



ARTIST'S IMPRESSION

CAMBRIDGE STREET

Five freehold sections with a superb design and build service
6 and 8 Cambridge Street, Gonville, Whanganui



ALTOGETHER BETTER



THE DEVELOPER

Venture Build is a Whanganui-based building company that specialises in subdividing and building townhouse infill. They unlock the potential of their clients' land value with affordable, quality housing.



The old Whanganui Scrap Metal Yard at 139 Ridgway Street has been transformed into the Venture Build office and yard.

INFILL

Infill housing is one of our specialties. The team have worked on a wide range of 1-3 house infill developments, and are well equipped to maximise land and financial potential for investors by building affordable houses with a high rental yield. We're experts in navigating the tricky parts of infill, including working with councils, engineers and sub-contractors.

NEW HOMES

Venture Build are capable builders of small affordable housing and investment properties, through to larger family homes and custom architectural builds. We have a range of plans available which maximise space on smaller subdivided sections, or we can work with you to design a home to suit your needs.



THE SUBDIVISION



WELCOME TO CAMBRIDGE STREET. MAKE YOURSELF AT HOME.

- You will love the convenience of living on Cambridge Street! Picture yourself in a brand new home, just 800m from a shopping centre with a health clinic, library and superette. If your day takes you into the central city you have a choice of taking the bus, or driving the 3km to the main street.
- Families will appreciate the proximity to schooling of all levels - situated a mere 220m to Gonville School, you also have Whanganui High School, Whanganui Collegiate School, St Georges Preparatory School, Whanganui Intermediate School and Rutherford Junior High School, all within 3km.

DESIGN AND BUILD, OR CHOOSE A PLAN THAT SUITS

- If you like the idea of sitting down with the developer to design your dream home, you have come to the right place. Once you have chosen your section, the team at Venture Build will tailor a home to the lot, maximising space and natural light.
 - If you are stuck for ideas, the team have prepared a few floor plans that will work on the sections available. Have a browse through the following pages for some inspiration - or perhaps one of these practical and stylish designs will suit you to a tee.
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CAMBRIDGE 110

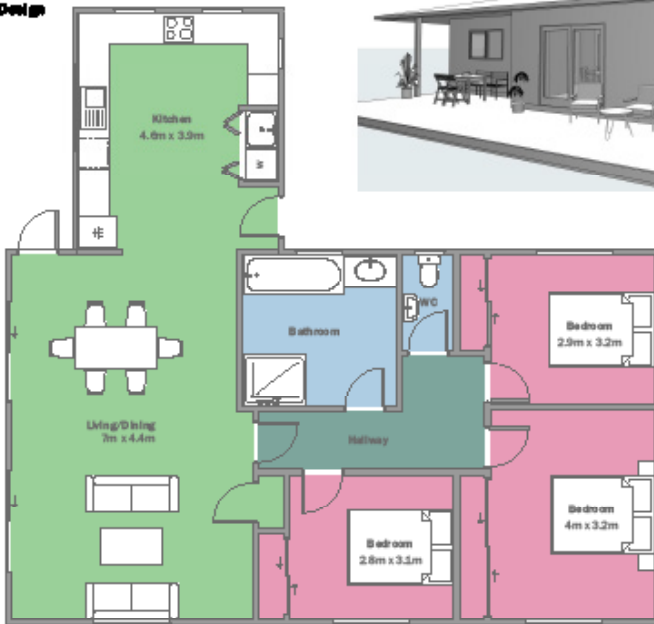


ARTIST'S IMPRESSION

VENTURE BUILD

Cambridge 110 Design

Bedroom 3
Bedroom 1



KEY FEATURES

- Three bedrooms and one bathroom, with a separate toilet
- Open concept, with the living and outdoor living areas facing north
- Well-appointed kitchen with concealed laundry
- Stylish, aesthetic and functional, perfect for Lot 2 or Lot 3



