

1433 Springs Rd, Lincoln

Multi-Unit Development
Details Overview
2026



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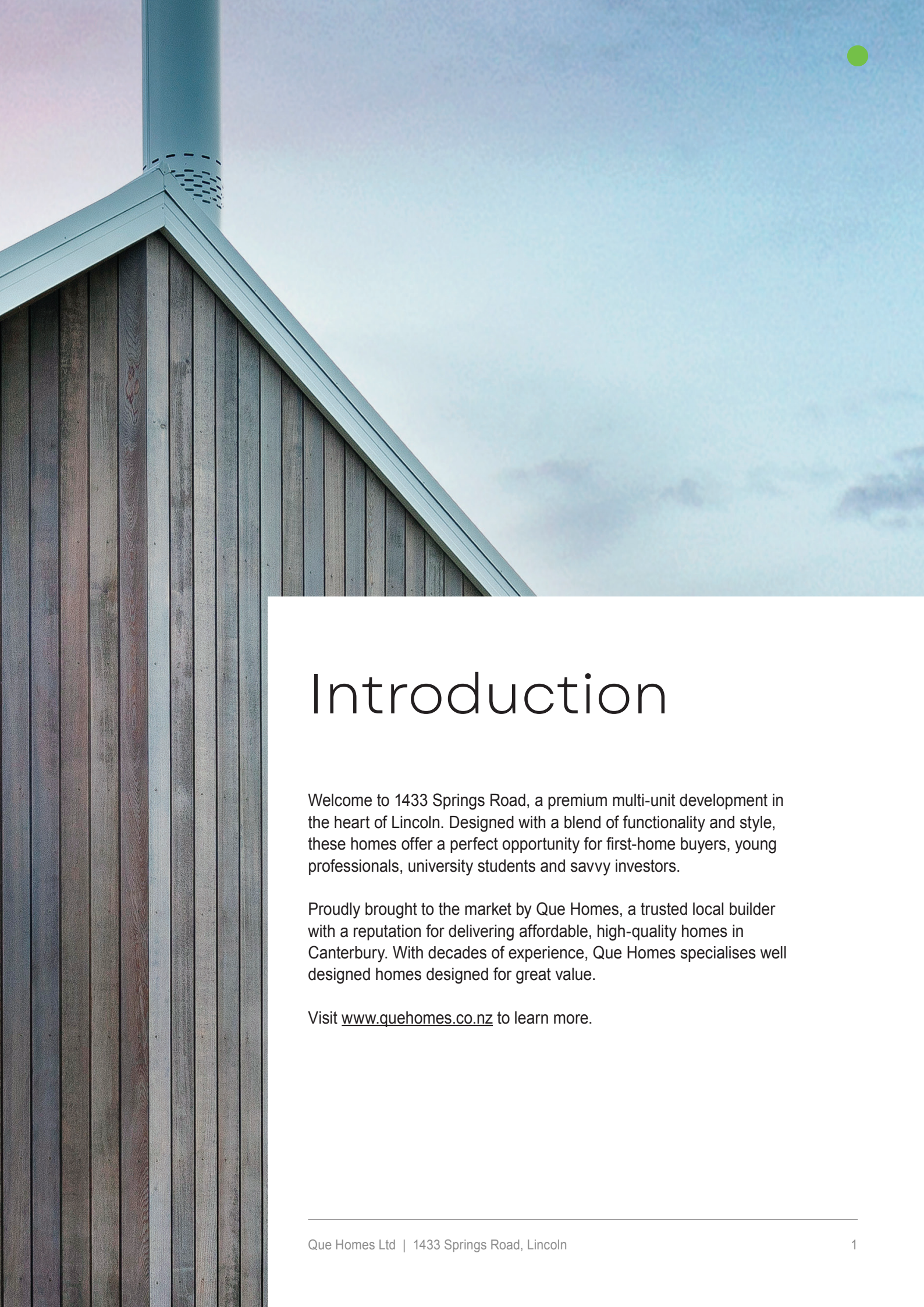
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Introduction

Welcome to 1433 Springs Road, a premium multi-unit development in the heart of Lincoln. Designed with a blend of functionality and style, these homes offer a perfect opportunity for first-home buyers, young professionals, university students and savvy investors.

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 well designed homes designed for 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 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.



