



HOUSE

House & Land Package

13A Carabella Crescent,
Broadfield Grange, Rolleston
Package Overview
2026



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Introduction

Welcome to 13A 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 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





13A Carabella Crescent

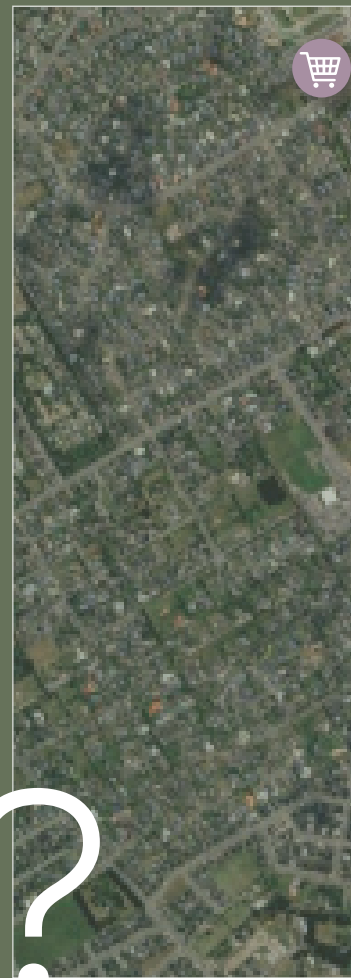


Kitchen & Dining
Visualisation Only—Refer to
Concept Plans



Master Bed Robe
Visualisation Only—Refer to
Concept Plans

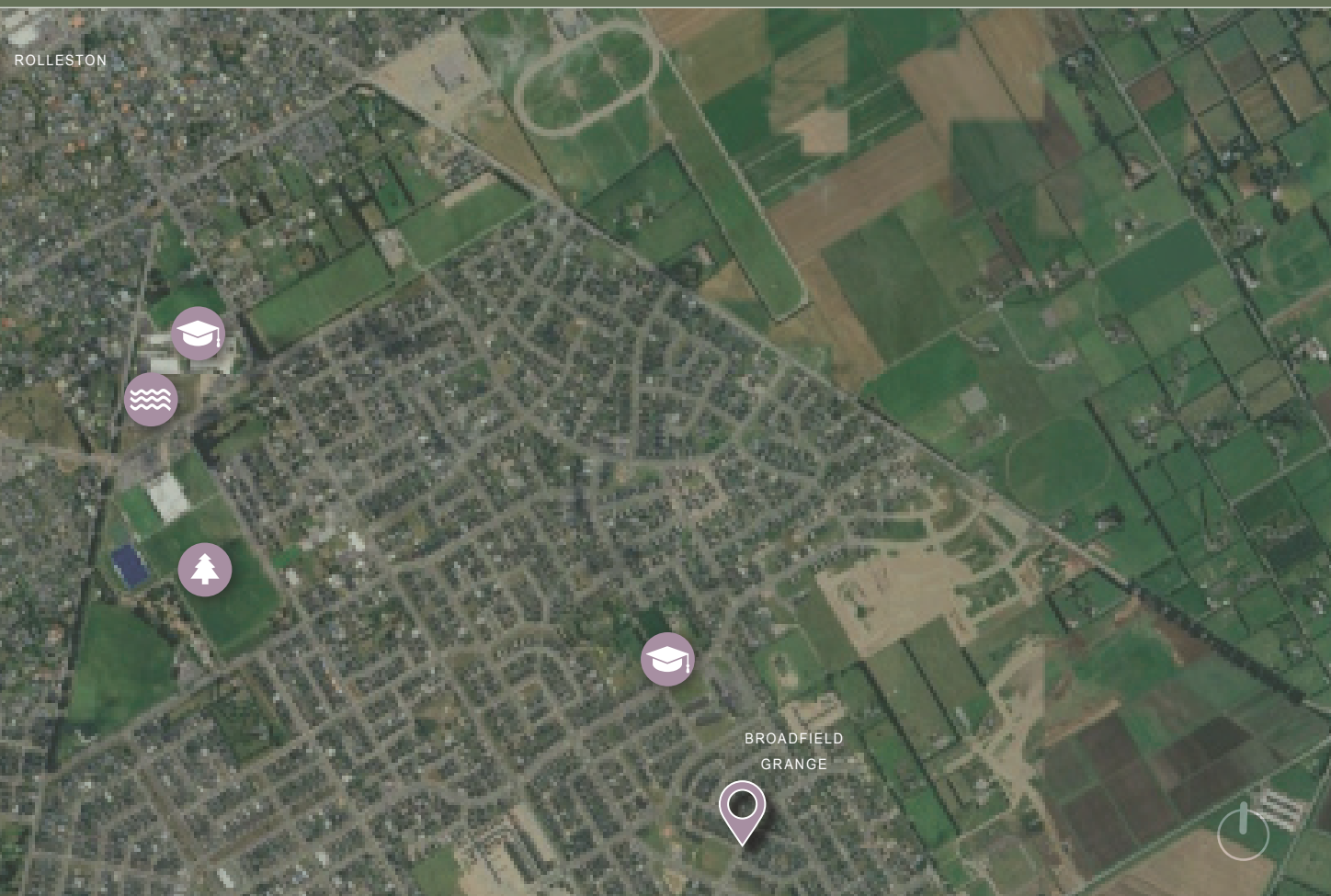




Where?

Location & Amenities