CAMBRIDGE 131



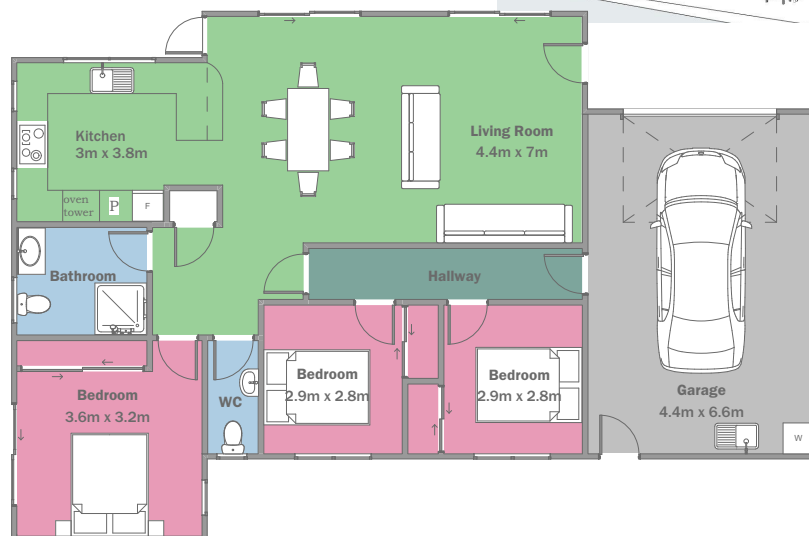
KEY FEATURES

- Three bedrooms and one full bathroom, with additional toilet
- Open concept, with the living and outdoor living areas facing north
- Well-appointed kitchen
- Single garage with laundry
- Purposefully designed for family living, perfect for Lot 5



