

# 11 Lindores Street, Addington Christchurch

Brooksfield Modern

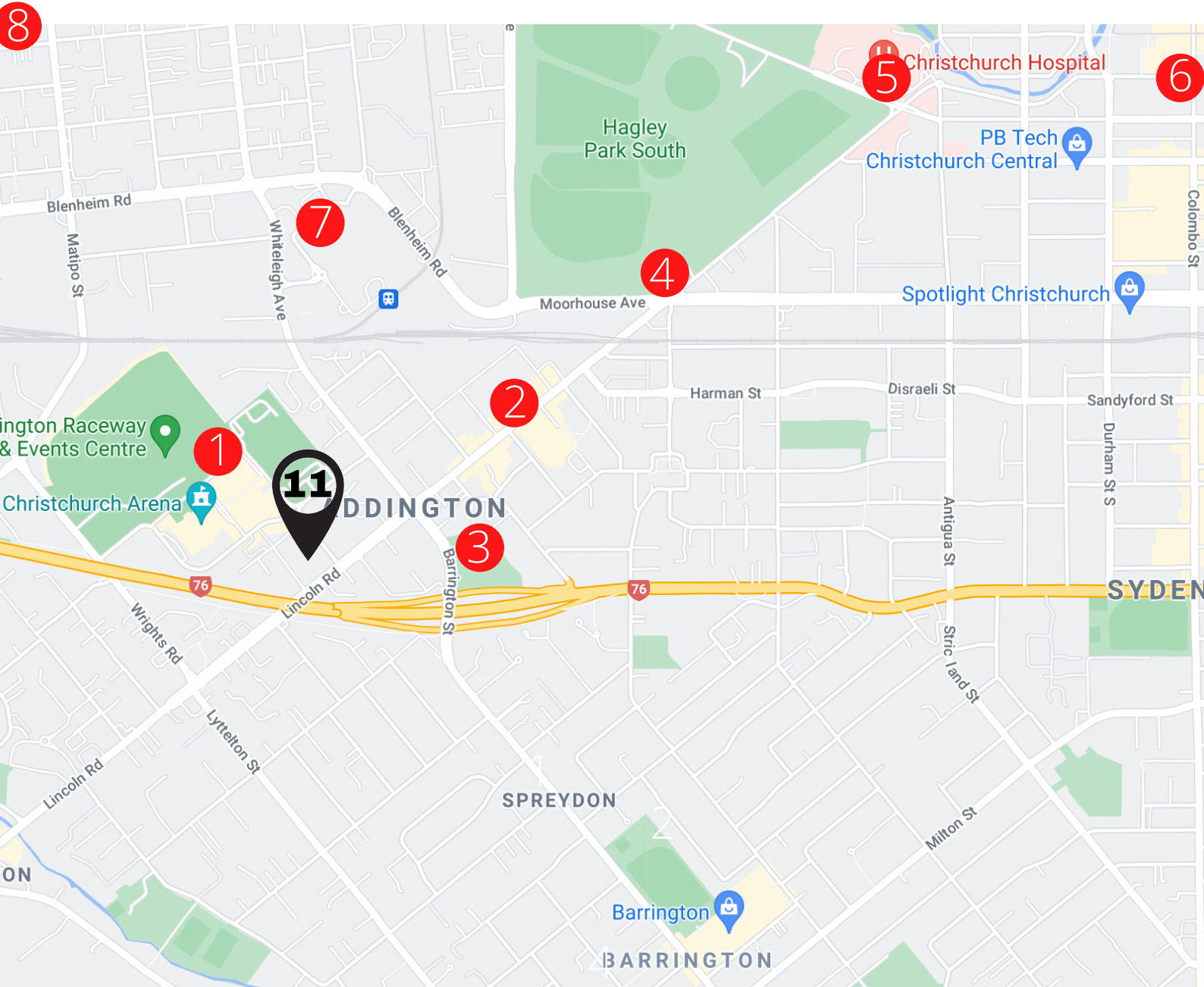


BROOKSFIELD



# Location

Located on Lindores Street, just down from the popular Addington Coffee Co-op and 2 minute drive to the hospital. See below some of our favourite amenities and their distance from your next home or investment.



