

BROOKSFIELD

# 116 Somerfield Street, Somerfield

*Four Colonial Revival Homes*





*Renders*



*Interior – Please note, this is an artist impression and contains upgraded spec*

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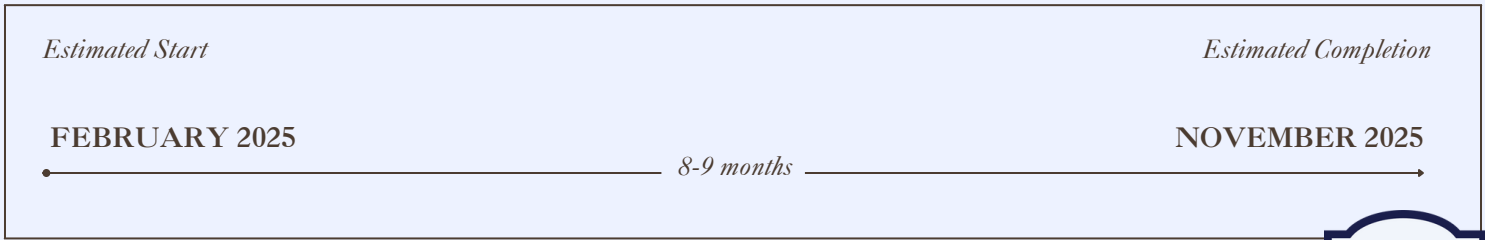
General Information

116 Somerfield Street is another exceptional display of our Colonial Revival Homes.

Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	2	1.5	Garage	113	SOLD
Cottage 2	2	1.5	Garage	98	SOLD
Ground floor Apartment	2	1	Carpark	70	SOLD
Top Level Apartment	2	1	Carpark	82	\$699,000