Cambridge 131 Design

Bedrooms: 3
Bathrooms: 1 (additional WC)
Garage: 1

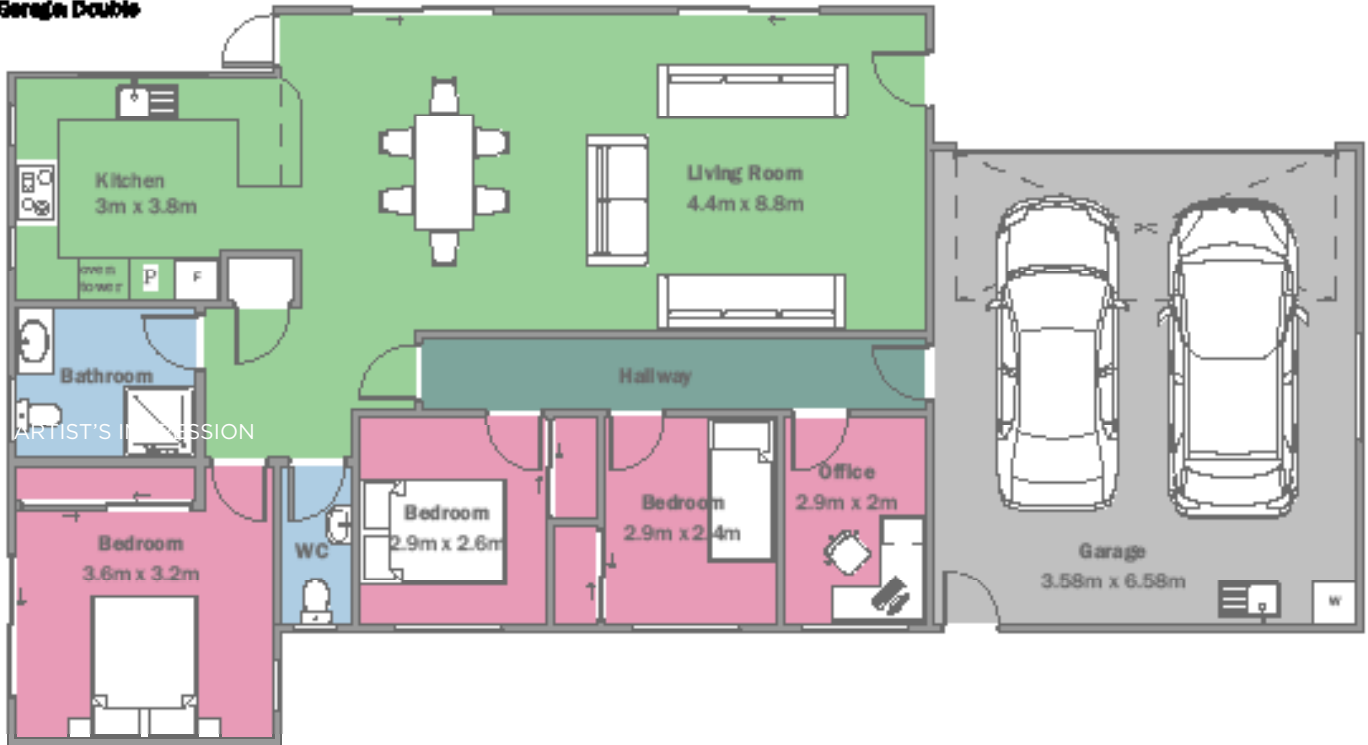


CAMBRIDGE 156



Cambridge 156 Design

Bedrooms 3
Office 1
Bathroom 1 (additional WC)
Garage Double



KEY FEATURES

- Three bedrooms plus an office, one full bathroom and additional toilet
- Open concept, with the living and outdoor living areas facing north
- Well-appointed kitchen
- Double garage with laundry
- Balancing outdoor living and indoor practicality - perfect for Lot 5

WHAT YOU CAN EXPECT FROM YOUR NEW BUILD

Each Venture Build new home comes with the following as standard:

- BGC Fibre Cement cladding
- Metalcraft long-run iron roof
- Aluminium double glazing

SHOW HOME AVAILABLE

60B Surrey Road, Springvale



Contact Lyn or Teresa at Bayleys Whanganui for a visit to the newly finished Venture Build home at 60B Surrey Road, Springvale. Visit bayleys.co.nz for open home times.

FEATURES

- Open plan kitchen, dining and lounge
- Fully inclusive designer kitchen with stone benchtop and breakfast bar
- Designer range Fisher & Paykel appliances, including upgraded gas cooktop, upgraded oven, upgraded rangehood, upgraded tapware.
- Three double bedrooms, master bedroom with fitted wardrobe
- Family bathroom with quality wall hung Newtech vanity and tailored oval mirror
- Additional toilet and basin. Both toilets with soft-close lids.
- Internal access single garage with four-panel upspecced garage door
- Garage carpet and wet area flooring for laundry area
- Two off-street parking spaces
- Built-in laundry in the garage with custom benchtop and fitted shelves
- Security system with internal keypad
- Panasonic heatpump
- Gas hot water
- Landscaped section – pathways, patios, fencing, coloured concrete
- Internal and external Fibre connection installed ready for connection
- Strong foundation – Ribraft for peace of mind
- Fully double-glazed windows
- Water softener plumbed in
- Clothesline and letterbox included
- Resene Zylone and Lustercryl paints
- Comprehensive 10 year warranty

ABOUT WHANGANUI

Nau mai, haere mai.

Join our diverse and friendly community.

Whatever your passion, Whanganui offers the perfect lifestyle fit.



Whanganui city is a unique blend of heritage architecture and cutting-edge creativity. We're big enough to support ground-breaking ambitions and small enough for authentic connection. The Whanganui region is rich in history, culture and a diverse natural environment. Our beauty, legends and river have inspired generations of visitors and inhabitants.

