



QUE

# House & Land Package

12 Carabella Crescent,  
Broadfield Grange, Rolleston  
Package Overview  
2026



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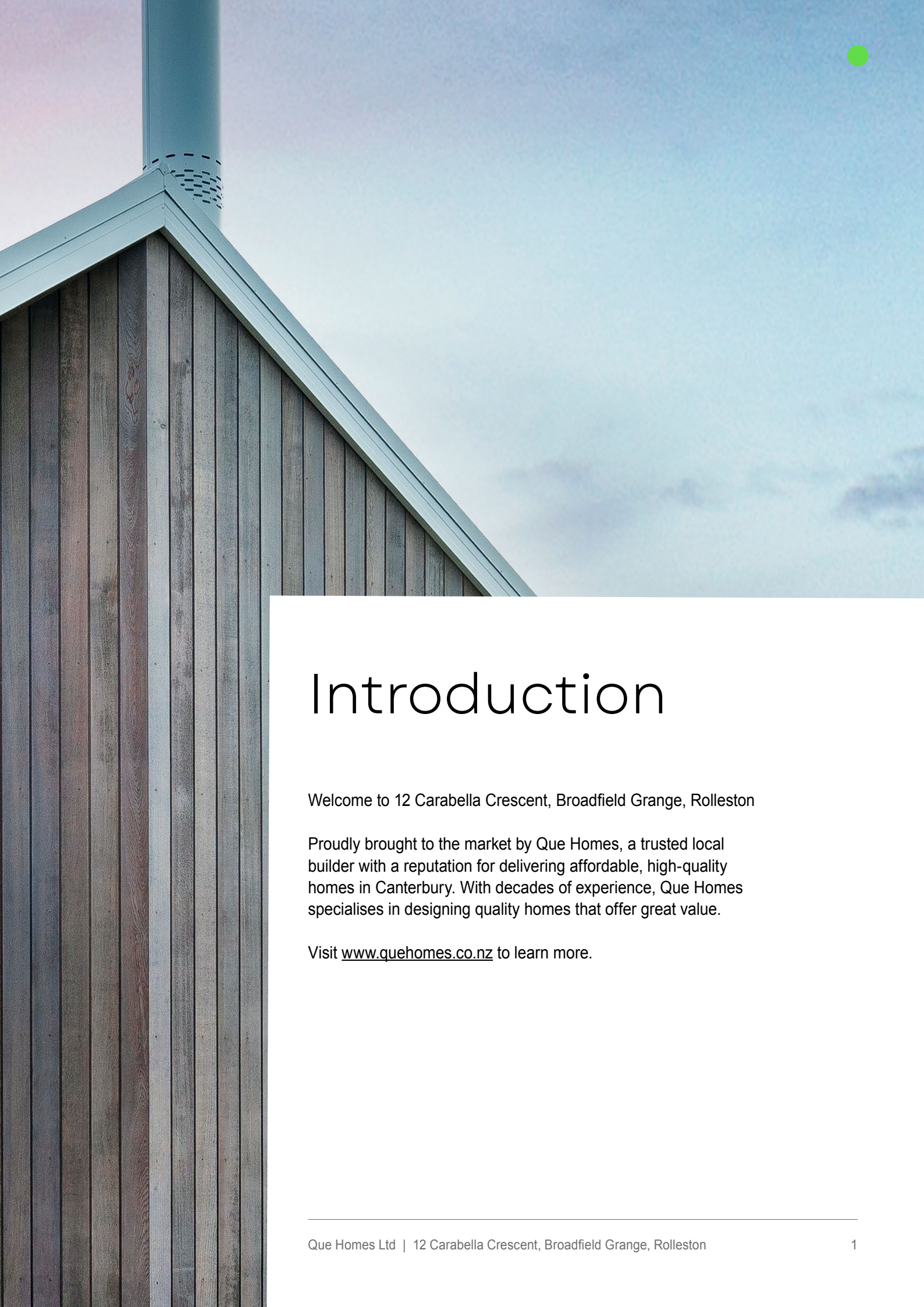
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# Introduction

Welcome to 12 Carabella Crescent, Broadfield Grange, Rolleston

Proudly brought to the market by Que Homes, a trusted local builder with a reputation for delivering affordable, high-quality homes in Canterbury. With decades of experience, Que Homes specialises in designing quality homes that offer great value.

Visit [www.quehomes.co.nz](http://www.quehomes.co.nz) to learn more.



# 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 Que Homes showhome at 109 Lady Isaac Drive, Broadfield Grange, Stage 1, Rolleston



# Who are you?

At Que Homes, we believe a home is more than just four walls—it's a foundation for your future. Whether you're a first-home buyer stepping into homeownership, an investor looking for a high-growth opportunity, or a young professional seeking a modern, low-maintenance lifestyle, we have the perfect home and land package for you.

We specialise in designing quality, affordable homes that don't compromise on style or functionality. Each of our homes is carefully planned to maximise space, comfort, and long-term value. With expertly chosen locations, on point inclusions, and a streamlined building process, we make the journey to homeownership or investment simple and stress-free.

