Areas	Plain concrete to driveway/patios as per plan
Landscape Plantings	This is the responsibility of the buyer and must meet developers' approval.
Lawn	Site scrape to remove first 50mm of soil and weeds. Seed as per standard Que Homes standard
Stones (grey decorative pebbles)	sqm to south side of the home

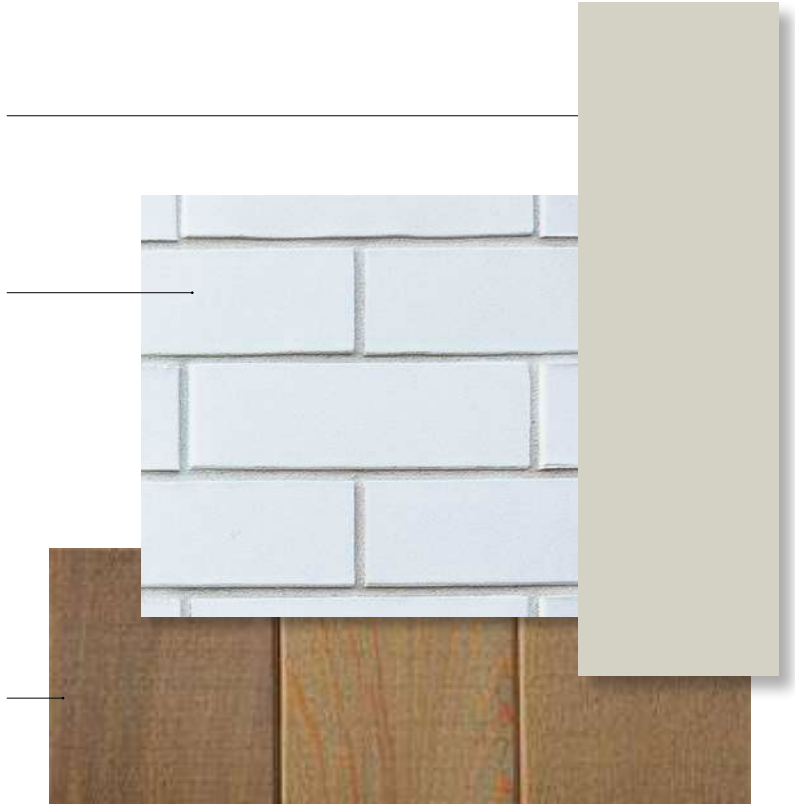


Exterior Material Palette

**Roof and Window
Joinery**
Titania

Brick
Euro large Puro (White)

Feature Cladding
Cedar Pioneer -
Wood-X Oil



Disclaimer: For illustrative purposes only. Refer to Specifications documents for details.
All Photos featured in the collage are sourced from external projects and serve as precedent or inspiration only.

Interior Material Palette

Flooring

Vinyl Planks - Clear Oak

Flooring

Urban Collection
Range: Inner Urban
Colour: Astro

Kitchen Cabinetry (Lower)

Melteca - Snowdrift
Naturale

Kitchen Cabinetry (Upper)

Melteca - Aged Ash
Organic Finish

Splashback Tiles

Gloss tile - Urban Ice

Stone Benchtop

GBC Stone - Glaciar White

Paint

Resene Black/White

Bathroom Tiling

Floor tile - 600 x 600
Merivale White



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Silver Kitchen Package

Rangehood

Fisher & Paykel
60cm Series 5 Integrated
Insert Wall Rangehood

Cooktop

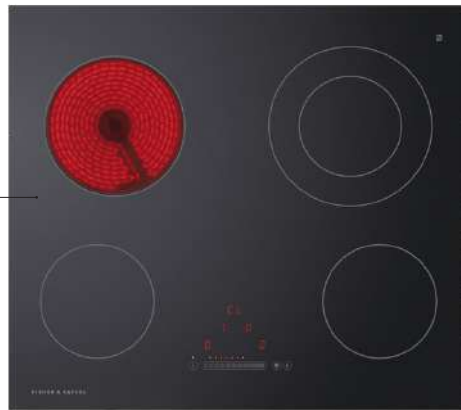
Fisher & Paykel
60cm Series 5
4 Element Electric
Cooktop

Oven

Fisher & Paykel
60cm Series 5
Contemporary
Oven 6 Function
Black Glass

Dishwasher

Fisher & Paykel
Series 5
Contemporary
Dishwasher





Maintenance Period & Building Warranties

At Que Homes, we use trusted materials, skilled tradespeople, and proven systems to build homes we proudly stand behind.

Every Que Home comes with a 1-year defect remedy period and a 10-year structural warranty in accordance with the Building Act.

Upon settlement, you'll receive a pack detailing product warranties and maintenance information. All products are also covered under the Consumer Guarantees Act.

Noticed a defect?

Contact us using the details in your warranty pack, and we'll address any issues to ensure your home meets our high standards. For product-specific concerns, you can also contact the suppliers directly.

Is a Master Build Guarantee included?

A Master Build Guarantee is designed for new build contracts where progress payments are required. Since these homes are fully completed turnkey homes, these guarantees are not applicable. However, the benefits they offer, like a 10-year structural warranty, are already covered through the Building Act and manufacturer warranties.

If you'd like to learn more, feel free to reach out—we're here to help.

Thank-you

from our team to yours.