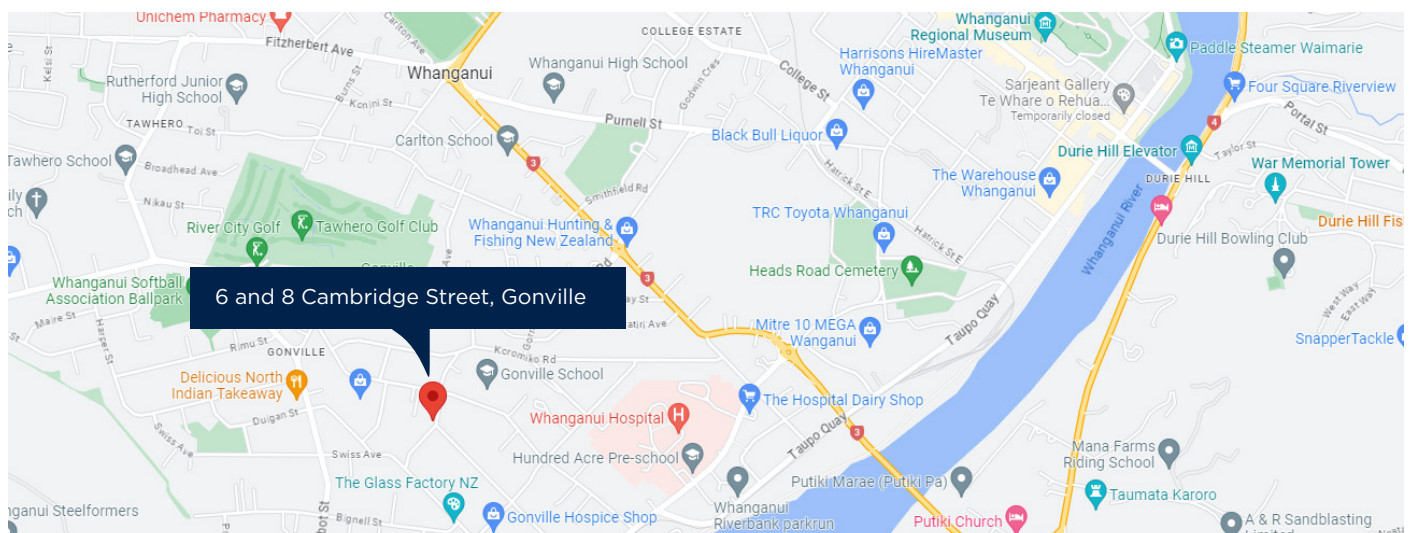
Families thrive in this place of culture, creativity and adventure. Public facilities support people of all ages and interests

with excellent infrastructure and connectivity.

Working from home is the perfect choice for many, while for others Whanganui's size makes it a commuter's dream.

Support for economic development allows entrepreneurs to flourish, and daily connections to New Zealand's biggest cities enable an ideal lifestyle without compromise.

source: discoverwhanganui.nz



GONVILLE



WHAT THE AREA OFFERS

Originally named 'Bellhaven' then Balgownie, Gonville is Whanganui's second largest suburb and is still quite affordable. Until the 1970s, the textile industry was a major employer with wool-grading stores and factories. The majority of housing stock in Gonville includes classic bungalows built in the 1920s. Gonville is especially popular with doctors and nurses because of its proximity to the hospital. Gonville Domain provides large sports fields and is home to the Whanganui Hockey Stadium.

SCHOOLS

Gonville School
Carlton School
Gonville Kindergarten
St Dominic's College

AMENITIES

Gonville Library and Café
Whanganui Hospital
Gonville Medical Centre

FEATURES

- Great architectural housing stock
- Proximity to the hospital
- Great for riverside walking and cycling to the city or further up the river mouth
- Brave Ballpark
- Balgownie Reserve
- Handley Park
- Lorenzdale Park
- Wanganui Hockey Turf
- Gonville Domain
- Garden Centre

FINANCING YOUR BUILD



Construction Lending

Here's what you need to know



Natalie Sara
Residential & Commercial Mortgage Adviser
022 164 1566 | natalie@vegaland.co.nz



Deposit

- Under 20% deposit? No problem - construction lending has a different set of rules and requirements to standard existing residential property lending.
- New Builds are exempt from the Reserve Bank NZ 'loan-to-value ratios' (LVR) policy for owner occupiers and Investors.