Build time

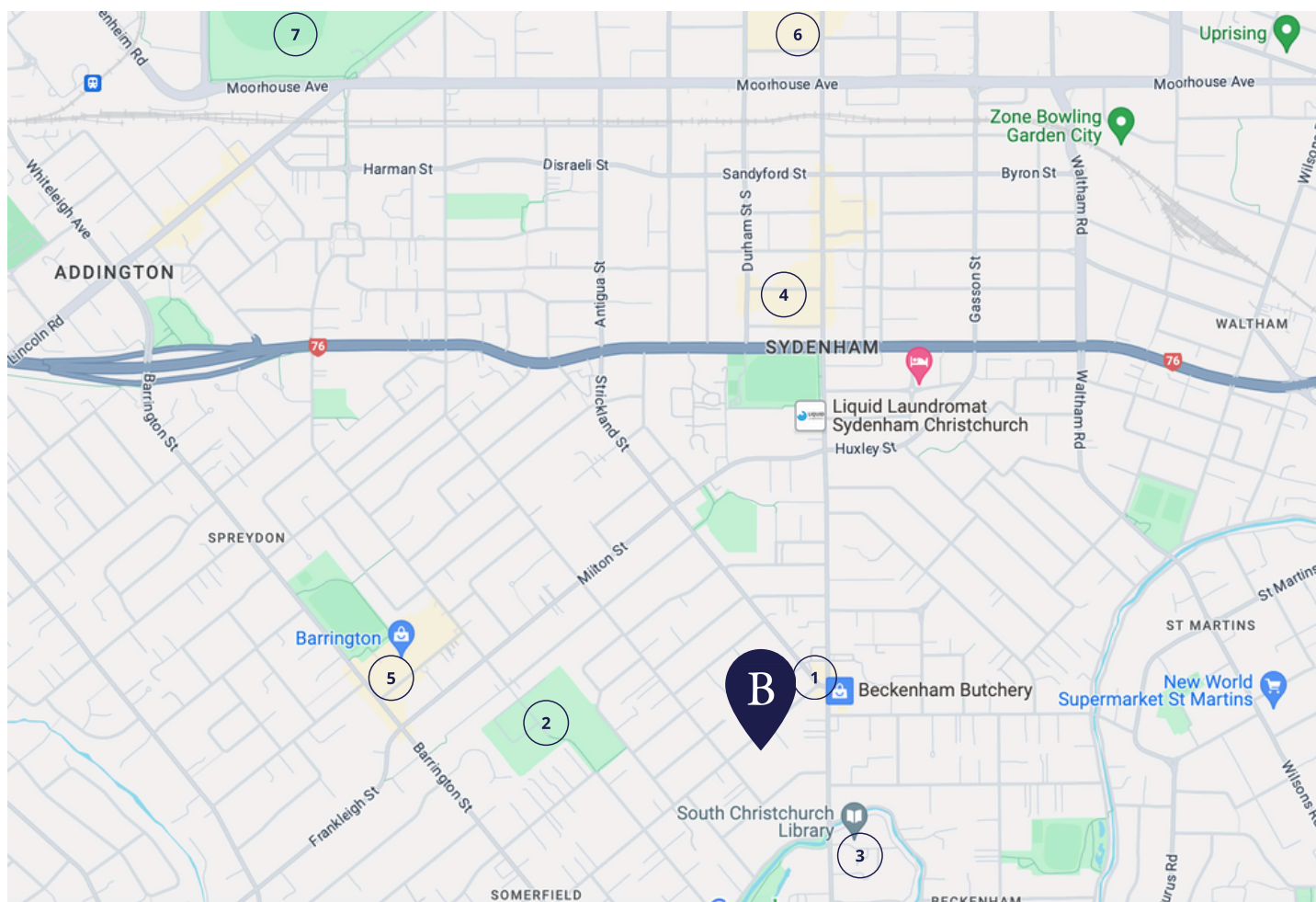




# Location

116 Somerfield Street is another example of our timber weatherboard homes designed in London by renowned Ben Pentreath Architects.

Located in Somerfield, many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- |                                     |   |
|-------------------------------------|---|
| ① Moon Under Water - 240m           | ⑤ Barrington Mall - 1.8km                             |
| ② Somerfield Park - 700m            | ⑥ Christchurch CBD - 4km                              |
| ③ South Christchurch Library - 850m | ⑦ Hagley Park & Botanic Gardens - 4.7km               |
| ④ The Colombo - 1.5km               | ⑧ Christchurch International Airport - 14.5km (21min) |





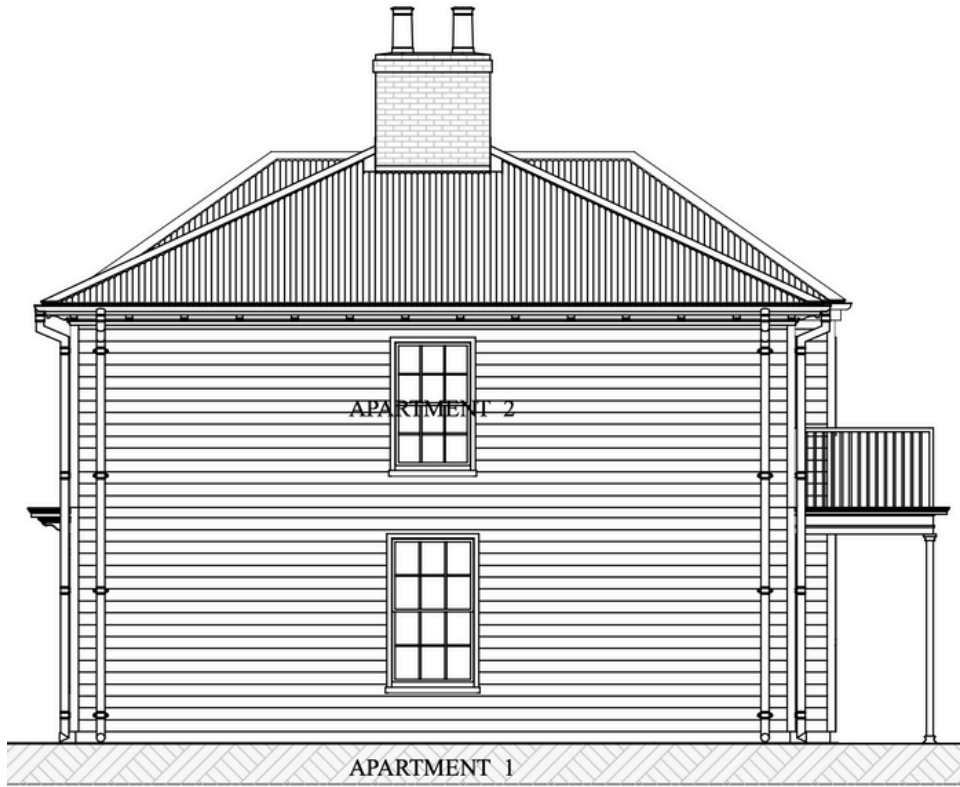
# North & South Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m



