



10 Fathom Place

Te Atatū Peninsula, Auckland

TOWNHOUSE O, R & S

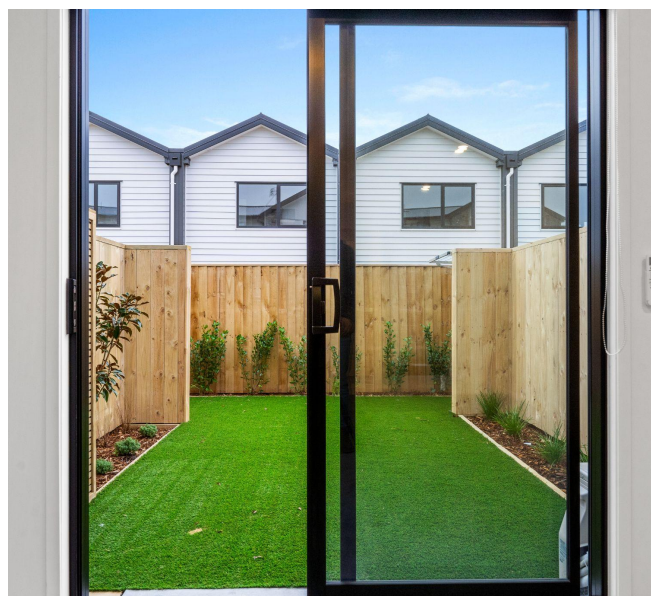


WILLIAMS
CORPORATION 
The Residential Property Developer

Welcome to **10 Fathom Place**

Welcome to a development of excellently built modern homes in the world-class city of Auckland! These one-bedroom townhouses offer incredible value that you simply cannot miss. Located on Fathom Place in Te Atatu Peninsula, these stunning properties offers the perfect combination of convenience and luxury.

Te Atatu Peninsula is renowned for its abundance of reserves, walkways, and stunning beaches. Public transport is easily accessible, with a bus stop just around the corner, and the North Western Motorway is a mere 3-minute drive away, providing seamless connectivity to the rest of the city.



Townhouse O, R & S

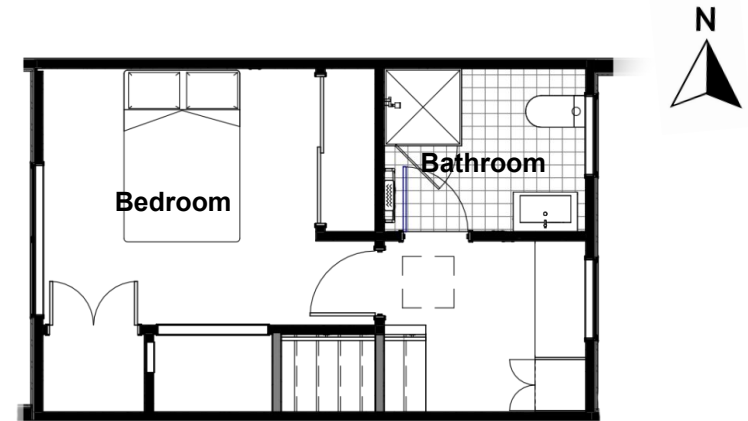
What this townhouse can offer you.

Bedrooms	1	Internal	56.8m ²
Bathrooms	1	Site	70m ²
Carpark	1	Garage	0

The ground floor is open plan consisting of the kitchen, dining and living areas. For added convenience, a washer/dryer combination is located in the kitchen space. There is also storage space beneath the stairs.

On the first floor, you will find a generously sized bedroom, featuring a built-in wardrobe. There is also a full-size bathroom on this level.

