

10 Burke Street, Addington, Christchurch City

Million Dollar Homes For Half The Price

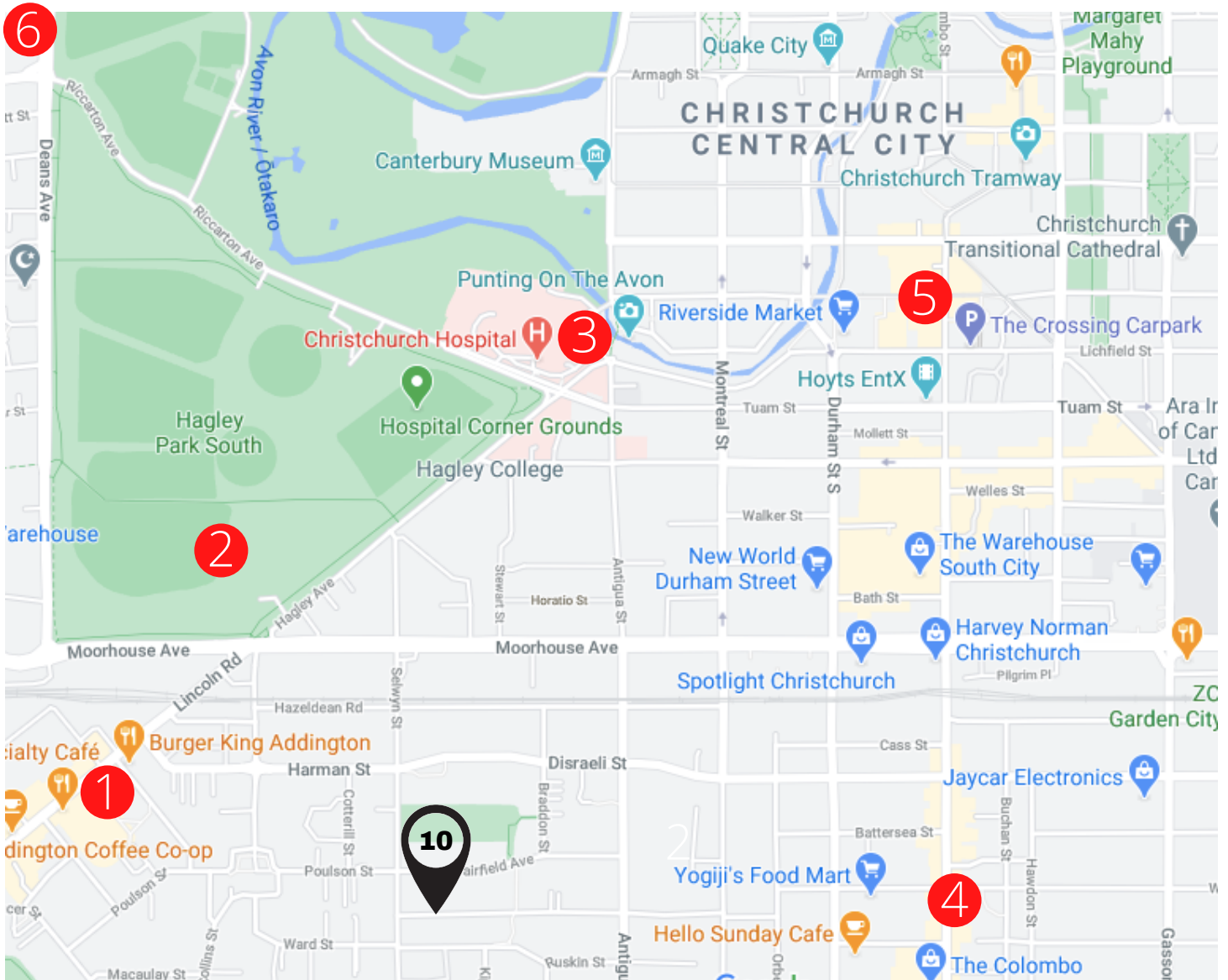
Brooksfield Sydney Heritage



BROOKSFIELD
— HERITAGE —

Location

These 8 Brookfields Sydney Heritage homes are located in the heart of the increasingly popular suburb of Addington, within a close distance to all the best Christchurch has to offer, below are some of our favourite amenities and there distance from your next home or investment.



1 Addington Shops (1.2km)

2 Hagley Park (850m)

3 Hospital (1.4km)

4 Colombo Street Shops (1.2km)

5 City Centre (2.6km)

6 International Airport (11km)

Layout

These 8 Brookfields Sydney Heritage home have large north facing yards and a carpark and service area at the rear. the landscaping includes solid bock walls griselinia hedging, chery trees and pin oaks.