North Elevation



South Elevation





# East & West Elevations

Ground Floor Stud Height - 2.55m  
First Floor Stud Height - 2.4m



East Elevation

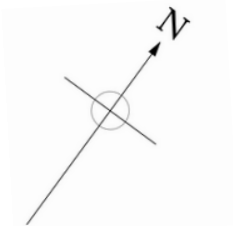
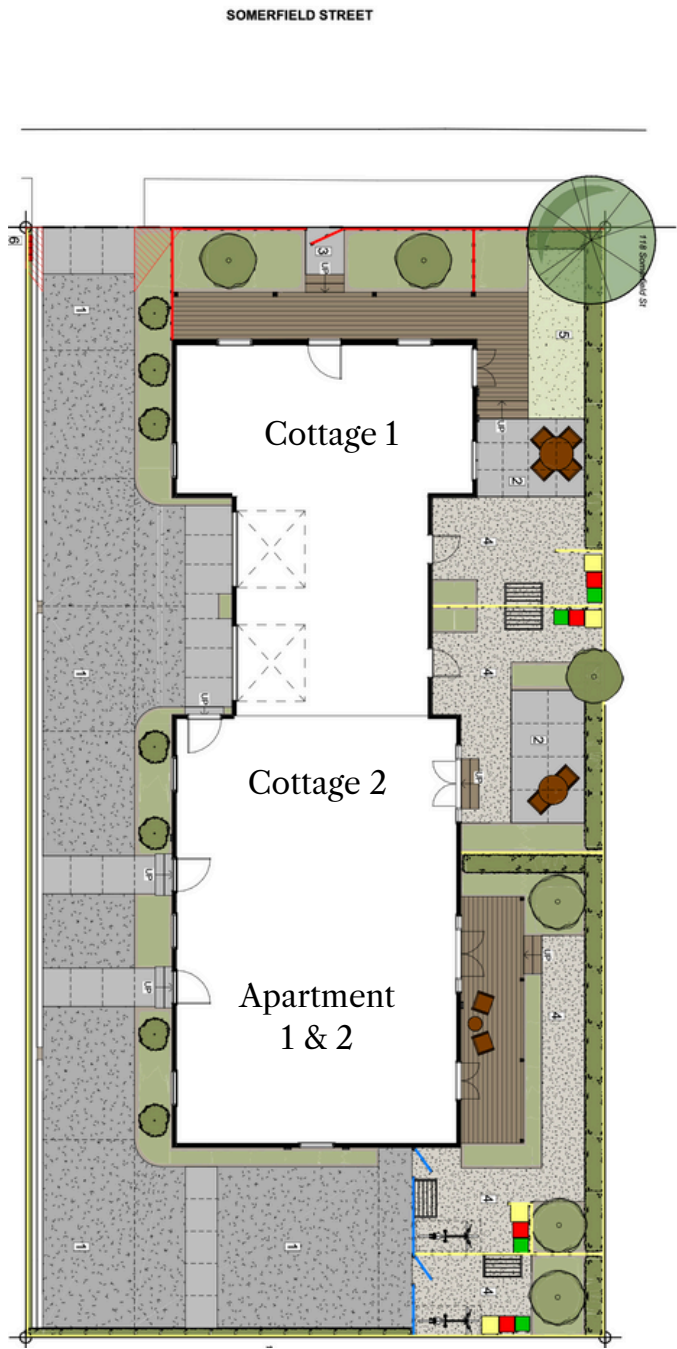


West Elevation





Site Plan

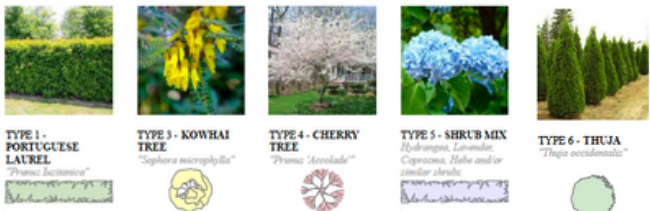


Landscaping Legend

- 1 Exposed aggregate driveway with bands of coloured concrete at key thresholds
  - 2 Coloured concrete patio
  - 3 Coloured concrete path
  - 4 Selected chip utility area
  - 5 Lawn
  - 6 Letterboxes
- Proposed Standard  
Proposed Tree  
Garden Bed