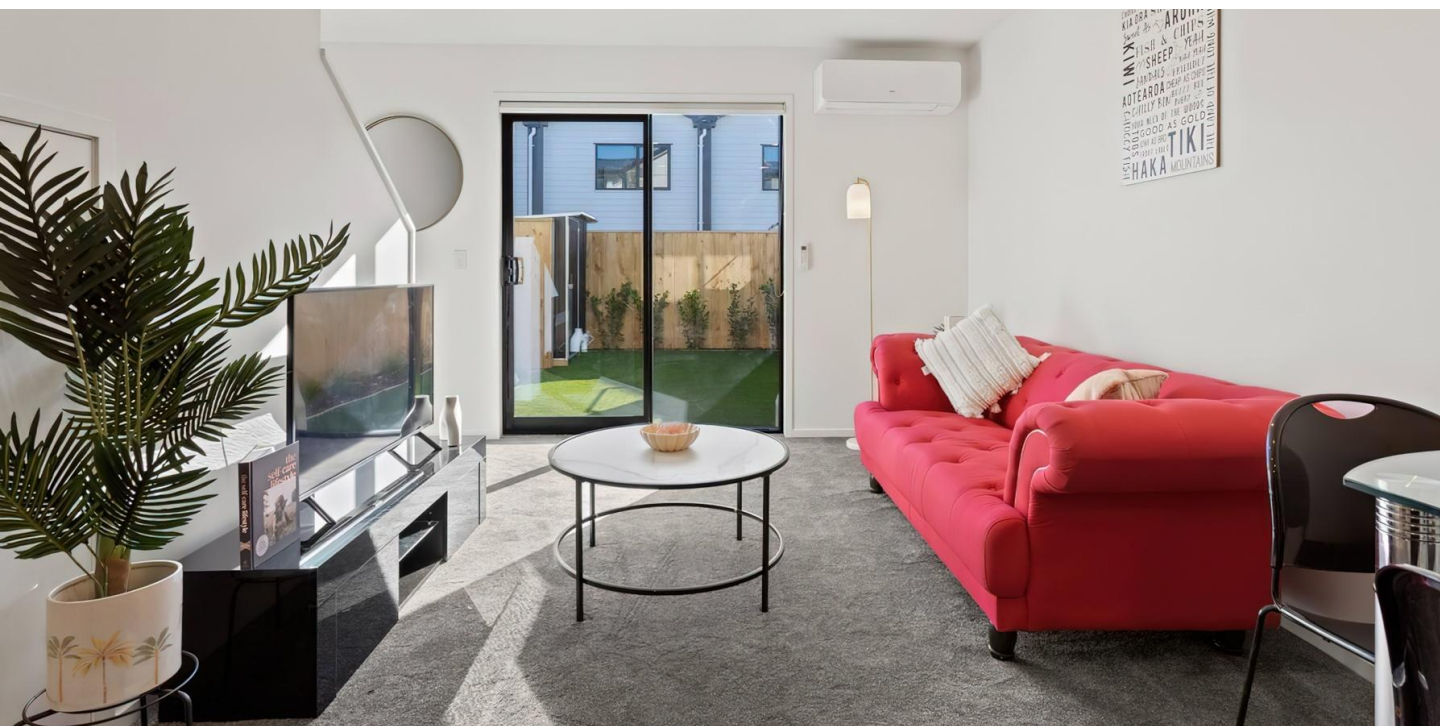
Step outside to a private, low-maintenance courtyard with a clothesline, storage/bike shed, and a power supply.

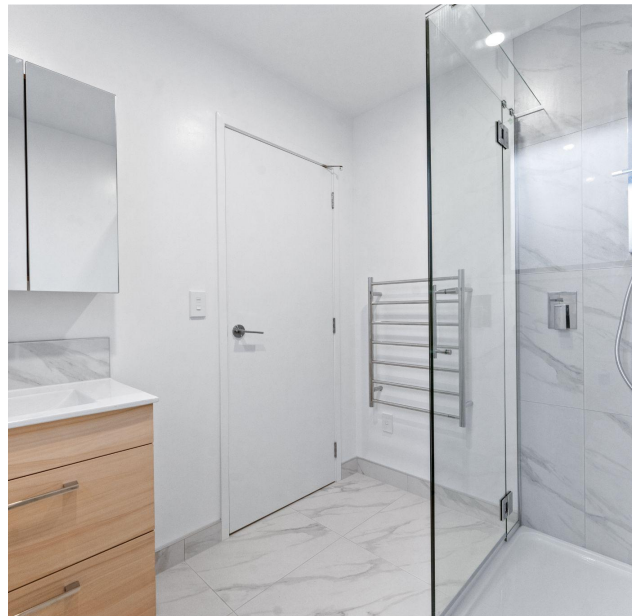
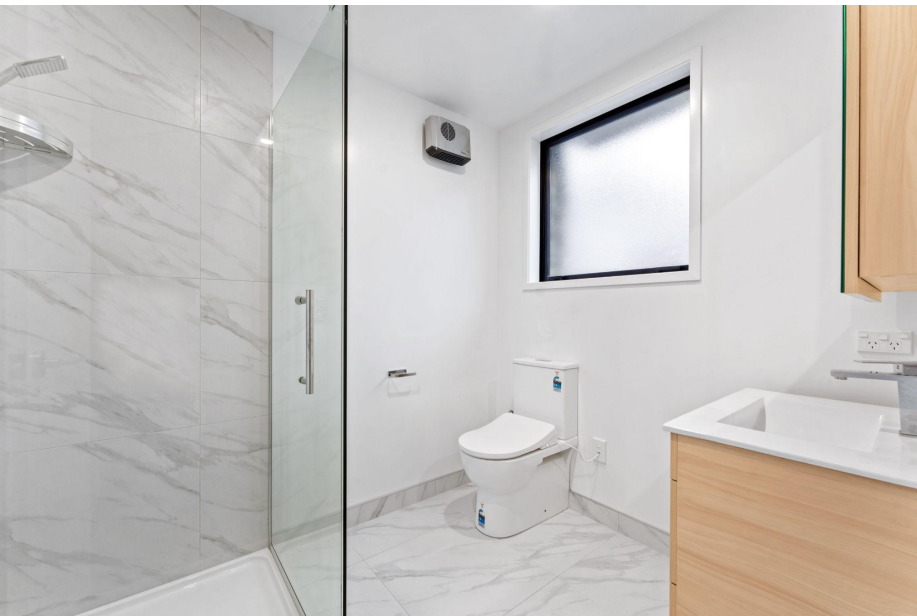