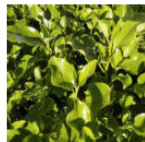
PLANT LEGEND



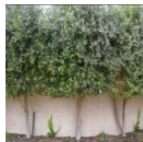
TYPE 1 - CHERRY TREE
Prunus 'Accolade'



TYPE 2 - CONIFER
"THUJA occidentalis 'Pyramidalis'"



TYPE 3 - GRISELINIA
LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



TYPE 5 - AGAPANTHUS
"Agapanthus praecox"

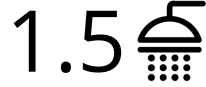


TYPE 6 - PIN OAK
"Quercus palustris"



Design And Interior

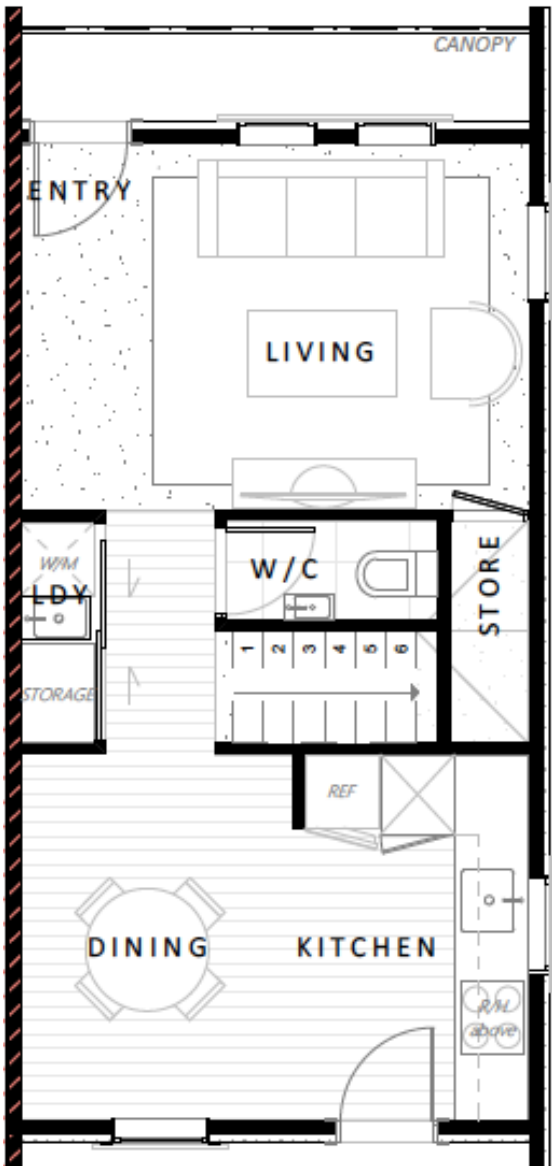
These homes have been laid out in the victorian style, by splitting the living off from the kitchen dining with a hallway in between. Upstairs we have two large bedrooms, one with a north facing balcony and a good sized bathroom.