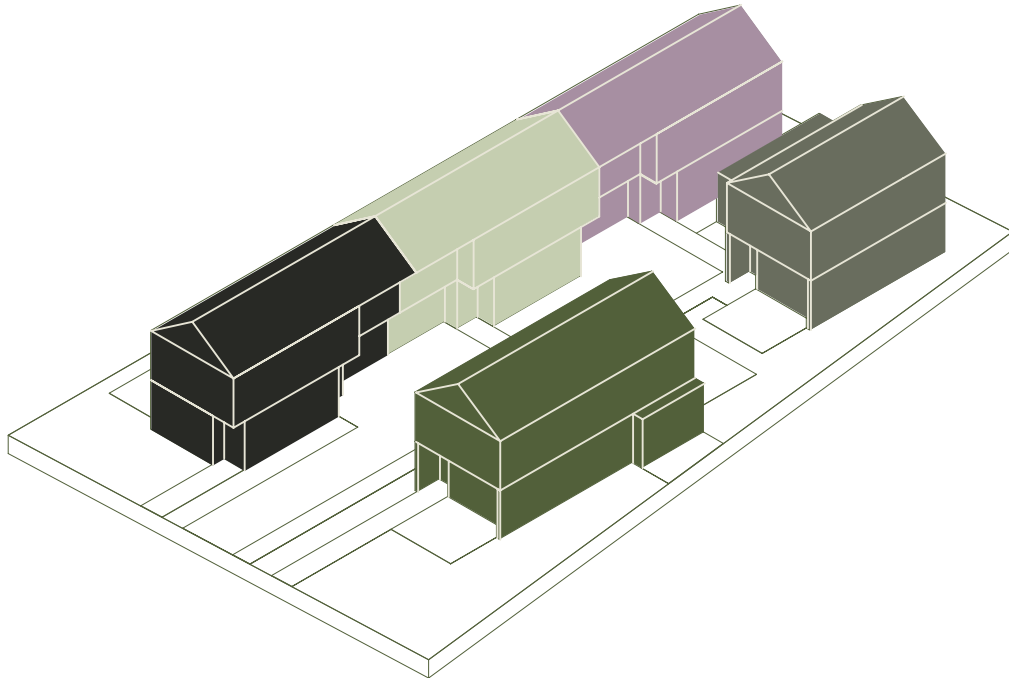
Artist Impression of Development Kitchen—Refer to Concept Plans

The Development

Introducing 1433 Springs Road, Lincoln — a boutique collection of five architecturally designed homes by Que Homes NZ Ltd. Crafted with the same award-winning quality builders recognised in our Gold Award, this development delivers modern living with long-lasting comfort and style.

Choose from a mix of three townhouses (3 bed, 1.5 bath) and two standalones (3 bed, 2.5 bath and 2 bed, 1.5 bath), each complete with internal-access garaging.

Inside, enjoy open-plan living, durable stone benchtops, Fisher & Paykel appliances, and practical kitchens that flow naturally into warm, inviting living spaces.



Upstairs, double bedrooms are designed for light and space, complemented by modern, well-appointed bathrooms featuring tiled showers and contemporary finishes. With easy-care exteriors, keyless entry, efficient heat pumps and thoughtful design throughout, these homes offer a perfect balance of everyday convenience, durability and privacy — all in the heart of Lincoln.

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.





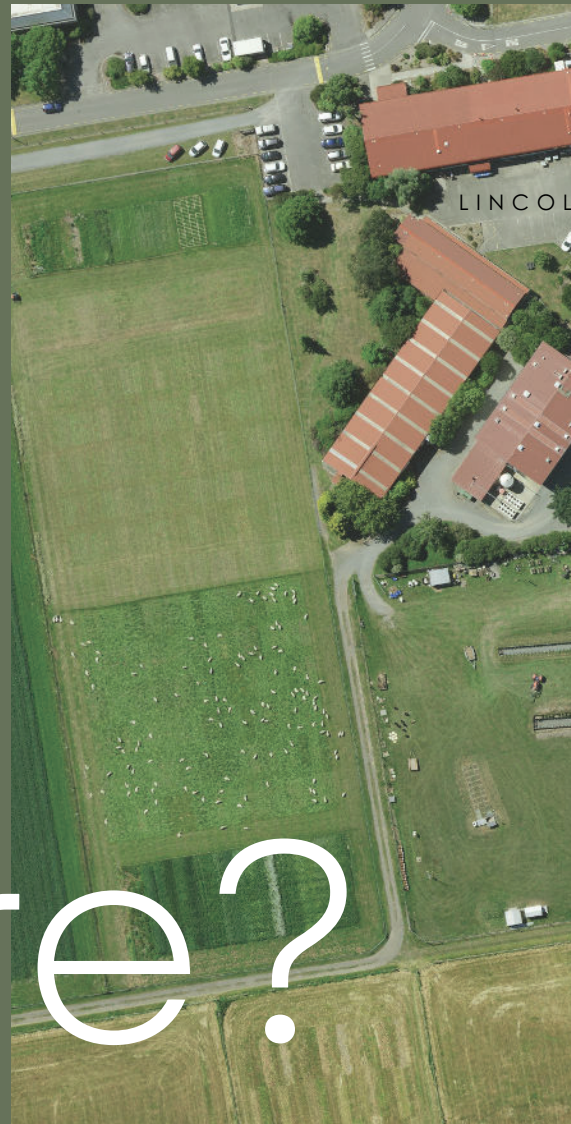
Kitchen & Living
Visualisation Only—Refer to
Concept Plans