1 Addington Raceway (20m)

2 Addington Coffee Co-op (800m)

3 Addington Park (400m)

4 Hagley Park (1.6km)

5 Christchurch Hospital (3km)

6 City Centre (4.8km)

7 Tower Junction Shopping Centre (1.7km)

8 Airport (10km, 15mins)

## BROOKSFIELD

# Layout

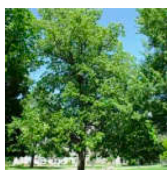
These 4 homes thoughtfully laid out and designed with North West living in mind. Each home comes with a large outdoor living space and a carpark. The wide driveway is lined with conifers, and established planting throughout.



## PLANT LEGEND



TYPE 1 - CONIFER  
"Thuja occidentalis"  
"Pyramidalis"



TYPE 2 - LIME TREE  
"Tilia x europaea"



TYPE 3 - GRISELINIA  
LITTORALIS HEDGE  
"Broadway Mint"



TYPE 4 - KARAKA  
"Corynocarpus  
laevigatus"



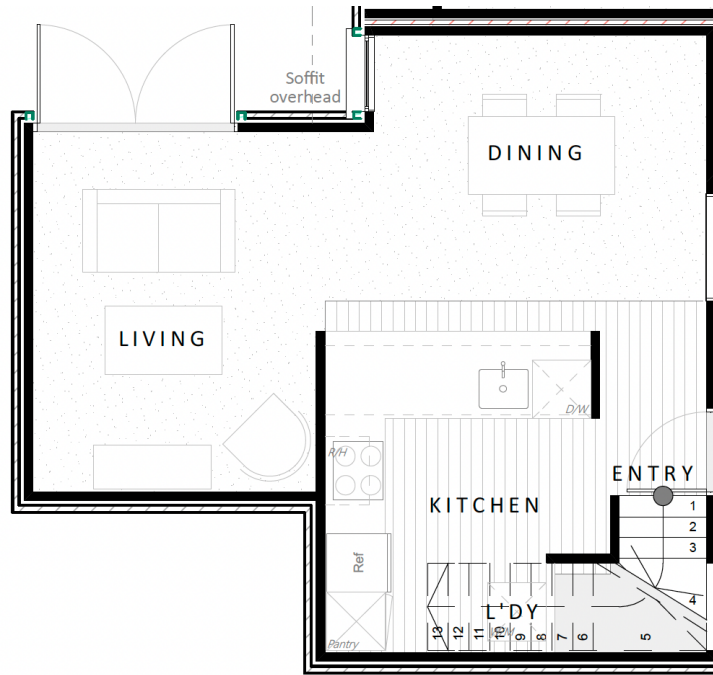
TYPE 5 GRASS/FERN/  
SHRUB/HYDRANGEA  
MIX  
Native flaxes, grasses,  
tractor seats, ferns, etc.