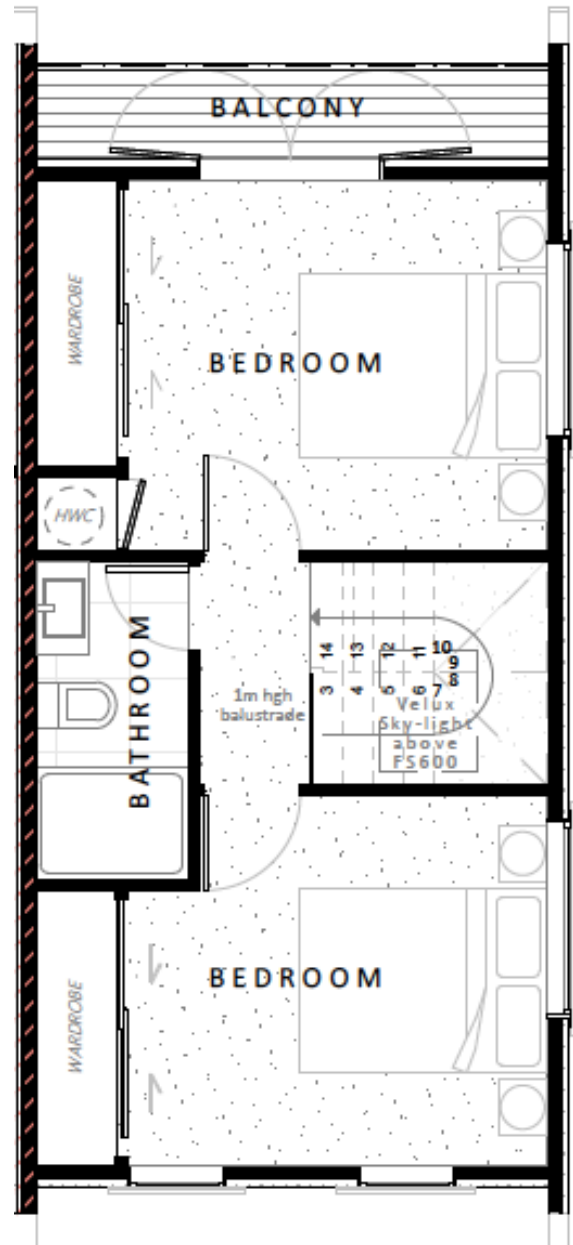
Floor Area m2

70

Ground Floor

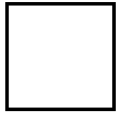


First Floor

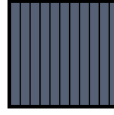


Colours & Specifications

Exterior



Cladding - Rockcote



Roof - Longrun roofing

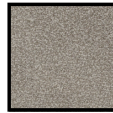


Doorhandle - Schlage S-6000
keyless entry

Interior



Walls - Clover Honey, 100%
natural plant based paint



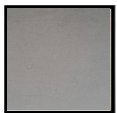
Carpet - 100% NZ Wool



Skirtings, ceilings & doors-
Quarter Clover Honey, 100%
Natural plant based paint



Entrance, Kitchen & Downstairs
Bathroom Floor - Palm tile



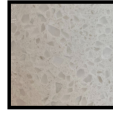
All Bathroom Wall Tile -
Concrete Cenere



Kitchen Cabinets - French Country
White



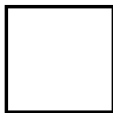
Upstairs Bathroom Floor Tile -
Heritage Pattern



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Heritage Tiles



Venetian Blinds - White -
Bedrooms



Wool Insulation

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage
Posh Canterbury - 4 Star water
rating



Bathroom Vanity - English classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh
Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh
Canterbury, 4 star water rating



Heritage toilet roll holder



Robe Hooks - Bathroom

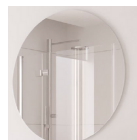


Heritage glass shower tray on
tiles

Electrical



Heated towel rail - 400x600
Elan 20R



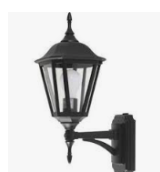
Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene
2068 heater

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet



your rental assessment

8, 10 Burke Street, Addington

04 March 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **8, 10 Burke Street, Addington**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$495 - \$525** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

grenadier rent shop experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



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Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



your rental assessment

10 Burke Street, Addington

04 March 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **10 Burke Street, Addington**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$485 - \$515** on the basis the property is rented unfurnished and for a long term tenancy.

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BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1.5	1 Carpark	70m2	\$609,000.00
House 2	2	1.5	1 Carpark	70m2	\$609,000.00
House 3	2	1.5	1 Carpark	70m2	\$609,000.00
House 4	2	1.5	1 Carpark	70m2	\$609,000.00
House 5	2	1.5	1 Carpark	70m2	\$609,000.00
House 6	2	1.5	1 Carpark	70m2	\$609,000.00
House 7	2	1.5	1 Carpark	70m2	\$609,000.00
House 8	2	1.5	Single Garage	88m2	\$629,000.00

Expected Start

June 2021

Expected Completion

January 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



BROOKSFIELD
— HERITAGE —

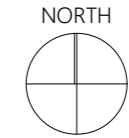
SHEET INDEX

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A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
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A101	FIRST FLOOR PLANS
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BROOKSFIELD
— HERITAGE —

B u r k e S t r e e t T o w n h o u s e s
1 0 & 1 2 B u r k e S t r e e t , A d d i n g t o n , C h r i s t c h u r c h



PROJECT INFO:

Address: 10 & 12 Burke Street
Addington
Christchurch

Legal Description: Pt Lot 96 DP 45 & Pt Lot 96 DP 45
Title: CB342/68 & CB342/67

Site Area: 506m² & 521m²
Total - 1027m² (more or less)

Building Area: 574.0m² (309.0m² overslab)

Site Coverage: 30.0%

Planning Zone: Residential Medium Density (RMD)

Wind Zone: Low

Earthquake Zone: 2

Exposure Zone: C

Sea Spray Zone: No

Climate Zone: 3

Land Zone: TC2

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers - 1:100min falls as shown, typically away from dwelling - finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation
Refer to Landscape Design for further detail.
- Grass (optional synthetic grass upgrade)