Bathroom Visualisation Only—Refer to Concept Plans





Where?

Location & Amenities

1	Lincoln University	500m
2	Supermarket	1km
3	Lincoln High School	3km
4	Primary Schools	2km
5	Lincoln Events Centre and Sports Grounds	2.5km

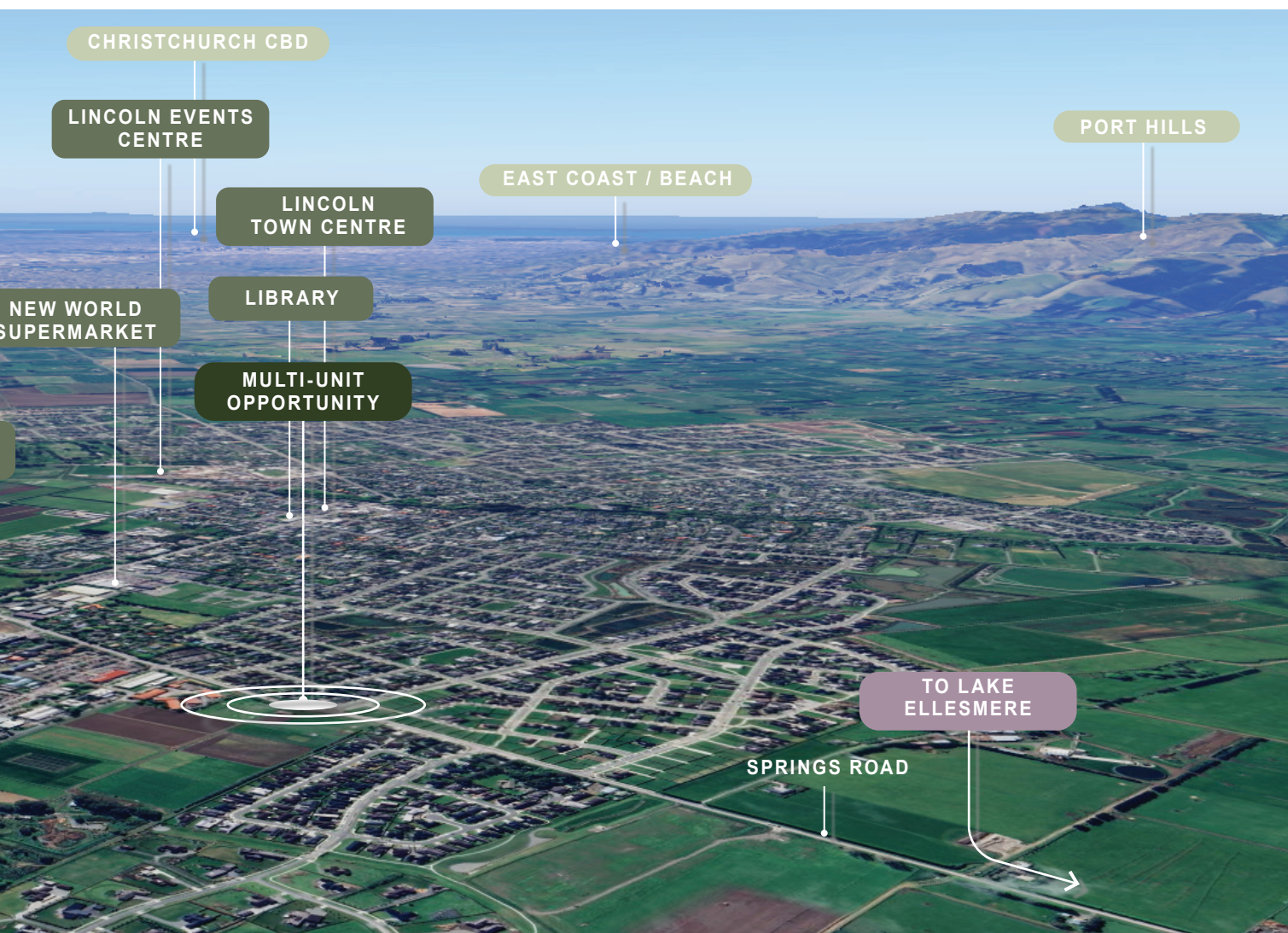


Prime Location in the Heart of Lincoln

- **Top Educational Options:** Minutes from Lincoln University and some of Canterbury's best schools.⁴
- **Close to Amenities:** Close to fast growing local shops, cafes and supermarkets.
- **Recreational Opportunities:** Surrounded by parks, cycle tracks and green spaces for outdoor enthusiasts.
- **Transport:** Walking distance from Lincoln University, minutes from local shops and public transport options.
- **Well-Connected:** Easy access to Christchurch City for work or leisure.
- **Surrounded by Green Spaces:** Embrace a tranquil lifestyle with nearby walking and cycling tracks.