FIRST FLOOR



GROUND FLOOR





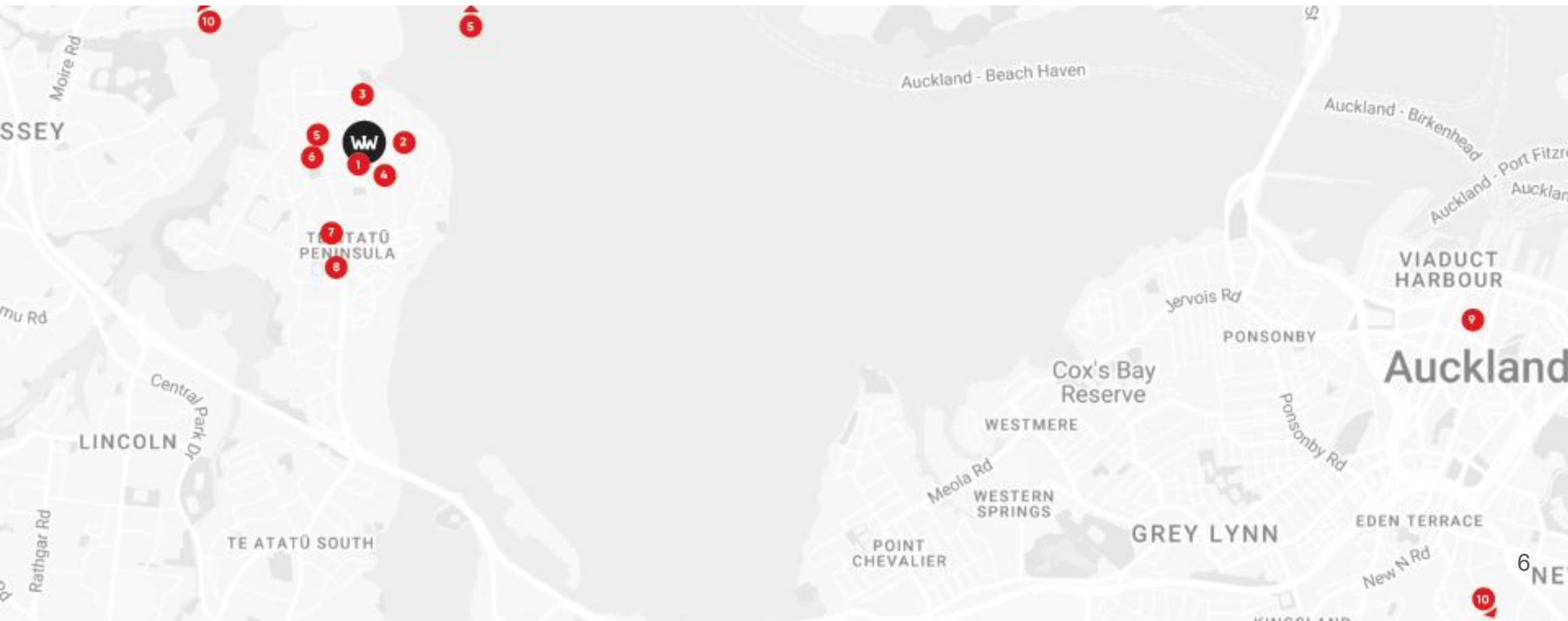
Location

Located on Fathom Place in Te Atatu Peninsula, these Townhouses are in an area spoilt for choice of Reserves, Walkways and Beaches. Public transport is also covered, with a Bus Stop around the corner or it's a 3 minute drive to access the North Western Motorway.

It is with no doubt that finding new homes at an affordable price point is only going to get increasingly harder as the City's population grows.