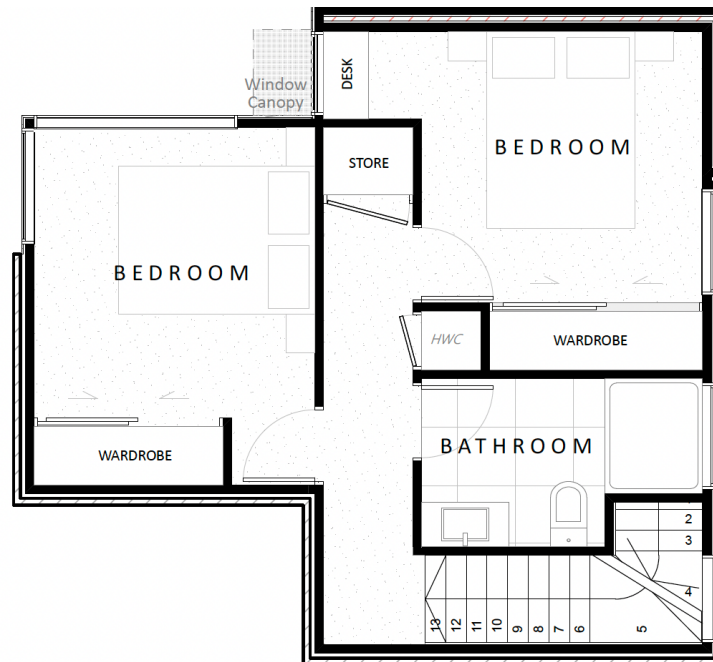
# Design And Interior

11 Lindores Street is laid out across two floors, with your kitchen, dining, living on the ground floor. This includes a large kitchen with a separate dining area. Upstairs is two bedrooms, one with a built in desk and large tiled bathroom.

## Ground Floor



## First Floor



BROOKSFIELD



# Modern Colours & Specifications

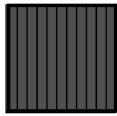
## Exterior



Cladding - Painted Brick



Cladding - Natural cedar



Roof - Longrun roofing

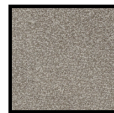


Doorhandle - Schlage S-6000 keyless entry

## Interior



Walls - Clover Honey, 100% natural plant based paint



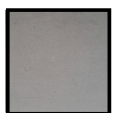
Carpet - 100% Wool



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



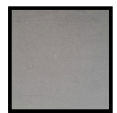
Kitchen Floor - Natural Cork



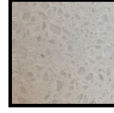
Bathroom Wall Tile - Cerene Concrete



Kitchen Cabinets - Bestwood Ranfurly Oak



Bathroom Floor Tile - Cerene Concrete



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

# BROOKSFIELD

— T O W N H O U S E S —

# Modern Plumbing & Electrical

## Plumbing



Kitchen Mixer - Brusked Nickel  
Mizu Drift 4 Star water rating



Bathroom Vanity - Wall hung stone top - Timber



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh  
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift  
4 star water rating



toilet roll holder



Robe Hooks - Bathroom



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 - Modern up/down



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

# BROOKSFIELD

-PROPERTY MANAGEMENT-



Rental Assessment

24th June 2021

- 11 Lindores St



Modern Fixtures & Appliances

Neutral Colours

Landscaping

North West facing

Thank you for the opportunity to provide a rental assessment on the property situated at 11 Lindores St, Addington.

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$480 - \$500 unfurnished, for a long term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: [sue@brooksfield.co.nz](mailto:sue@brooksfield.co.nz)