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

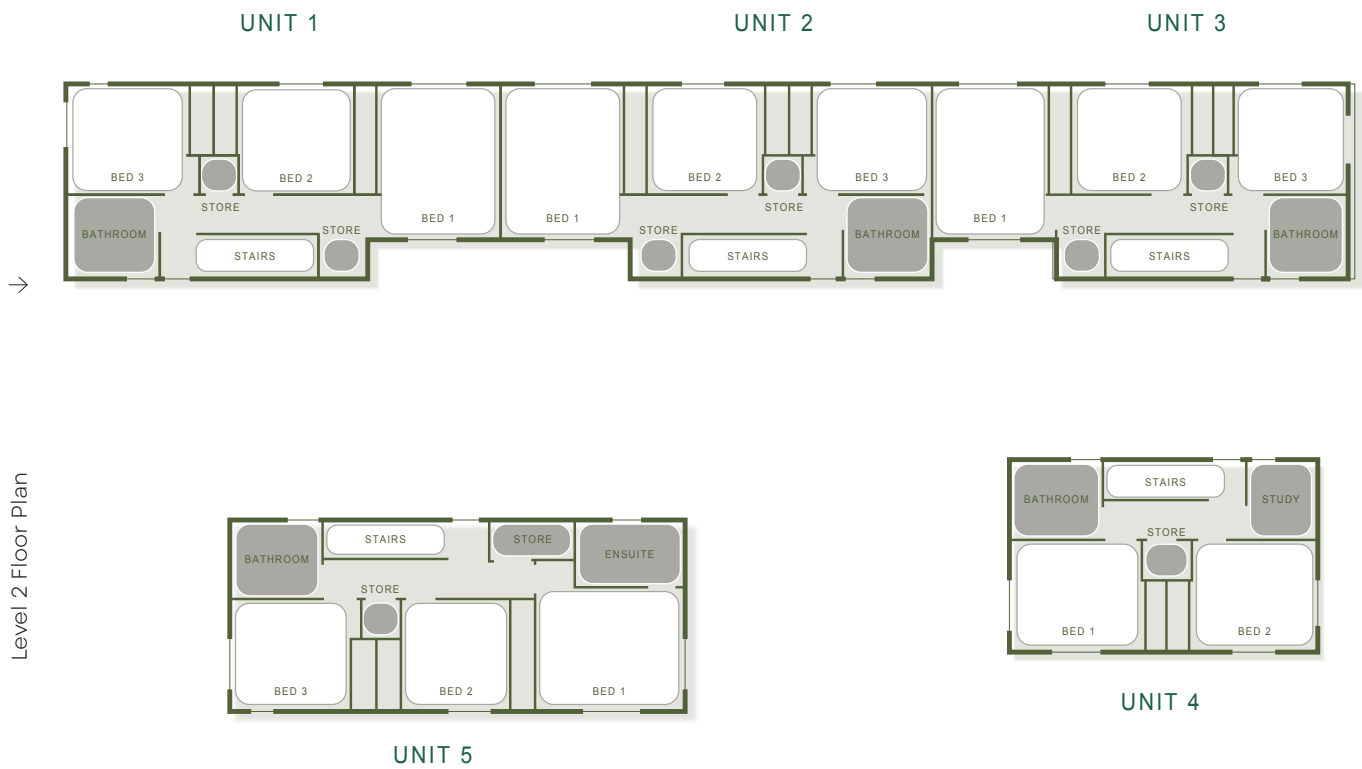