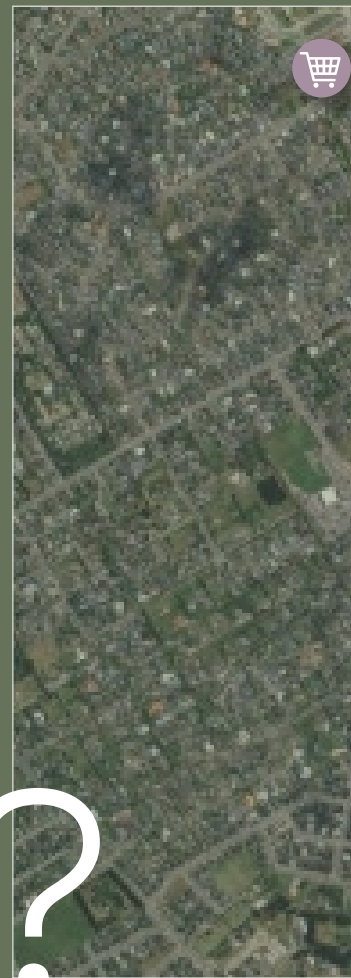
↓ Street Perspective Visualisation Only—Refer to Concept Plans





# 12 Carabella Crescent

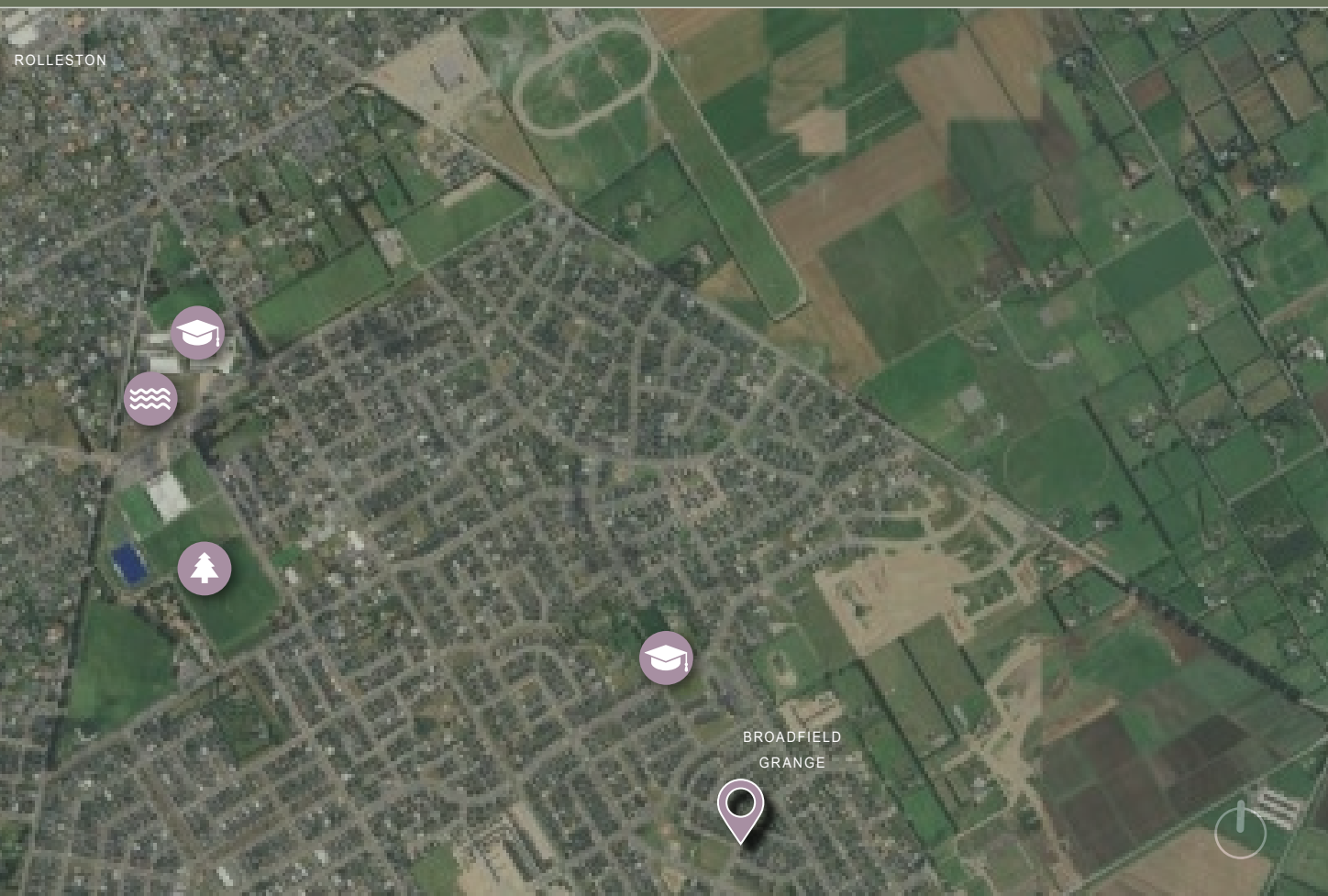
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# Where?