13A Carabella Crescent 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	Rolleston College: A secondary school offering education for years 9 to 13A	2.5 km
2	Rolleston Square Shopping Centre: A shopping hub featuring supermarkets, retail stores, cafes, and essential services	3 km
3	Foster Park: A large recreational area offering sports fields, playgrounds, and walking tracks	2 km
4	Selwyn Aquatic Centre: 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

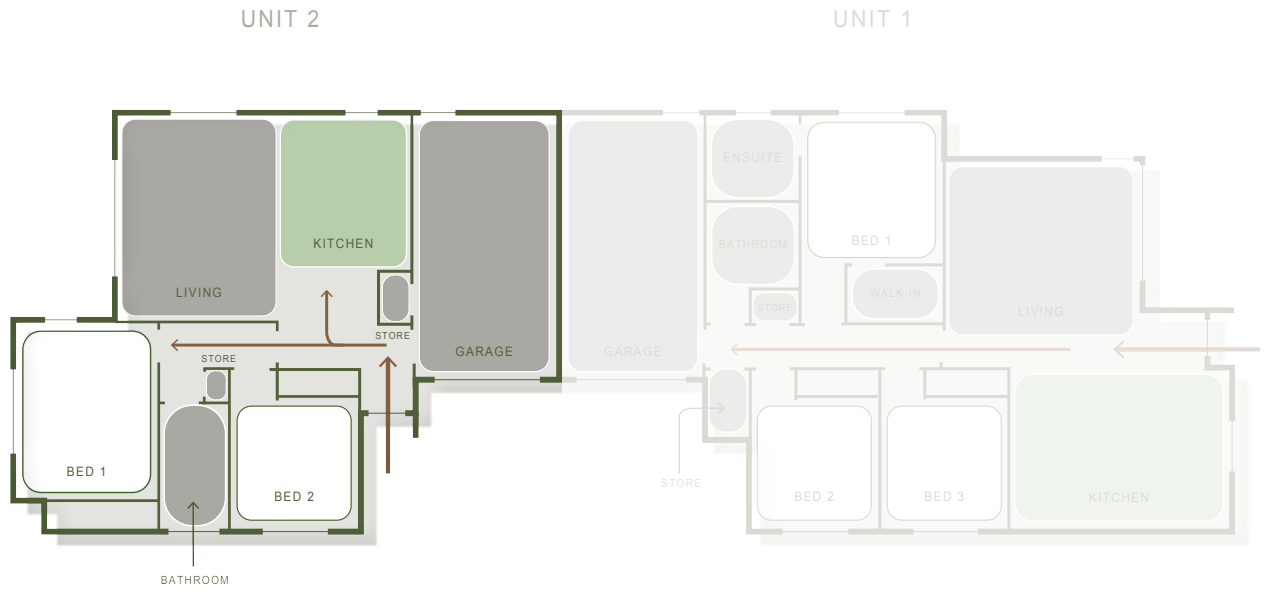
with climbing challenges and a large tube slide. Additionally, Brookside Park caters to various sporting interests with football and cricket fields alongside a children's playground.