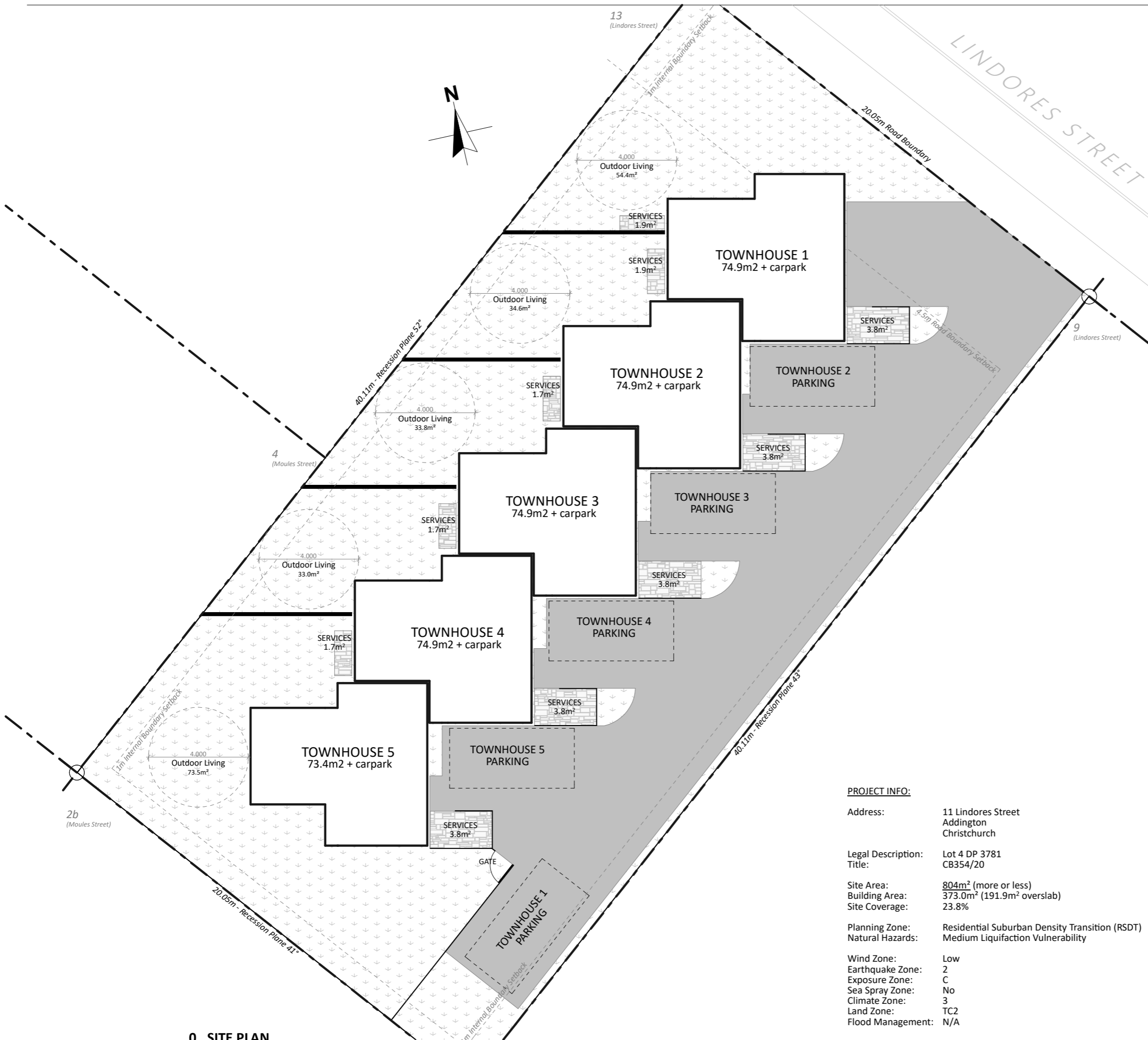
**SHEET INDEX**

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS
A200	SITE ELEVATIONS
A201	SITE ELEVATIONS
A300	3D IMAGES



**BROOKSFIELD**  
— HERITAGE —

**Lindores Street Townhouses**  
11 Lindores Street, Addington, Christchurch



- 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.

**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.

**PROJECT INFO:**

Address: 11 Lindores Street  
Addington  
Christchurch

Legal Description: Lot 4 DP 3781  
Title: CB354/20

Site Area: 804m<sup>2</sup> (more or less)  
Building Area: 373.0m<sup>2</sup> (191.9m<sup>2</sup> overslab)  
Site Coverage: 23.8%

Planning Zone: Residential Suburban Density Transition (RSDT)  
Natural Hazards: Medium Liquefaction Vulnerability

Wind Zone: Low  
Earthquake Zone: 2  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3  
Land Zone: TC2  
Flood Management: N/A