WHAT'S NEARBY

- | | | | |
|---|--------------------------------------|----|--------------------------------------|
| 1 | BEACH ROAD BUS STOP 160M | 6 | KERVIL PARK 950M |
| 2 | SPINNAKER RESERVE 400M | 7 | COUNTDOWN TE ATATU 1.6KM |
| 3 | KELVIN STRAND BEACH 550M | 8 | THE POINT SHOPPING MALL 1.8KM |
| 4 | ST MARGARET'S HOSPITAL 550M | 9 | AUCKLAND CENTRAL 16.3KM |
| 5 | PENINSULA PRIMARY SCHOOL 730M | 10 | AUCKLAND AIRPORT 28.3KM |



Site Plan

The plans, illustrations, measurements and/or descriptions in this Landscape Plan, and in this Information Pack, are indicative only and subject to change during the course of the development. For example, changes may be made to the final landscape plan including the location of plants, the species of plants and the location of fixtures, fittings, structures or similar as a result of any resource consent or building consent or as required during the course of the development. Any areas or dimensions shown in respect of any lot area are subject to final survey.



Rental Appraisals



Ohana Property
 021 250 9131
 andreas@ohanaproperty.com

Ohana Property Offer

Property location:
10-12 Fathom Place, Te Atatu Peninsula - (1 Bed, 1 bath)

\$145 Average Nightly Rate	\$195-210 Peak Season and Public Holidays, nightly rate
\$170 Weekend Rate	90-95% Estimated Occupancy

Conservative Estimates

\$1,065 Gross Weekly Estimate (at 100% occupancy)	\$55,380 Gross Yearly Estimate (at 100% occupancy)
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Compensation
Management Fee **15% + GST**

- Power & Internet are **paid in full** by the Owner.
- If a call-out is required to ensure guest satisfaction, the Owner will be charged directly (charged out at **\$60.00** per hour, 1 hour minimum charge)

At the commencement of the agreement term there is a **\$90.00** a month compensation for; Ring Security, Amazon Music, Coffee, Consumables, Cleaning Products and **\$18.00** a month for Netflix.

Direct Booking Platforms
We have 3 direct booking platforms where your property will be listed:
Ohana website, Airbnb and VRBO.





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Ohana Property
 021 250 9131
 andreas@ohanaproperty.com

Ohana Property Offer

Property location:
10-12 Fathom Place, Te Atatu Peninsula - (1 Bed, 1 bath, carpark)

\$155 Average Nightly Rate	\$195-210 Peak Season and Public Holidays, nightly rate
\$175 Weekend Rate	90-95% Estimated Occupancy

Conservative Estimates

\$1,125 Gross Weekly Estimate (at 100% occupancy)	\$58,500 Gross Yearly Estimate (at 100% occupancy)
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Compensation
Management Fee **15% + GST**

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Rental Appraisals

**CLARKEGROUP**
PROPERTY MANAGEMENT

10 Fathom Place, Te Atatū Peninsula, Auckland

Rental Appraisal

Prepared 6 April 2023

These townhouses are located in the fast growing neighbourhood of Te Atatū Peninsula.

The location is super convenient, within walking distance to a bus stop, the beach and park. It's just a few minutes drive to access North Western Motorway.

These new homes all come with appliances including oven, ceramic cooktop, dish drawer, rangehood, microwave, washer/dryer combo, refrigerator/freezer, and heat pump. They all meet New Zealand's Healthy Homes requirements.

Rental Estimate

 1	 1
No Carpark	With Carpark
\$500–520 p/w	\$520–540 p/w

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Note: This estimate is based on the current market rents within the local surrounding area as of April 2023. This appraisal does not purport to be a registered valuation. Actual rent prices may vary according to the market and other external factors during the time of letting.



5 Step Purchase Process

- 1** Contact your Williams Corporation Client Consultant or via the Website or Facebook to confirm availability of the specific property.
- 2** Once the property has been selected, you will then be guided through the signing process of an approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement for Sale and Purchase of Real Estate ('Agreement').
- 3** Upon the Agreement being signed by all parties and then dated, you have 5 working days to conduct due diligence and obtain finance. During the 5 working days, you need to correspond and obtain advice from your lawyer, accountant, finance broker etc. Should any queries arise, Williams Corporation are here to assist you. Simply provide the information — you'll be surprised by all the ways we can help. If you are not satisfied, you may cancel the Agreement, for whatever reason, with no questions asked.
- 4** If you are satisfied, the Agreement will be confirmed, then the required deposit becomes due and payable.
- 5** Once the property is completed and settled, Williams Corporation will be proud to provide you with your new property.



Visit our Website or follow us on
Facebook to learn more about
this amazing development.

 williamscorporation.com

 facebook.com/WilliamsCorporation

WILLIAMS
CORPORATION 

BUILDING THE MOST LIVEABLE COUNTRY