## Location & Amenities

|                                                                                                                                                                                            |                                                                                                                              |                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>12 Carabella Crescent</b> is located in Rolleston, Canterbury. Here are five nearby locations, amenities, schools, and shops, along with their approximate distances from this address: |                                                                                                                              | Approximate distance from Property |
| 1                                                                                                                                                                                          | <b>Rolleston College:</b> A secondary school offering education for years 9 to 13                                            | 2.5 km                             |
| 2                                                                                                                                                                                          | <b>Rolleston Square Shopping Centre:</b> A shopping hub featuring supermarkets, retail stores, cafes, and essential services | 3 km                               |
| 3                                                                                                                                                                                          | <b>Foster Park:</b> A large recreational area offering sports fields, playgrounds, and walking tracks                        | 2 km                               |
| 4                                                                                                                                                                                          | <b>Selwyn Aquatic Centre:</b> A modern facility with swimming pools and fitness classes                                      | 2.8 km                             |
| 5                                                                                                                                                                                          | Te Rōhutu Whio Primary School is located 400m away, making it a convenient walking option for nearby families.               | 400m                               |



- **Educational options:**

Te Rōhutu Whio School (85 Kate Sheppard Drive), Rolleston Christian School (571 Springston Rolleston Road), and Rolleston College (631 Springston Rolleston Road).

- **Close to Amenities:**

Rolleston Square, features over 40 specialty stores, including supermarkets, fashion outlets, health services, and diverse eateries. Also retails includes the warehouse and The Chemist Warehouse. Additionally, the upcoming retail complex, The Station, is set to become the South Island's largest non-enclosed shopping center, further expanding the local amenities.

- **Recreational facilities:**

Foster Park offers extensive sports fields and a destination playground featuring a flying fox, large slides, and picnic areas. The Selwyn Aquatic Centre provides multiple swimming pools and a range of fitness classes. Within walking distance, Acland Park Playground includes play equipment for all ages, a basketball half-court, and a pump track. The Borough Green offers green spaces with tennis and basketball courts, while Falcon's Landing Park features unique bird's nest towers

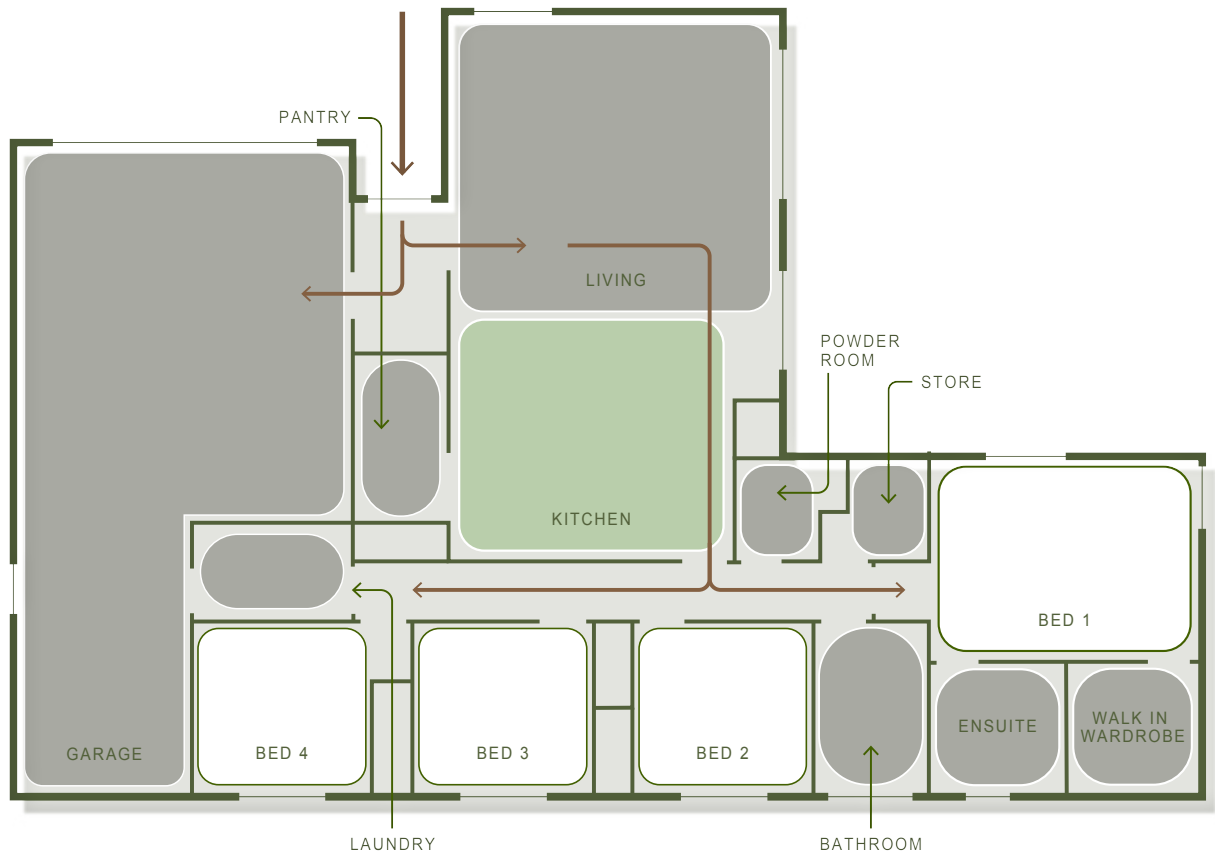
with climbing challenges and a large tube slide. Additionally, Brookside Park caters to various sporting interests with football and cricket fields alongside a children's playground.