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Lindores Street Townhouses

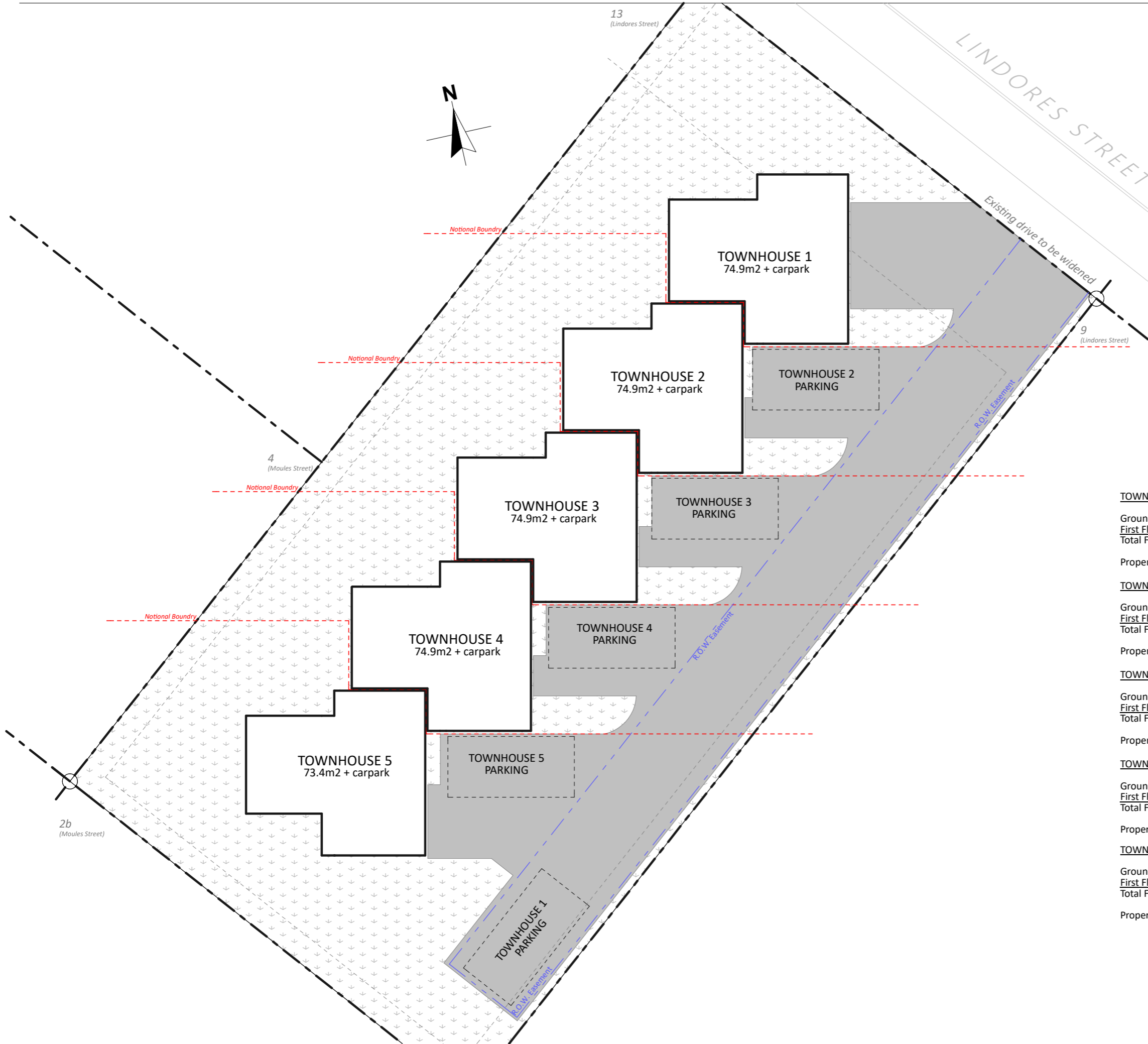
PROJECT ADDRESS  
11 Lindores Street  
Addington  
Christchurch

DRAWING NO. REVISION  
**A001** **A**

DRAWING NO.  
SITE PLAN

**0. SITE 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: 38.1m<sup>2</sup>  
 First Floor Area: 36.8m<sup>2</sup>  
 Total Floor Area: 74.9m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 2:**

Ground Floor Area: 38.1m<sup>2</sup>  
 First Floor Area: 36.8m<sup>2</sup>  
 Total Floor Area: 74.9m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 3:**

Ground Floor Area: 38.1m<sup>2</sup>  
 First Floor Area: 36.8m<sup>2</sup>  
 Total Floor Area: 74.9m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 4:**