Did you know?

- Currently some banks have special discounted interest rates for building projects.
- Longer pre-approval times for a new build.
- First home buyer grant up to 10k per person for a new build, rather than 5k for an existing home.

Bank Requirements

- A registered valuation will be required for New Build lending (maybe more than one throughout the process). If you can get a 'fixed price' building contract one is required during the build and one at completion. If it's a 'labour only' contract, you may need to get multiple at each stage.
- When processing your loan, we will need to factor in a contingency for cost overruns, this is calculated as a % of all build costs up to 20% (bank dependent).
- Council consents will be required for the build. Builder's 'all risk' insurance certificate will be required from the builder.
- A full builder's contract will be required showing costings for each stage of the build.
- If labour only, full costings and quotes for building materials, labour, plumbing, electrics will be required.
- At the end of the build, a Code Compliance Certificate will be required.

What will your repayments be?

Loan \$,000	300	400	500	600	700	50
6.00%	1,799	2,398	2,998	3,597	4,197	300
6.25%	1,847	2,463	3,079	3,694	4,310	308
6.50%	1,896	2,528	3,160	3,792	4,424	316
6.75%	1,946	2,594	3,243	3,892	4,540	324
7.00%	1,996	2,661	3,327	3,992	4,657	333
7.25%	2,047	2,729	3,411	4,093	4,775	341
7.50%	2,098	2,797	3,496	4,195	4,895	350
7.75%	2,149	2,866	3,582	4,298	5,015	358

Consider the change to your monthly repayment when the loan increases by 50K



YOUR SALES TEAM



Lyn Wickham

027 267 5813 | lyn.wickham@bayleys.co.nz

BARTLEY REAL ESTATE LTD, BAYLEYS, LICENSED REAA 2008

Lyn is passionate about helping her clients achieve top results in all their Real Estate needs. Honest, upfront and a true local having grown up in Whanganui.

Lyn believes hard work and commitment to results are the reason for her excellent track record with a wide and varied range of properties sold across the entire Whanganui region. She understands the Whanganui property market and has developed a quality database of buyer and sellers. Lyn's open and friendly personality has turned many of her clients into lifelong friends.

Lyn's commitment to securing the best for her clients shines through as her strong network of referrals and repeat business attest to. Her warm and caring personality makes her relatable and she makes buying or selling a stress free and relaxed experience. She understands the importance of open and honest communication and loves providing feedback to both buyers and sellers. Lyn believes in negotiation and has proven results in securing top value in the market and believes that a win-win situation for all parties is her end goal.

Lyn is an avid golfer, loves travelling and most importantly loves Whanganui and she makes a point in staying actively involved in the community.

- Top 20% of salespeople throughout Bayleys nationwide
- Top of division, residential Whanganui 2020/2021

Teresa Grant

Sales Associate to Lyn Wickham

022 620 1136 | teresa.grant@bayleys.co.nz

BARTLEY REAL ESTATE LTD, BAYLEYS, LICENSED REAA 2008

Teresa combines an English degree with two decades in sales and marketing and is excited to join Lyn in the real estate sales sphere. During her four years with Bayleys she has worked in administration, compliance and marketing, and has attained her salespersons licence, and the NZ Certificate in Real Estate (Branch Manager). This wealth of experience in every aspect of real estate makes Teresa the logical choice when appraising and marketing your biggest asset.

Approachable and conscientious, you can be sure Teresa will work with your best interests at heart, every step of the way.



Lyn Wickham
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BARTLEY REAL ESTATE LTD, BAYLEYS, Licensed under the REA Acts 2008

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