**Transport links:**

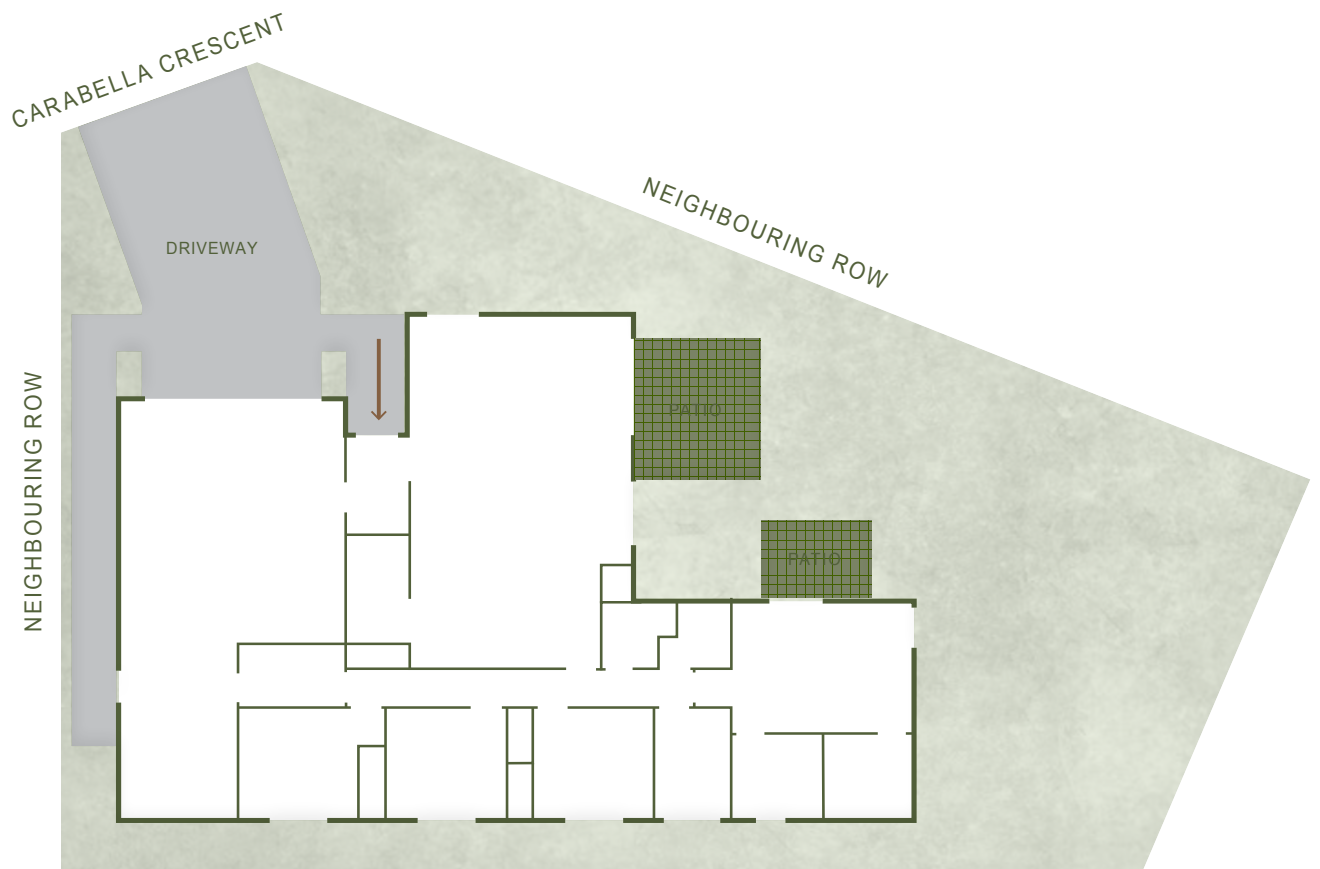
- **State Highway Access:** The property is near State Highway 1, providing efficient routes to various locations.
- **Izone Business Hub:** Approximately a 5-minute drive via local roads.
- **Hornby:** Around a 12-minute drive via State Highway 1.
- **Christchurch Central City:** Approximately a 20-minute drive via State Highway 1 and local roads.
- **Christchurch International Airport:** About an 18-minute drive via State Highway 1 and local roads.