Ground Floor Area: 38.1m<sup>2</sup>  
 First Floor Area: 36.8m<sup>2</sup>  
 Total Floor Area: 74.9m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**TOWNHOUSE 5:**

Ground Floor Area: 37.7m<sup>2</sup>  
 First Floor Area: 35.7m<sup>2</sup>  
 Total Floor Area: 73.4m<sup>2</sup>

Property Area: TBCm<sup>2</sup>

**BROOKSFIELD**  
 ——— HERITAGE ———

PROJECT NAME  
 Lindores Street Townhouses

PROJECT ADDRESS  
 11 Lindores Street  
 Addington  
 Christchurch

DRAWING NO.                      REVISION  
**A002**                              **A**










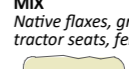
DRAWING NO.  
 SITE BOUNDARY PLAN

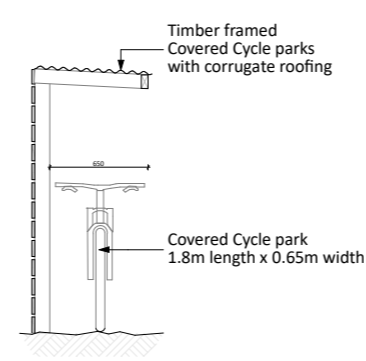


**LANDSCAPING LEGEND**

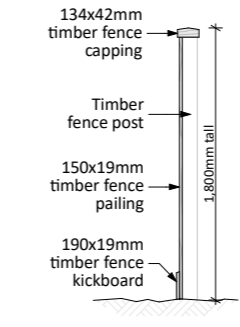
- Grass or Synthetic Grass Area
  - Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished
  - Lime Chip Area  
- lime chip finished
  - Paver  
- 600x600 concrete pavers
  - Patio  
- formed with 100mm concrete slab
- Notes:  
- All Trees to be 1.5m (min) height 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**

**PLANT LEGEND**

		
TYPE 1 - CONIFER <i>"Thuja occidentalis 'Pyramidalis'"</i>	TYPE 2 - LIME TREE <i>"Tilia x europaea"</i>	TYPE 3 - GRISELINIA LITTORALIS HEDGE <i>"Broadway Mint"</i>
		
		
TYPE 4 - KARAKA <i>"Corynocarpus laevigatus"</i>	TYPE 5 GRASS/FERN/ SHRUB/HYDRANGEA MIX <i>Native flaxes, grasses, tractor seats, ferns, etc.</i>	
		



**COVERED CYCLE PARKING**  
SCALE 1:50



**FENCE DETAIL**  
SCALE 1:50



**LETTERBOX**

- 5x Box Design letterbox on front boundary fence with Street number and unit lettering

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Lindores Street Townhouses

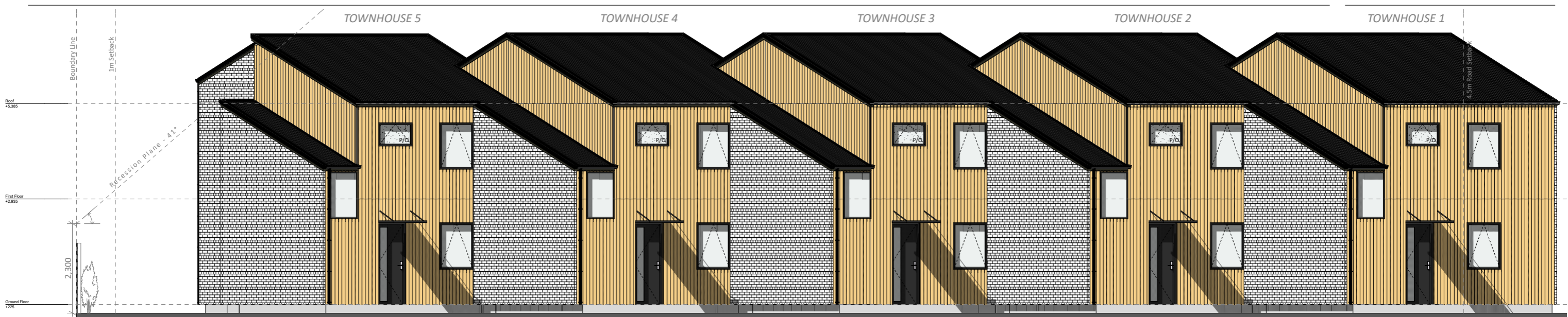
PROJECT ADDRESS  
11 Lindores Street  
Addington  
Christchurch