Transport links:

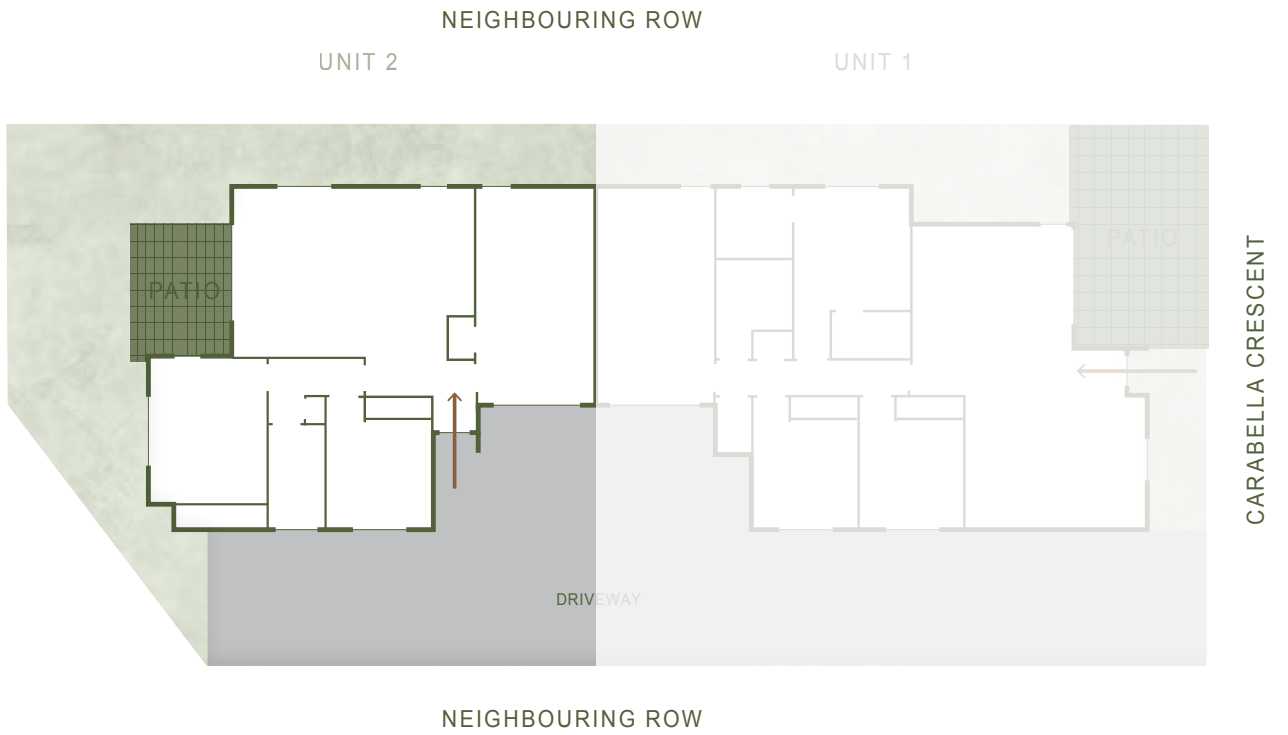
- **State Highway Access:** The property is near State Highway 1, providing efficient routes to various locations.
- **Izone Business Hub:** Approximately a 5-minute drive via local roads.
- **Hornby:** Around a 12-minute drive via State Highway 1.
- **Christchurch Central City:** Approximately a 20-minute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