Public transport options include the Metro Christchurch bus services, with Route 85 offering direct connections from Rolleston to Christchurch Central City. Additionally, Route 5 connects Rolleston to New Brighton, passing through key areas such as Hornby and the central city.

Ground Floor Plan



Diagrammatic Landscaping Plan

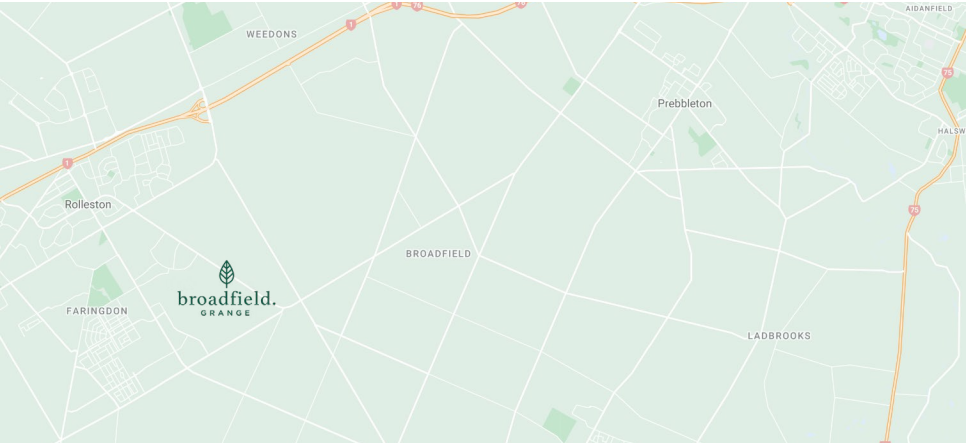


Disclaimer: For illustrative purposes only.  
Refer to Specifications documents for details



# Property Details

→  
Site plans and Location



→  
Subdivision Plan



Disclaimer: For illustrative purposes only. Que Homes Ltd accept no liability for any discrepancies which may become apparent once construction commences

# Specifications

12 Carabella Crescent, Broadfield Grange, Rolleston

## HOUSE DETAILS

|              |                      |
|--------------|----------------------|
| Bedrooms     | 4                    |
| Bathrooms    | 2                    |
| W/C          | 1                    |
| Garaging     | 2                    |
| House Size   | 224.32M <sup>2</sup> |
| Section Size | 570M <sup>2</sup>    |

## BUILDING

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Raised Ceilings | Kitchen, dining & living areas                        |
| Attic Flooring  | Chipboard sheets as per plan                          |
| Attic Ladder    | Attic ladder to ceiling roof space – timber fold down |

## PRELIMINARIES

|                  |                                                                                                                                                                                                                   |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial Clean | Professional full builders clean.                                                                                                                                                                                 |
| Build Guarantee  | Defect period of 24 months from COC for building related issues.<br>Defects do not include wear and tear, misuse, or natural settlement.<br>Statutory warranties under the Building Act apply for up to 10 Years. |

## SERVICES

|       |     |
|-------|-----|
| Fiber | Yes |
|-------|-----|

## INSULATION

Ceilings: R7  
Walls: 90-R2.8, 140 R3.2  
Insulation to Exterior walls & ceiling only- excluding garage area.



## ROOF

|           |                           |
|-----------|---------------------------|
| Colour    | Titania                   |
| Roof      | T-Rib profile Coloursteel |
| Gutter    | Colonial Quad             |
| Downpipes | 55/75 Rectangle           |
| Facia     | Coloursteel Multiline     |

## WINDOW JOINERY

|                                   |                                                                                                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Colour                            | Titania                                                                                                                                         |
| Exterior Aluminium Window Joinery | Windows and Doors double glazed with clear glass. Etchlite obscure glass to bathrooms and toilet. Standard colour range with coloured hardware. |
| Residential Thermal Heart +       | Yes                                                                                                                                             |
| Low E & Argon Gas                 | Solux Low E & Argon Gas Double Glazing (U Value 1.1)                                                                                            |
| Window Reveals                    | 20mm Gib grooved                                                                                                                                |
| Front Door                        | Slimline Plasma Entry Door PLA00                                                                                                                |
| Front Door Finish                 | Power coated                                                                                                                                    |
| Front Door Colour                 | To be specified, same as joinery.                                                                                                               |
| Front Door Handle                 | E-Lok 8 (stainless steel) Digital Door Lever/Lock                                                                                               |
| Aluminium Hardware                | Urbo- Sash handles and locks.<br>Urbo Lever 4-point locks to hung doors.<br>Urbo surface mounted locks to sliding doors.                        |

## EXTERIOR CLADDING

|                  |                     |
|------------------|---------------------|
| Celcrete         | Triple black white  |
| Feature Cladding | Cedar-Vertical HP55 |
| Colour           | Damper              |

One coat of "Wood X" cedar oil applied at time of install by builder. Second coat to be applied by the client within 6 months and yearly after to maintain.