SITE PLAN GENERAL NOTES

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

0. SITE PLAN
SCALE 1:150

BROOKSFIELD
HERITAGE

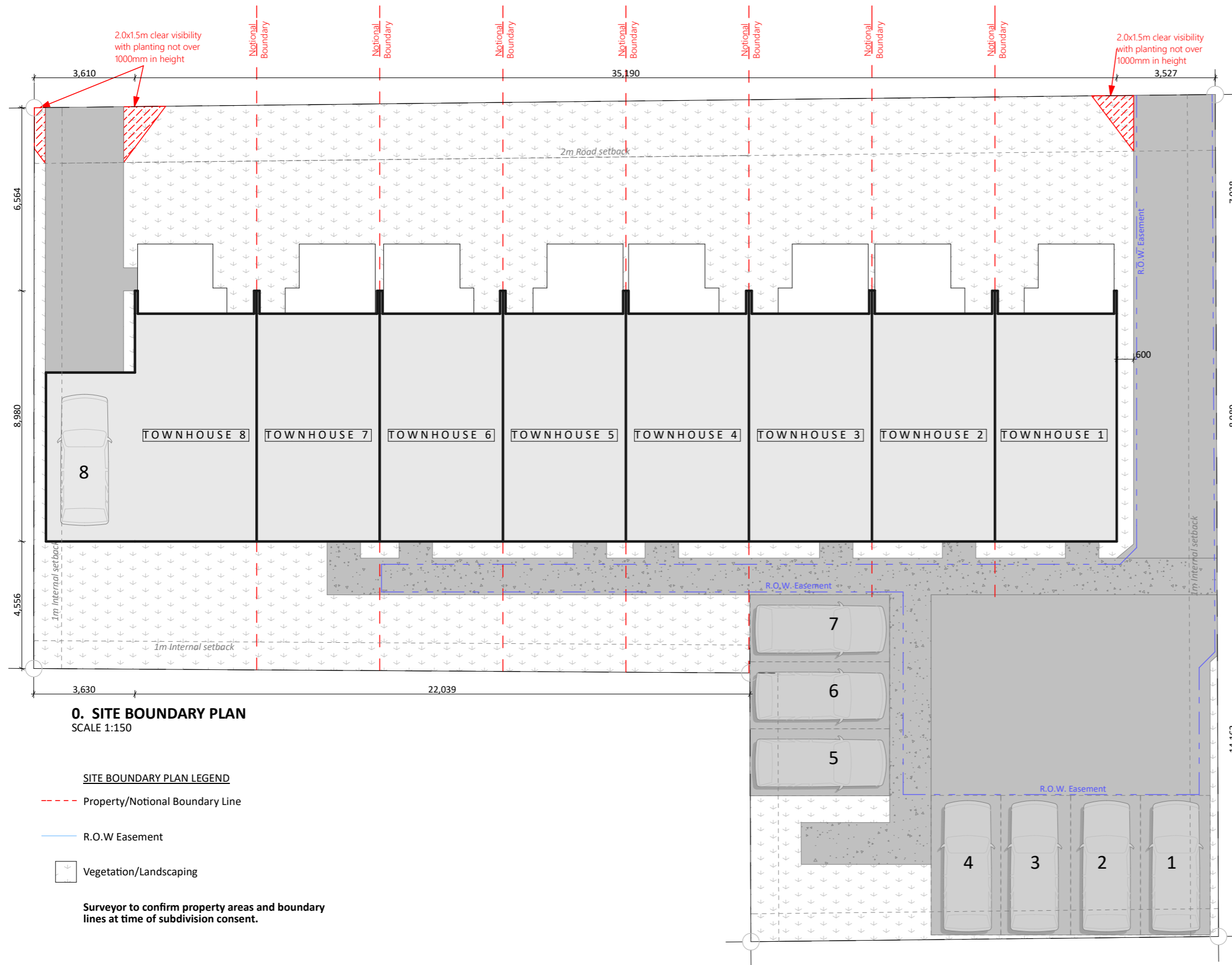
PROJECT NAME
Burke Street Townhouses

PROJECT ADDRESS
10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION

A001 B

DRAWING NO.
SITE PLAN



O. SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

- Property/Notional Boundary Line
- R.O.W Easement
- ◁ Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

TOWNHOUSE 1:	Ground Floor Area: 55.1m ²	TOWNHOUSE 5:	Ground Floor Area: 36.4m ²
First Floor Area: 32.6m ²	Total Floor Area: 87.7m ²	First Floor Area: 32.8m ²	Total Floor Area: 69.2m ²
Property Area: 105.0m ²		Property Area: 91.9m ²	
TOWNHOUSE 2:	Ground Floor Area: 36.4m ²	TOWNHOUSE 6:	Ground Floor Area: 36.4m ²
First Floor Area: 32.8m ²	Total Floor Area: 69.2m ²	First Floor Area: 32.8m ²	Total Floor Area: 69.2m ²
Property Area: 93.0m ²		Property Area: 91.5m ²	
TOWNHOUSE 3:	Ground Floor Area: 36.4m ²	TOWNHOUSE 7:	Ground Floor Area: 36.4m ²
First Floor Area: 32.8m ²	Total Floor Area: 69.2m ²	First Floor Area: 32.8m ²	Total Floor Area: 69.2m ²
Property Area: 92.6m ²		Property Area: 91.2m ²	
TOWNHOUSE 4:	Ground Floor Area: 36.4m ²	TOWNHOUSE 8:	Ground Floor Area: 35.5m ²
First Floor Area: 32.8m ²	Total Floor Area: 69.2m ²	First Floor Area: 32.6m ²	Total Floor Area: 68.1m ²
Property Area: 92.2m ²		Property Area: 147.4m ²	
SHARED PARKING AREA:			
Property Area: 221.6m ²			