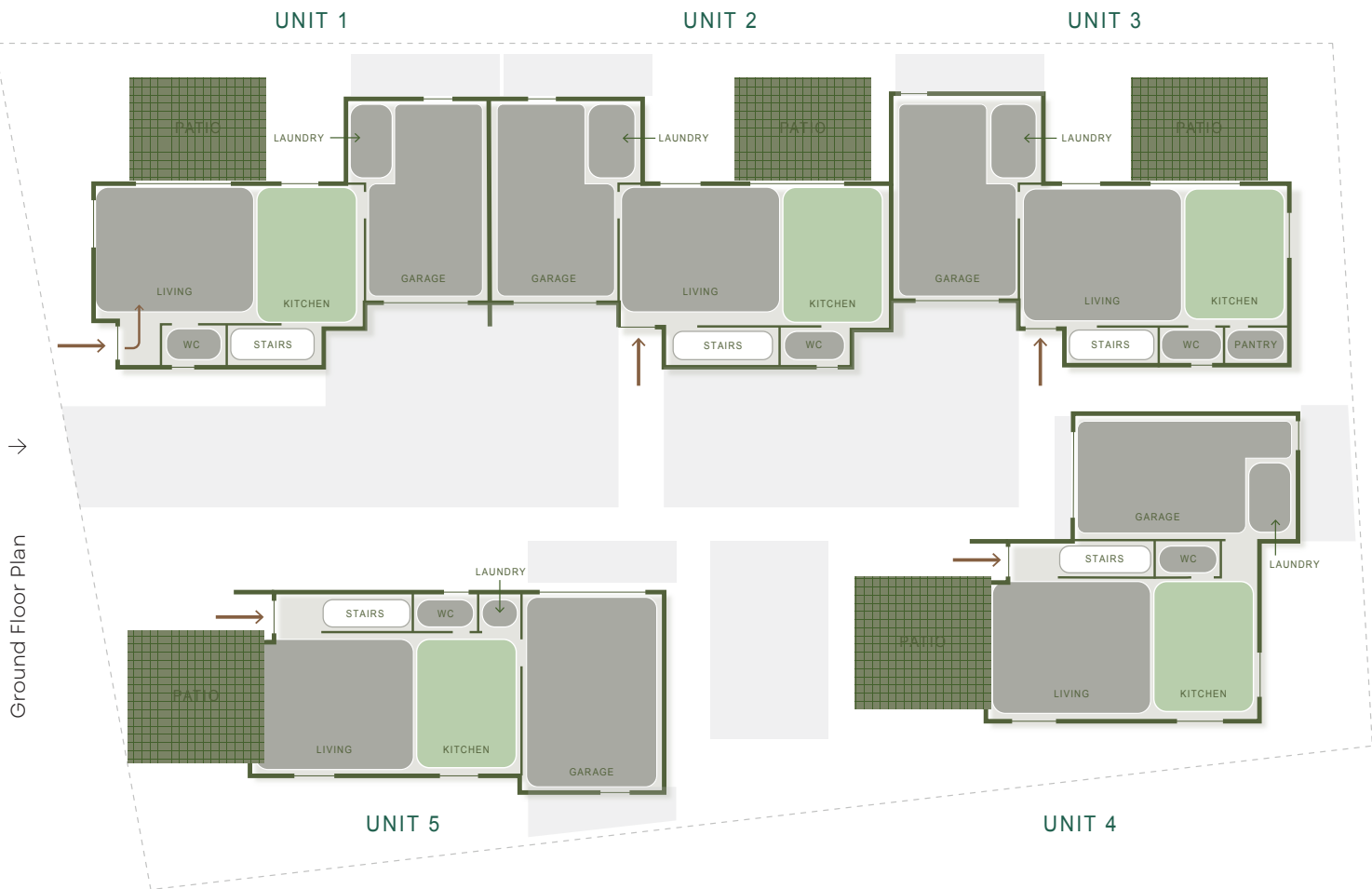
- AF Freeman Maple
(*Acer x freemani*)
- AP Japanese Maple
(*Acer palmatum 'red emperor'*)