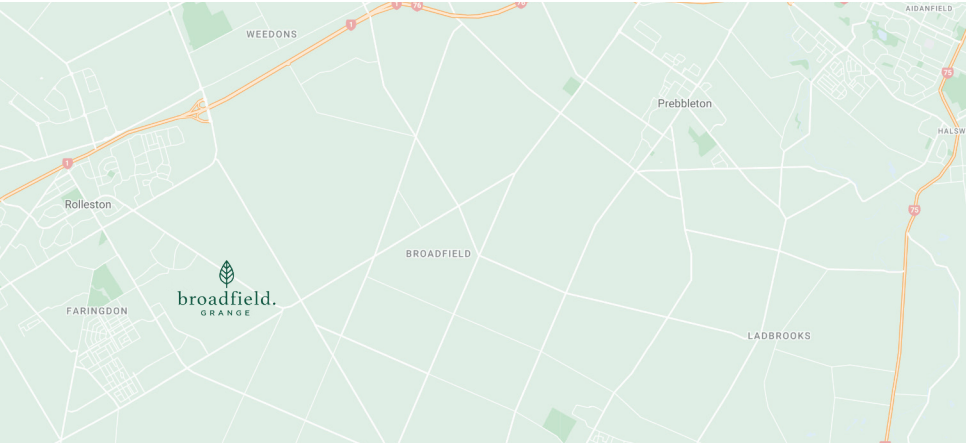
Diagrammatic Landscaping Plan



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

13A Carabella Crescent, Broadfield Grange, Rolleston

HOUSE DETAILS

Bedrooms	2
Bathrooms	1
W/C	0
Garaging	1
House Size	107m ²
Section Size	254m ²

PRELIMINARIES

Commercial Clean	Professional full builders clean
Build Guarantee	Defect period of 12 months from COC for building related issues. Defects do not include wear and tear, misuse, or natural settlement. Statutory warranties under the Building Act apply for up to 10 years.

SERVICES

Fibre	Yes
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INSULATION

	As per plan
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ROOF

Colour	Flaxpod
Roof	T-Rib profile Colorsteel
Gutter	Colonial Quad
Downpipes	55/75 Rectangle
Fascia	Colorsteel 185 Metalline



WINDOW JOINERY

Colour	Flaxpod
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 (U Value 1.1)
Window Reveals	20mm Gib grooved
Front Door	Slimline Plasma Entry Door PLA00 - power coated
Front Door Finish	Power coated
Front Door Colour	Flaxpod
Front Door Handle	E-Lok 9 Series 905 Digital Door Lever/Lock - Black
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	Firth Strata
Colour	Antique Blend
Feature Cladding	Cedar Horizontal 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	Flaxpod
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	1980mm
Wardrobe Doors	Aluminium 2 panel sliders
Wardrobe Infill Panels	MDF/MDF
Wardrobe Frame Colour	White
Door Handle Type	Brushed nickel

PLUMBING

Outside Taps	x3
Water to Fridge	Yes

ELECTRICAL

TV Outlets	x2
Double plugs	Yes
Heated Towel Rail(s)	Yes
LED round white downlights	Yes
Bathroom Extractor Fans	Yes
Bathroom Heater(s)	Yes
Alarm	Yes
Smoke Alarms	Yes
Garage Door Push Button	Yes
External up/down wall lights	x2 Black - either side of garage door

ELECTRICAL HEATING

Heat Pump	Yes - 1 x 6kW
Hot Water Cylinder	Electric hot water cylinder

GAS

Hob	Piping only for future hob install
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INTERIOR LININGS, GIB, PLASTERING & PAINTING

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

GIB	Level 4
Ceilings	13Amm 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: 13Amm Aqualine Cubicle shower linings: Acrylic wall liner on 10mm Aqualine gib.