DRAWING NO. A003 REVISION A

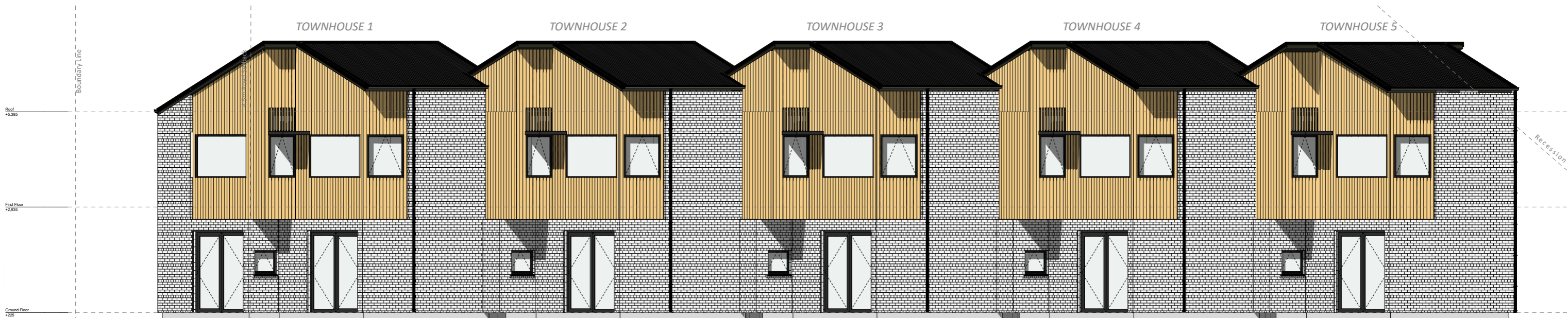
DRAWING NO.  
LANDSCAPING PLAN







**E-02 EAST ELEVATION**  
SCALE 1:100








**E-04 WEST ELEVATION**  
SCALE 1:100



**E-04 STREET ELEVATION**  
Scale 1:100

**LEGEND**

-  **Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay  
- Colour to be selected by Brookfield Living.
-  **Brick**  
70 Series brick on 40mm drained cavity system over wall underlay.  
- Colour to be selected by Brookfield Living.
-  **Vertical Timber Board**  
- 16-20mm vertical timber cladding. Colour/species to be selected by Brookfield Living.
-  **Permanently Obscured Glass**  
- As required by Christchurch District Plan 14.4.2.8
-  **Entry Canopy**  
- Auraa entrance canopy
- Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes to be 80Ø, finish & colour to match roofing (UNO)
- APL powder coated aluminium exterior windows and doors in selected finish  
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