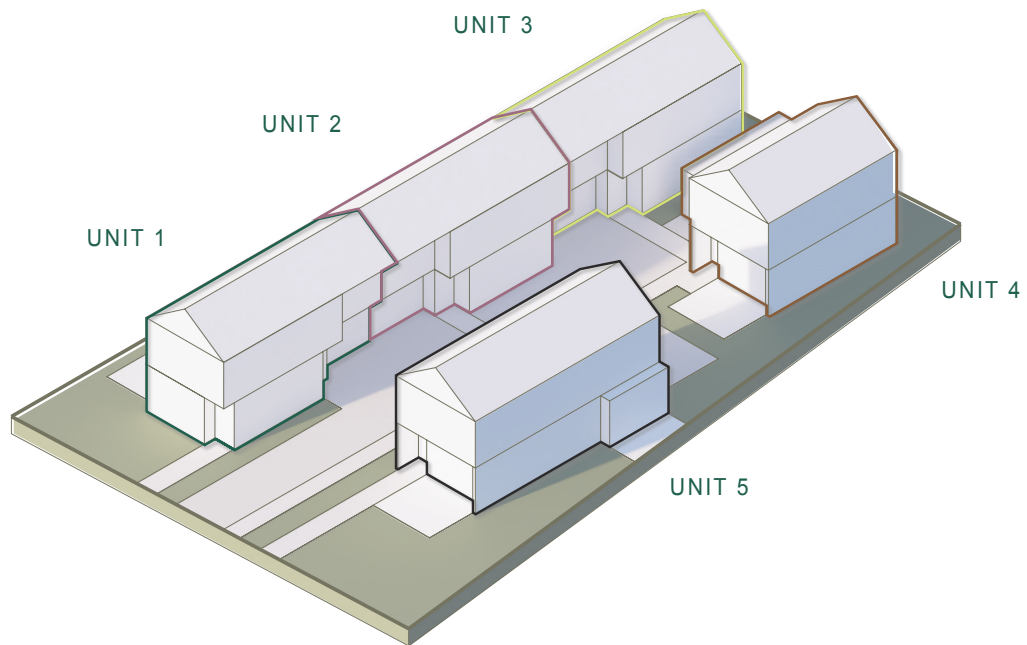
SITE INFORMATION

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)





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	123m ²	\$699,000
2	3	1	1	1	148m ²	121m ²	\$699,000
3	3	1	1	1	152m ²	122m ²	\$699,000
4	2	1	1	1	187m ²	102m ²	\$675,000
5	3	2	1	1	215m ²	131m ²	\$715,000

Specifications

1433 Springs Road, Lincoln

PRELIMINARIES

Commercial Clean	Professional full builders clean.
Build Guarantee	Defect period of 24 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

Fiber	Yes
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INSULATION

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

Colour	Titania
Roof	T-Rib profile Coloursteel
Gutter	Colonial Quad
Downpipes	55/75 Coloursteel 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	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.

EXTERIOR CLADDING

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

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
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	Yes

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	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

2 x Heat Pumps (1 upstairs, 1 downstairs)	Carrier 6kW
Hot Water Cylinder	Therman Electric Hwu SE 3.0 Kw300L

INTERIOR LININGS, GIB, PLASTERING & PAINTING

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

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 Cubicle shower linings: Acrylic wall liner on 10mm Aqualine gib.

PLASTERING	Level 4
Walls & Ceilings	Level 4

PAINTING

Colours	Black/White to all surfaces
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 Engineered Stone
Colour	White
Sink	Mercer- stainless
Carcass	16mm prefinished whiteboard, off white
Lower Cabinetry	18mm Melamine + 30mm melamine
Colour	Snowdrift
Upper Cabinetry	18mm Melamine + 30mm melamine
Colour	Aged Ash
Kitchen Splash Back	Full wall behind hob- 75x300
Tapware	Mizu Drift Mk2 Goose Neck Mixer (*4) - Chrome

LAUNDRY

Robinhood Supertub

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	60cm Series 5 Integrated Insert Wall Rangehood - HP601CSX4
Dishwasher	Series 5 Contemporary Dishwasher - DW60FC2X2

BATHROOM FITTINGS

Tap, Mixers and Shower Slides	Mizu Drift range
Vanity(s)	Bathroom-900 Zara Wall Hung (2 Drawer) W/C- Fit 400 Wall Hung Vanity
Colour	Oak Wilderness
Toilet Suite	Uno CC BTW
Colour	White

SHOWER

Tiled Showers	Tiled walls- Crest
Colour	Pistachio, Gloss 75x300
Mirrors to Vanities	Mirrors to Vanities. From vanity top to door height- no tiled splash back.