PLASTERING	Level 4
Walls & Ceilings	Level 4
PAINTING	
Colours	Ceilings - Resene Double Alabaster 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 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	Absolute white
Sink	Stainless BDM450
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

Laundry Tub	Robinhood Supertub
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STORAGE JOINERY

Storage & Wardrobe Joinery	Prime Melamine - White
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APPLIANCES

	Fisher & Paykel - Silver package.
Oven	60cm Series 5 Contemporary 6 Function Black Glass - OB60SC-6LEB1
Cooktop	60cm Series 5 Element Electric Touch Slide - CE604DTB1
Rangehood and Ducting	Fisher & Paykel HP60IDCHX2 - built in
Dishwasher	Series 5 Contemporary - DW60FC2X2

BATHROOM FITTINGS

Tap, Mixers and Shower Slides	Mizu Drift range
Vanity(s)	Zara
Colour	White
Toilet Suite	Uno BTW

SHOWERS & GLASS

Shower Enclosure	Prestige Glass frameless, 10mm toughened safety glass
Glass Shelves	x2 corner shelves - 250mm rounded corner frameless
Handle	Round D Standard - Silver
Mirrors to Vanities	Mirrors to Vanities. From vanity top to door height- no tiled splash back.

FLOOR COVERINGS

Carpet	Solution Dyed Nylon - Wheaten
Colour	Wheaten
Vinyl Planking	Urban Collection - Golden Oak
Colour	Noble, Golden Oak
Garage Carpet	No

TILED AREAS

Shower Base	Yes - 600x600 - Max Stone Light Grey
Shower Walls	Yes - 600x600 - Max Stone Light Grey

MISCELLANEOUS

Skirting	65mm single bevel pine (house and wet areas)
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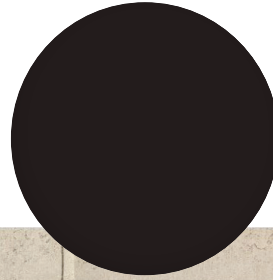
HARD & SOFT LANDSCAPING

Driveway and patios	Plain concrete to driveway/patios as per plan.
Landscape Plantings	This is the responsibility of the buyer and must meet developers' approval.
Lawn	Site scrape to remove first 50mm of soil and weeds. Seed as per standard Que Homes standard.
Stones	Grey pebbles 20mm, south side
Fence	Boundary Fencing included as required by the subdivision.

Exterior Material Palette

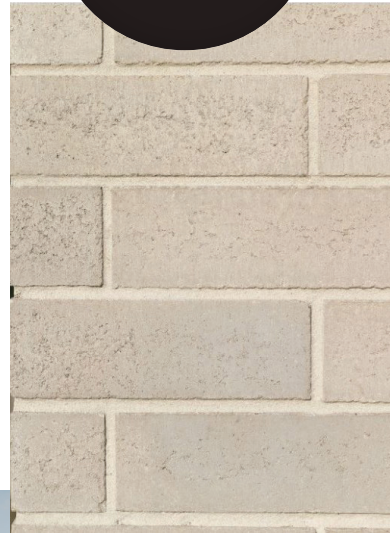
Roof and Window Joinery

Colour: Flaxpod



Bricks

Firth Strata
Colour: Antique blend



Cladding

Cedar Horizontal
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



Main Tile

Max Stone
Colour: Light Grey Matt



Vanity

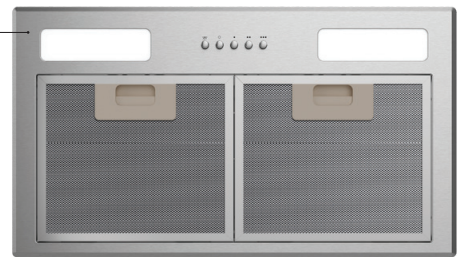
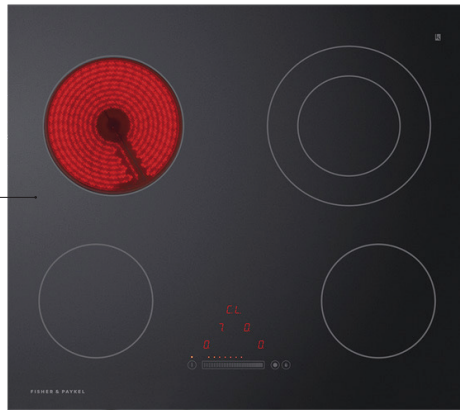
Zara
Colour: White

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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.