BROOKSFIELD
HERITAGE

PROJECT NAME
Burke Street Townhouses

PROJECT ADDRESS
10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION

A002 B

DRAWING NO. SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:150

PLANT LEGEND

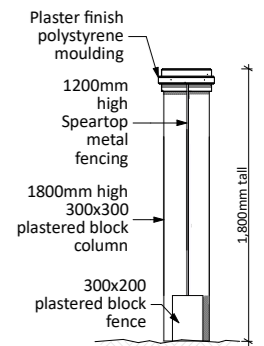
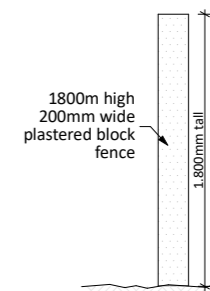
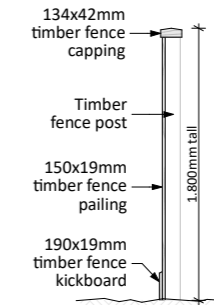


LANDSCAPING LEGEND

- Grass / lawn Area
- Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
- Bark Area
- medium bark chip finished
- Patio
- formed with 100mm concrete slab
- 750x750 Sawcut Concrete
- formed with 100mm concrete slab

Notes:

- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**



Fence details type A, B, C
Scale 1:50

LETTERBOX



-8x Box Design letterbox on front boundary fence with Street number and unit lettering



Covered cycle parking style

BROOKSFIELD
HERITAGE

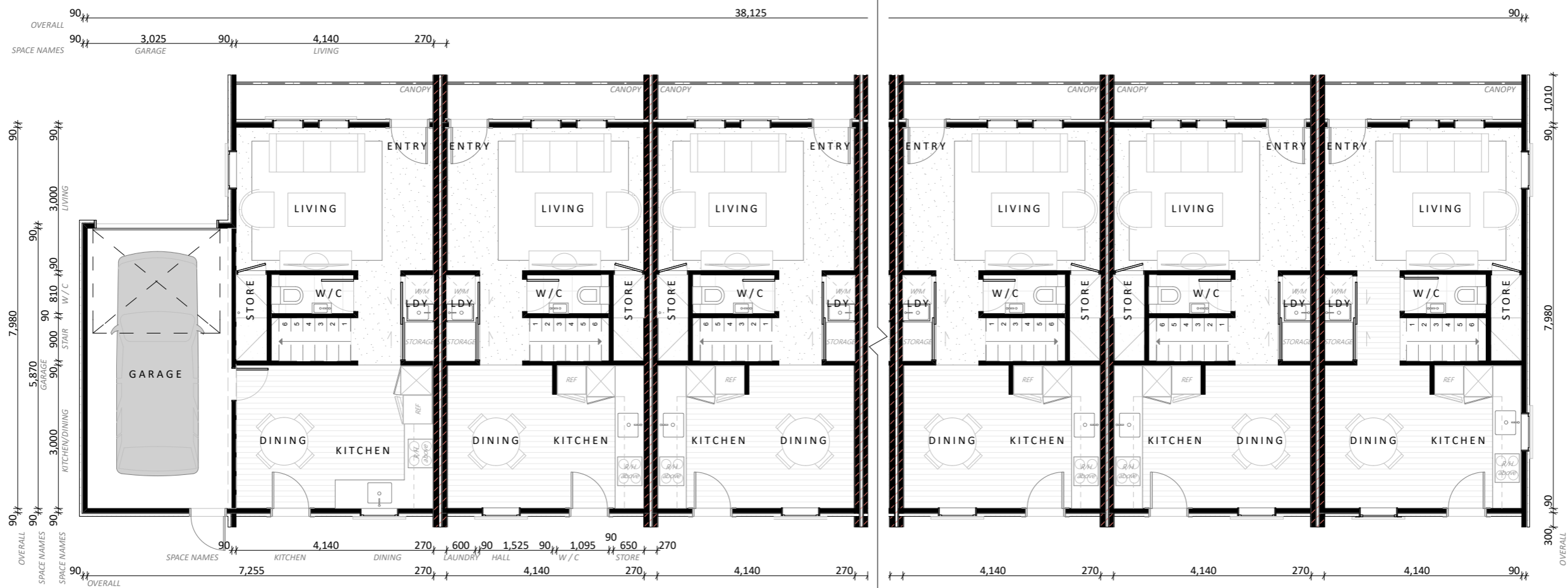
PROJECT NAME
Burke Street Townhouses

PROJECT ADDRESS
10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION


A003 B


DRAWING NO.
LANDSCAPING PLAN




1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 
 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 50mm Rockcote Integra Panel
 - Plaster finish

- 
 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides

- 
 Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
 Refer to FINISHES PLAN for wall lining specification.