## GARAGE DOOR

|                            |                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------|
| Colour                     | Titania                                                                               |
| Door #1                    | Smartline, flat panel, sectional doors.                                               |
| Insulated                  | No                                                                                    |
| Automatic Opener & Remotes | Merlin MS62 My Q Commander Essential with 2 remotes and wall switch. 5 Year Warranty. |

## INTERIOR JOINERY

|                        |                                                  |
|------------------------|--------------------------------------------------|
| Interior Door Type     | Plain                                            |
| Cavity Sliders         | As per plan- Clearview                           |
| Door Heights           | 2200H                                            |
| Wardrobe Doors         | Aluminium 2 panel sliders                        |
| Wardrobe Infill Panels | Gib/Gib                                          |
| Wardrobe Frame Colour  | White                                            |
| Door Handle Type       | Bailey "George" with round rose backing. Chrome. |

## PLUMBING

|                 |         |
|-----------------|---------|
| Outside Taps    | Qty x 3 |
| Water to Fridge | Yes     |

## ELECTRICAL

|                              |                                                 |
|------------------------------|-------------------------------------------------|
| TV Outlets                   | X2                                              |
| Double plugs                 | Yes                                             |
| Heated Towel Rail(s)         | Newtec- 7 ladder.                               |
| 12W LED Lights               | Switch LED round white down lights,             |
| Bathroom Extractor Fans      | Yes                                             |
| Bathroom Heater(s)           | Yes                                             |
| Alarm                        | Yes                                             |
| Smoke Alarms                 | Yes                                             |
| Garage Door Push Button      | Yes                                             |
| External up/down wall lights | X2 Stainless Steel - either side of garage door |

## ELECTRICAL HEATING

|                    |                                     |
|--------------------|-------------------------------------|
| Ducted Heat Pump   | Yes                                 |
| Hot Water Cylinder | Thermann Electric Hwu SE 300l 3.0kw |

## GAS

|     |                                    |
|-----|------------------------------------|
| Hob | Piping only for future hob install |
|-----|------------------------------------|



## INTERIOR LININGS, GIB, PLASTERING & PAINTING

Level 4- Industry standard finish for interior walls and ceilings. Que Homes Standard Finish.

|                       |                                                                                                               |
|-----------------------|---------------------------------------------------------------------------------------------------------------|
| <b>GIB</b>            | 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 Cubicle shower linings: Acrylic wall liner on 10mm Aqualine gib. |
| <b>PLASTERING</b>     | Level 4                                                                                                       |
| Walls & Ceilings      | Level 4                                                                                                       |

### PAINTING

|                                                   |                                                                                                                                                                                                                   |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Colours                                           | Ceilings - Resene Double Alabaster<br>Walls/Doors/Trims - Resene Rice Cake                                                                                                                                        |
| Ceilings                                          | Paint finish- Flat                                                                                                                                                                                                |
| Walls and Skirting's                              | All paint in acrylic. White base only, no allowance for feature wall colours. Any white tones i.e. "Alabaster" will incur additional costs due to transparency of paint, therefore additional coats are required. |
| Window Jambs and Doors<br>Wet areas- all surfaces | All paint in acrylic enamel with 3 coat system in one colour. Semi-gloss finish.                                                                                                                                  |

## JOINERY

### KITCHEN/PANTRY

|                     |                                                 |
|---------------------|-------------------------------------------------|
| Kitchen Bench Top   | 20mm thick engineered stone Trendstone          |
| Colour              | Neve Quartz                                     |
| Pantry Bench Top    | Laminex Formica                                 |
| Colour              | Aratea Stone                                    |
| Sink                | Mercer- stainless                               |
| Carcass             | White                                           |
| Lower Cabinetry     | Prime Melamine                                  |
| Colour              | White                                           |
| Upper Cabinetry     | Melteca                                         |
| Colour              | Chalet Ash                                      |
| Kitchen Splash Back | Full Tiled behind hob to underside of rangehood |
| Colour              | Georgia Bone Gloss - 100x100                    |
| Tapware             | Mizu Drift Mk2 Goose Neck Mixer (*4) - Chrome   |



## LAUNDRY

|                 |                                               |
|-----------------|-----------------------------------------------|
| Bench Top       | Laminex Formica                               |
| Colour          | Aratea Stone                                  |
| Sink            | Mercer- stainless                             |
| Tapware         | Mizu Drift Mk2 Goose Neck Mixer (*4) - Chrome |
| Carcass         | White                                         |
| Lower Cabinetry | Prime Melamine                                |
| Colour          | White                                         |

## STORAGE JOINERY

|                            |                        |
|----------------------------|------------------------|
| Storage & Wardrobe Joinery | Prime Melamine - White |
|----------------------------|------------------------|

## APPLIANCES

|                       |                                                                |
|-----------------------|----------------------------------------------------------------|
|                       | Fisher & Paykel - Silver package.                              |
| Oven                  | 60cm Series 5 Contemporary Oven 6 Func Blk Glass-OB60SC6LEB1   |
| Cooktop               | 60cm Series 5 4 Element Electric Cooktop Touch slide-CE604DTB1 |
| Rangehood and Ducting | Fisher & Paykel HP60IDCHX2 - built in                          |
| Dishwasher            | Series 5 Contemporary Dishwasher - DW60FC2X2                   |