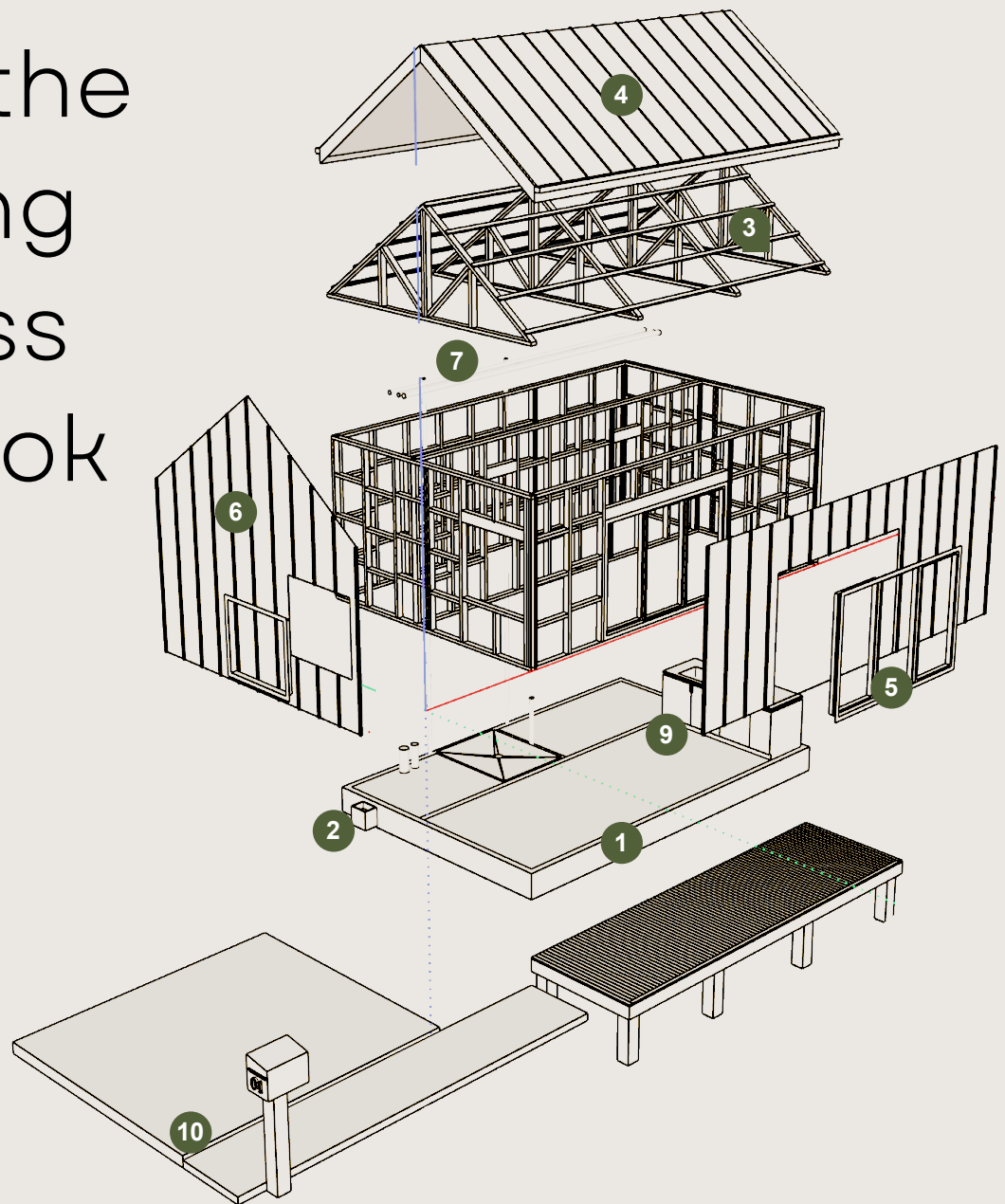
Is a Master Build Guarantee included?

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.

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.