BROOKSFIELD
HERITAGE

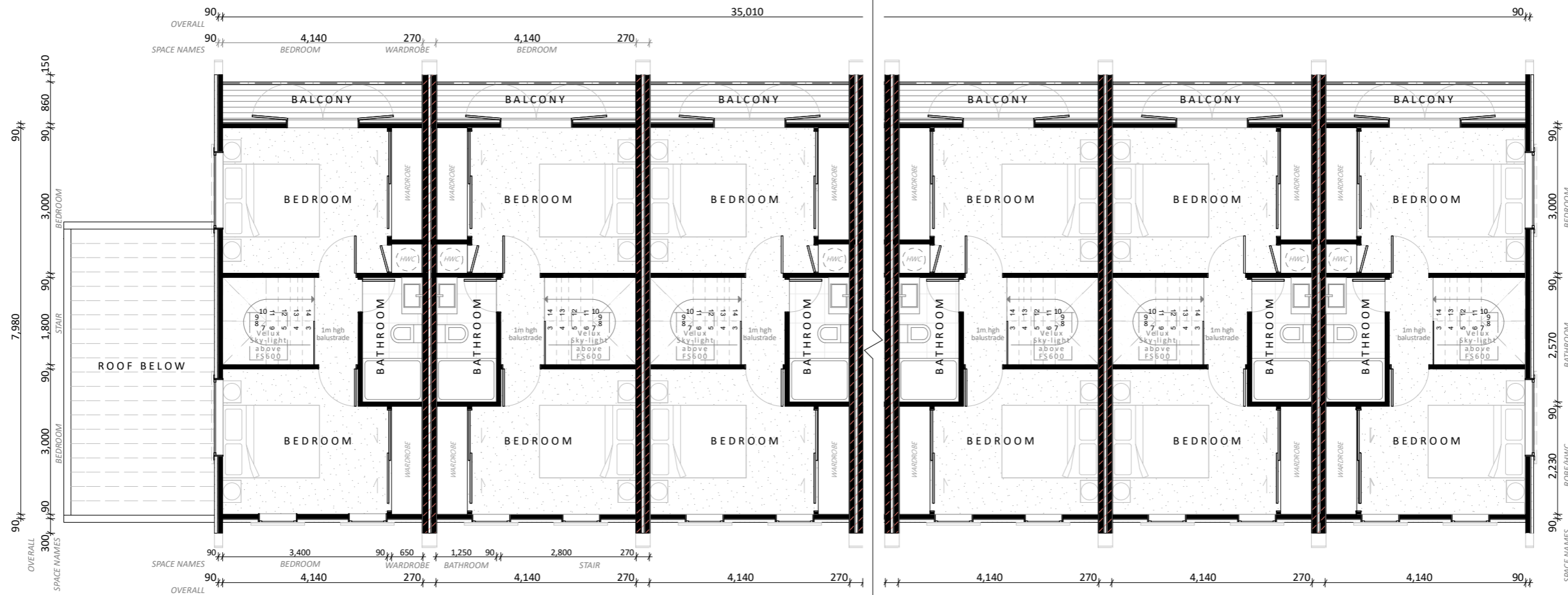
PROJECT NAME
Burke Street Townhouses

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10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION


A100 B


DRAWING NO.
GROUND FLOOR PLANS




2. FIRST FLOOR
SCALE 1:100

LEGEND - WALLS

- 
 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 50mm Rockcote Integra Panel
 - Plaster finish

- 
 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides

- 
 Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
 Refer to FINISHES PLAN for wall lining specification.

BROOKSFIELD
HERITAGE

PROJECT NAME
Burke Street Townhouses

PROJECT ADDRESS
10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION

A101 **B**

DRAWING NO.
FIRST FLOOR PLANS



Christchurch District Plan - Appendix 14.16.2 Recession planes
 The following intrusions are permitted:
 - Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

E01 ELEVATION NORTH
 SCALE 1:100



Christchurch District Plan - Appendix 14.16.2 Recession planes
 The following intrusions are permitted:
 - Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

E02 ELEVATION SOUTH
 SCALE 1:100

LEGEND

Roof
 - Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay
 - Colour to be selected by Brookfield Living.