**BROOKSFIELD**  
— HERITAGE —

PROJECT NAME  
Lindores Street Townhouses

PROJECT ADDRESS  
11 Lindores Street  
Addington  
Christchurch

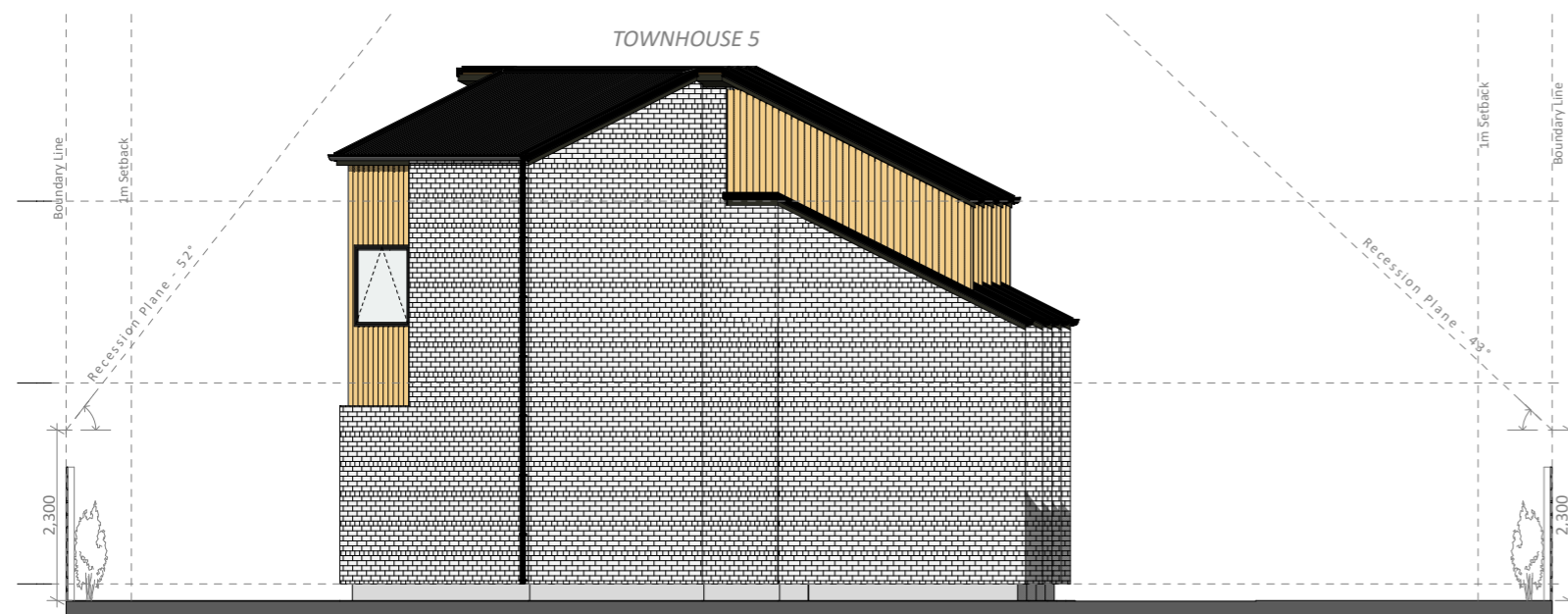
DRAWING NO. REVISION

**A200** **A**

DRAWING NO.  
**SITE ELEVATIONS**



**E-01 NORTH ELEVATION**  
SCALE 1:100



**E-03 SOUTH ELEVATION**  
SCALE 1:100

**LEGEND**

**Roof**

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



**Brick**

- 70 Series brick on 40mm drained cavity system over wall underlay.
- Colour to be selected by Brooksfield Living.



**Vertical Timber Board**

- 16-20mm vertical timber cladding. Colour/species to be selected by Brooksfield Living.



**Permanently Obscured Glass**

- As required by Christchurch District Plan 14.4.2.8



**Entry Canopy**

- Auraa entrance canopy

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

APL powder coated aluminium exterior windows and doors in selected finish  
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Lindores Street Townhouses

PROJECT ADDRESS  
11 Lindores Street  
Addington  
Christchurch

DRAWING NO. REVISION

**A201** **A**

DRAWING NO.  
SITE ELEVATIONS





Artist's Impression 1



Artist's Impression 2



Artist's Impression 3

**BROOKSFIELD**  
— HERITAGE —

PROJECT NAME  
Lindores Street Townhouses

PROJECT ADDRESS  
11 Lindores Street  
Addington  
Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.  
3D IMAGES



# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	1 Carpark	75m2	\$655,000.00
House 2	2	1	1 Carpark	75m2	\$643,000.00
House 3	2	1	1 Carpark	75m2	\$643,000.00
House 4	2	1	1 Carpark	75m2	\$643,000.00
House 5	2	1	1 Carpark	74m2	\$655,000.00

Expected Start

November 2021

Expected Completion

May 2022

Title Type

Fee Simple

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



## BROOKSFIELD