## BATHROOM FITTINGS

|                               |                  |
|-------------------------------|------------------|
| Tap, Mixers and Shower Slides | Mizu Drift range |
| Vanity(s)                     | Zara             |
| Colour                        | Honey Ash        |
| Toilet Suite                  | Uno BTW          |
| Bath                          | Newark 1700 BTW  |

## SHOWERS & GLASS

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Tiled Showers  | Ensuite<br>Prestige Glass frameless glass shower enclosure,<br>10mm safety glass, toughened. |
| Acrylic Shower | Main bathroom                                                                                |



|                               |                                                                               |
|-------------------------------|-------------------------------------------------------------------------------|
| Glass Shelf                   | X2 corner shelves<br>Frameless glass shelves, 250mm rounded corner.           |
| Prestige Glass Doors / Panels | Fitted to tiled showers to door height.                                       |
| Glass Door Handle             | Round D Standard Handle. Silver.                                              |
| Mirrors to Vanities           | Mirrors to Vanities. From vanity top to door height-<br>no tiled splash back. |

## FLOOR COVERINGS

|                |                                  |
|----------------|----------------------------------|
| Carpet         | Inner Urban, Solution Dyed Nylon |
| Colour         | Wheaten                          |
| Vinyl Planking | Vinyl Planks Urban Collection    |
| Colour         | Noble, Golden Oak                |
| Garage Carpet  | Yes                              |
| Tiles          | 600x600 Stonebrook               |
| Colour         | Earth Matt                       |

## TILED AREAS

|                      |                             |
|----------------------|-----------------------------|
| Ensuite Shower Base  | Yes 600x600                 |
| Ensuite Shower Walls | Yes 600x600                 |
| Bath Splash Back     | Length of bath, 300mm high. |

## MISCELLANEOUS

|          |                                                                    |
|----------|--------------------------------------------------------------------|
| Skirting | 65mm single bevel pine- house<br>65mm single bevel pine- wet areas |
|----------|--------------------------------------------------------------------|

## HARD & SOFT LANDSCAPING

|                     |                                                                                                 |
|---------------------|-------------------------------------------------------------------------------------------------|
| Driveway and patios | Plain concrete to driveway/patios as per plan.                                                  |
| Landscape Plantings | This is the responsibility of the buyer and must meet<br>developers' approval.                  |
| Lawn                | Site scrape to remove first 50mm of soil and weeds.<br>Seed as per standard Que Homes standard. |
| Stones              | Sqm to south side of the home                                                                   |
| Fence               | Boundary Fencing included as required by the subdivision.                                       |

# Exterior Material Palette

## Roof and Window Joinery

Colour: Titania

## Celcrete

Resene Triple  
Black White

## Soffit Colour

Resene Triple  
Black White

## Cladding

Cedar-Vertical HP55  
Colour: Damper



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.

# Kitchen & Laundry Material Palette

## Tapware

Mizu Drift Mk2 Goose  
Neck Mixer (\*4)  
Colour: Chrome

## Flooring

Range: Urban Collection  
Colour: Noble, Golden Oak

## Flooring

Urban Collection  
Range: Inner Urban  
Colour: Wheaten

## Cabinetry (Lower)

Prime Melamine  
Colour: White

## Cabinetry (Upper)

Melteca  
Colour: Chalet Ash

## Splashback Tiles

Georgia Bone Gloss  
Size 100 X 100

## Kitchen Benchtop

Trendstone  
Engineered Stone  
Colour: Neve Quartz

## Laundry Benchtop

Laminex Formica  
Colour: Aratea Stone

## Paint

Ceilings: Resene Double  
Alabaster  
Walls/Doors/Trims:  
Resene Rice Cake



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# Bathroom Material Palette

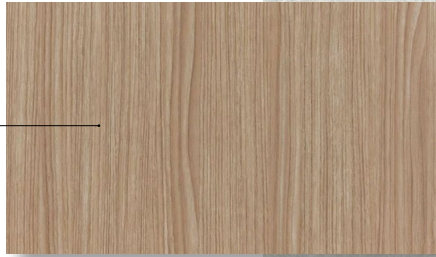
## Mixer

Mizu Drift Tapware  
Colour: Chrome



## Vanity

Zara  
Colour: Honey Ash



## Main Tile

Stonebrook Earth Matt

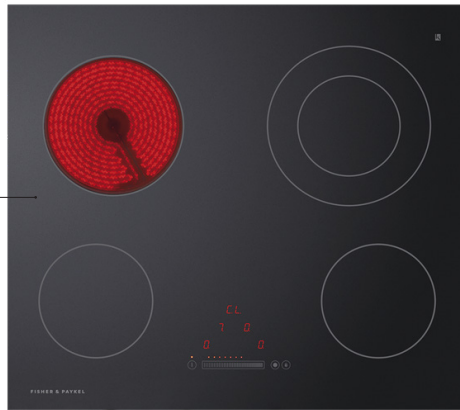


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# Silver Kitchen Package

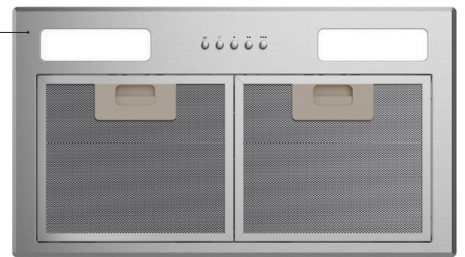
## Rangehood

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 2-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.