FLOOR COVERINGS

Carpet	Inner Urban, Solution Dyed Nylon
Colour	Astro
Vinyl Planking	Vinyl Planks Urban Collection
Colour	Clear Oak
Tiles	Bathroom Floors 600x600 tile
Colour	Merivale White

TILED AREAS

Bathroom Shower Base	600x600
Colour	Merivale White
Bathroom Shower Walls	75x300
Colour	Pistachio, Gloss

MISCELLANEOUS

Skirting	65mm beveled edge
Clothesline	Fence hung
Letterbox	As per landscaping plan

HARD & SOFT LANDSCAPING

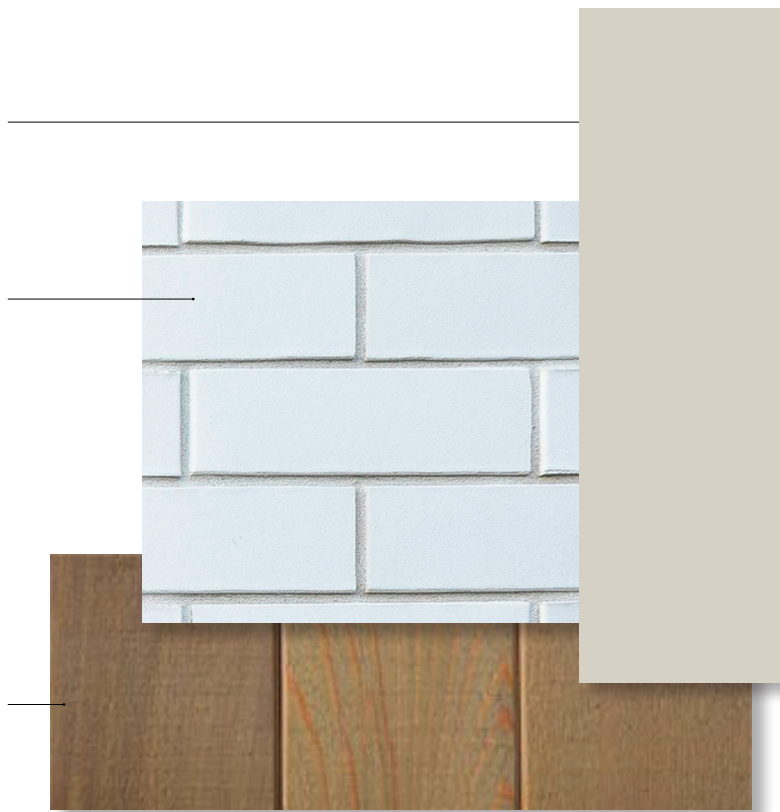
Driveway and patios	Plain, Unsealed concrete to driveway/patios as per plan
Landscape Plantings	This is the responsibility of the buyer and must meet developers' approval.
Fence	Boundary Fencing included as required by the subdivision.

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

Stone Benchtop

GBC Stone - Glaciar White

Bathroom Tiling

Pistachio, Gloss 75x300

Bathroom Tiling

Floor tile - 600 x 600
Merivale White

Paint

Resene Black/White

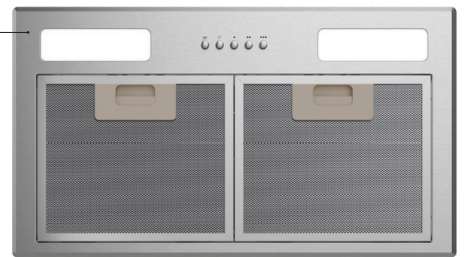
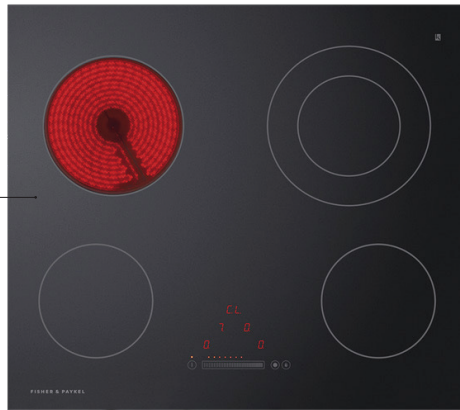


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Silver Kitchen Package

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 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?