Plaster finish AAC panel
 Rockcote Integra lightweight concrete panel cladding over 20mm drained cavity over wall underlay
 - Colour to be selected by Brookfield Living.

Permanently Obscured Glass
 - As required by Christchurch District Plan 14.4.2.8

BROOKSFIELD
 HERITAGE

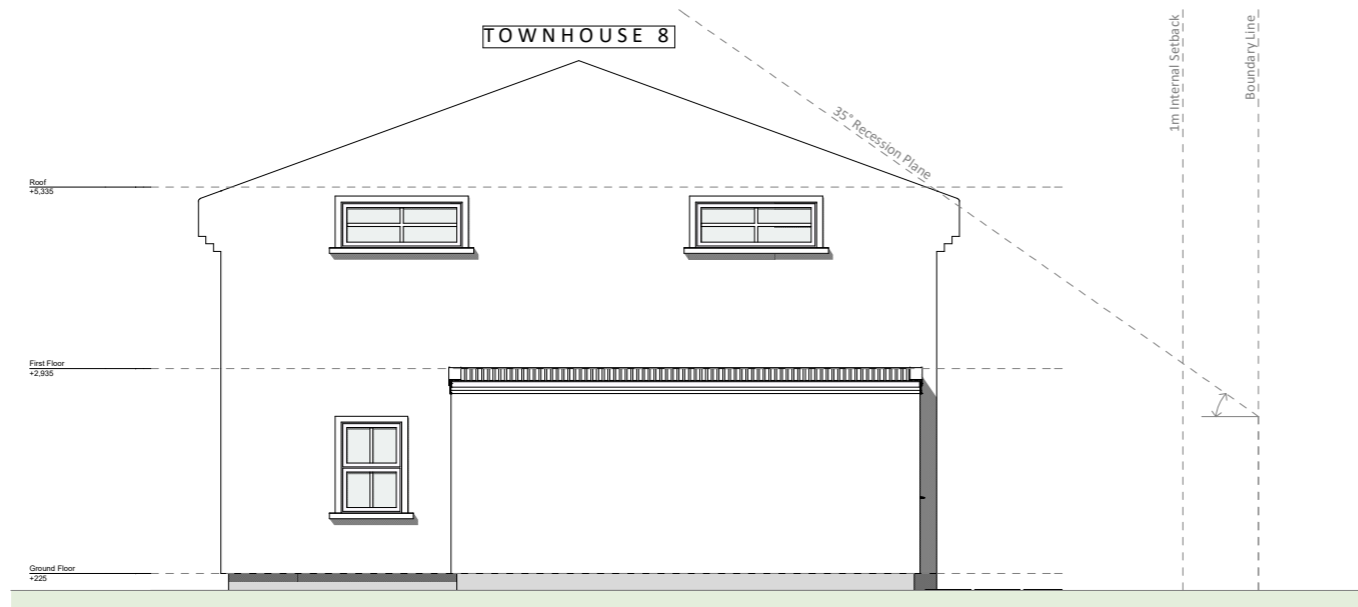
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DRAWING NO. REVISION