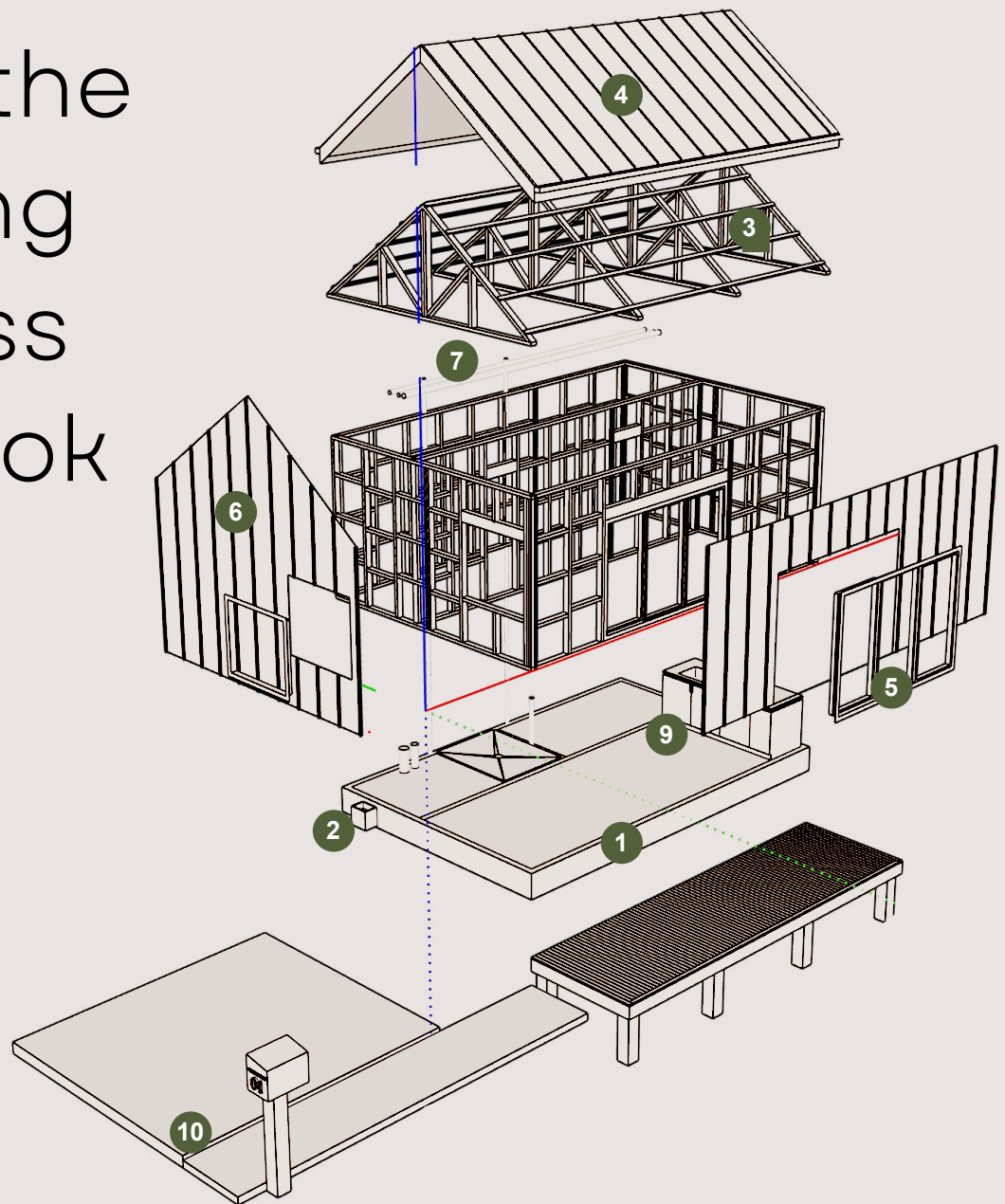
## **Is a Master Build Guarantee included?**

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.

# What the Building Process Will Look Like.

Construction process communicated in an exploded house diagram



The sequence outlined here shows the expected Que Homes Ltd Building process during the 'Deliver' Phase of your journey.

- 1 Ground works / Foundations
- 2 Drainage
- 3 Frames & Trusses
- 4 Roof
- 5 Windows
- 6 Exterior Cladding
- 7 Services Electrical / Plumbing / Gas
- 8 Fix-stop paint
- 9 Fittings & Fixtures (Kitchen, Hard Stand Areas - Carpet)
- 10 Landscaping, Letter box & Driveways (Client Organised)
11. Move in



# Thank-you

from our team to yours.