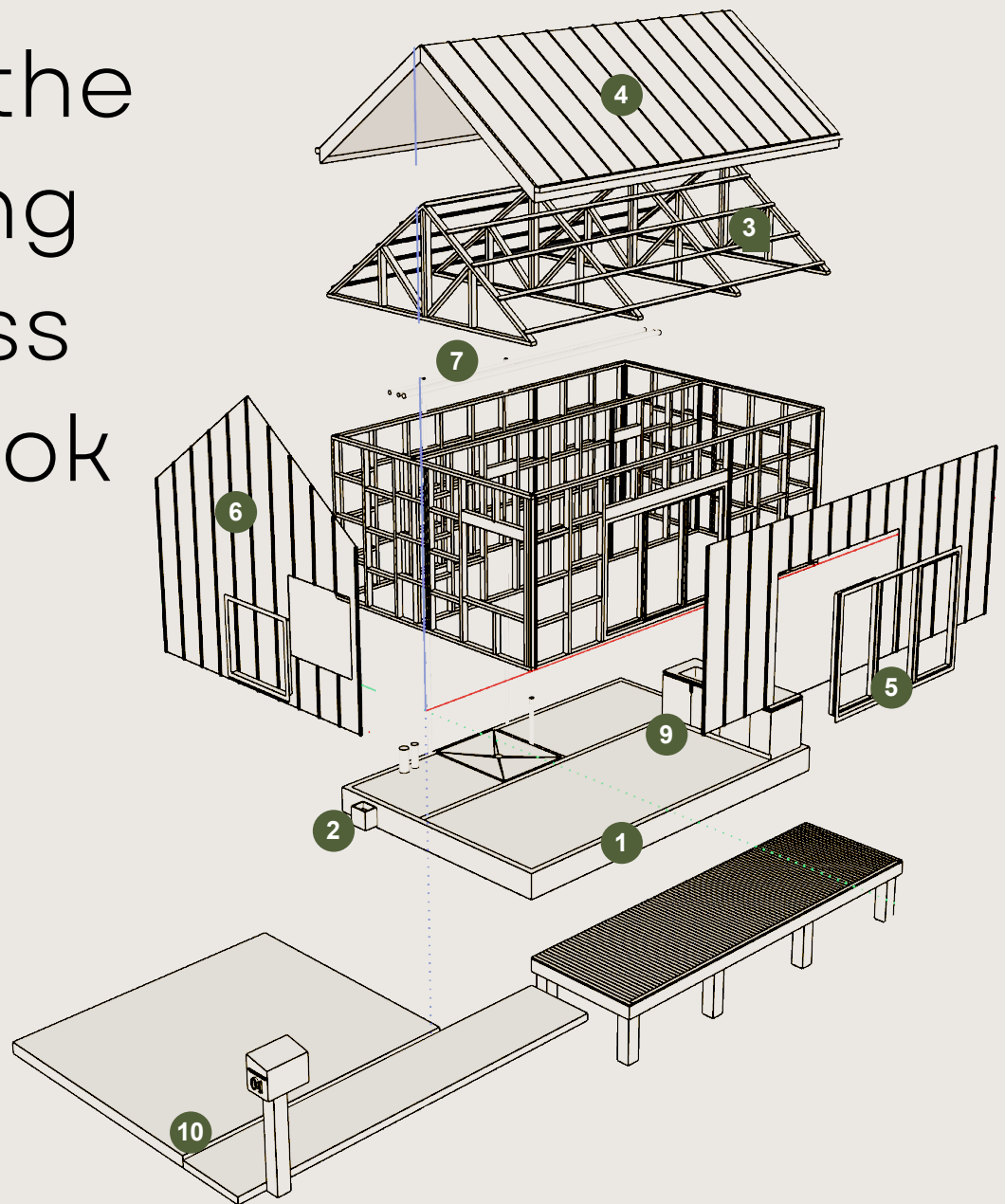
Contact us using the details in your warranty pack, and we'll address any issues to ensure your home meets our high standards. For product-specific concerns, you can also contact the suppliers directly.

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.