A200 B

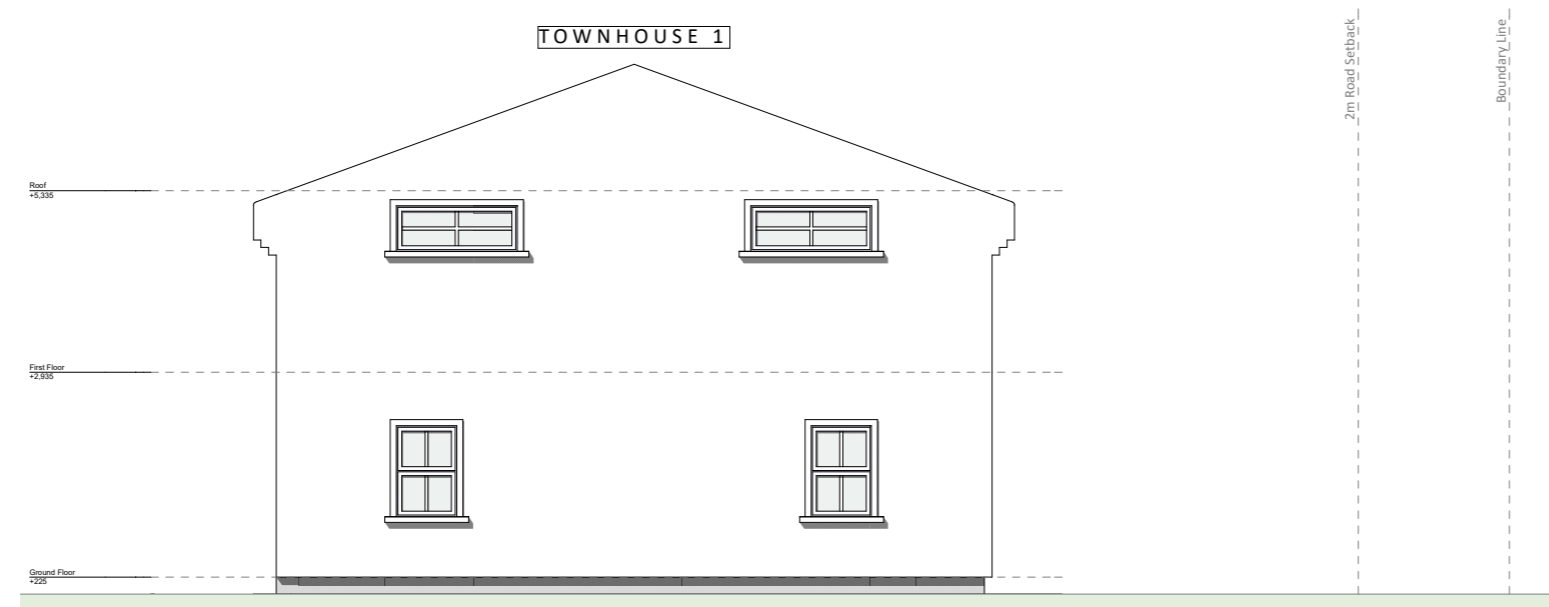
DRAWING NO.
 SITE ELEVATIONS A



E03 ELEVATION WEST
SCALE 1:100

LEGEND

-  **Roof**
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfield Living.
-  **Plaster finish AAC panel**
Rockcote Integra lightweight concrete panel cladding over 20mm drained cavity over wall underlay
- Colour to be selected by Brookfield Living.
-  **Permanently Obscured Glass**
- As required by Christchurch District Plan 14.4.2.8



E04 ELEVATION EAST
SCALE 1:100

BROOKSFIELD
HERITAGE

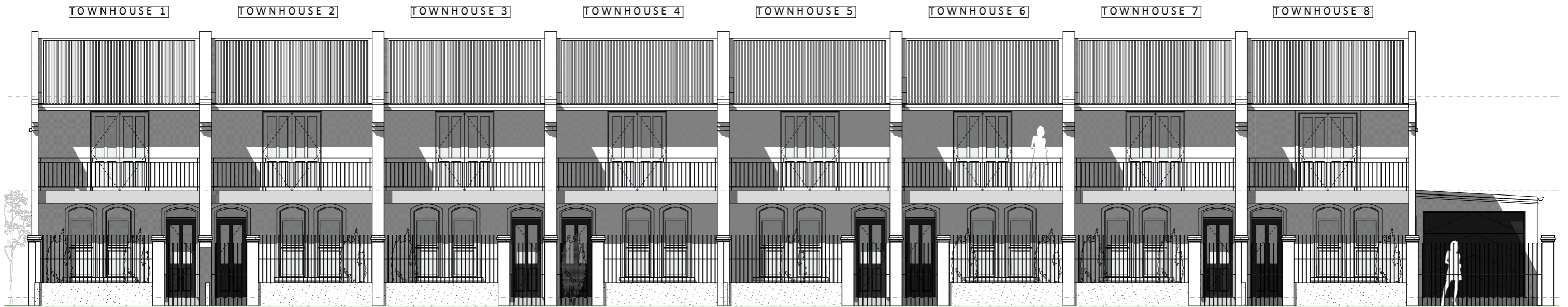
PROJECT NAME
Burke Street Townhouses

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10 & 12 Burke Street
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DRAWING NO. REVISION

A201 B

DRAWING NO.
SITE ELEVATIONS B



E05 STRET ELEVATION NORTH
SCALE 1:100



E06 GARAGE REAR ELEVATION
SCALE 1:100

LEGEND

Roof

- Diamond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfield Living.

Plaster finish AAC panel

- Rockcote Integra lightweight concrete panel cladding over 20mm drained cavity over wall underlay
- Colour to be selected by Brookfield Living.

Permanently Obscured Glass

- As required by Christchurch District Plan 14.4.2.8

BROOKSFIELD
HERITAGE

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Burke Street Townhouses

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10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION

A202 B

DRAWING NO.
STREET ELEVATION AND
GARAGE REAR



Street View 1 - Render



Street View 2 - Render



Street View 3 - Render

BROOKSFIELD
HERITAGE

PROJECT NAME
Burke Street Townhouses

PROJECT ADDRESS
10 & 12 Burke Street
Addington
Christchurch

DRAWING NO. REVISION

A300 **B**

DRAWING NO.
3D IMAGES