- Evergreen Hedge
- Selected Chip (46.5m<sup>2</sup>)
- Hardwood Deck (23.4m<sup>2</sup>)
- Coloured Cut Concrete (44.5m<sup>2</sup>)
- Exposed Aggregate Concrete (72.8m<sup>2</sup>)
- Low Spec Fencing - 1800mm high rough seen palling, no cap (6.2m)
- Mid Spec Fencing - 1800mm high dressed palling with cap (7.7m)
- Picket Fencing - 1000mm high and painted white (5.1m)
- Fold-out Clothesline (1200mm x 680mm shown)
- Pedestrian gate
- Step Location

Plant Legend



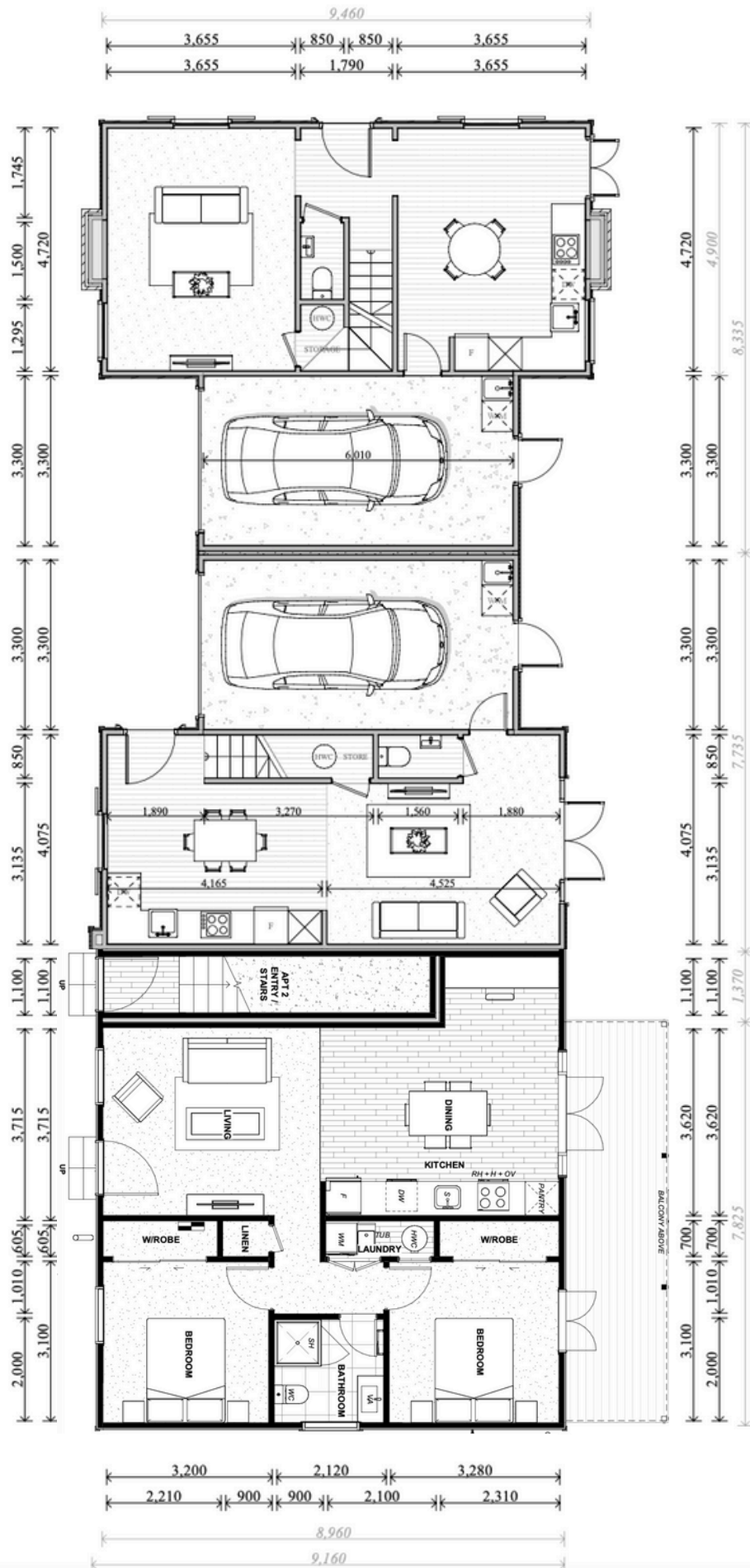
Outdoor Living Sizes

Cottage 1: 88m<sup>2</sup>  
Cottage 2: 38m<sup>2</sup>  
Bottom floor Apartment: 81m<sup>2</sup>



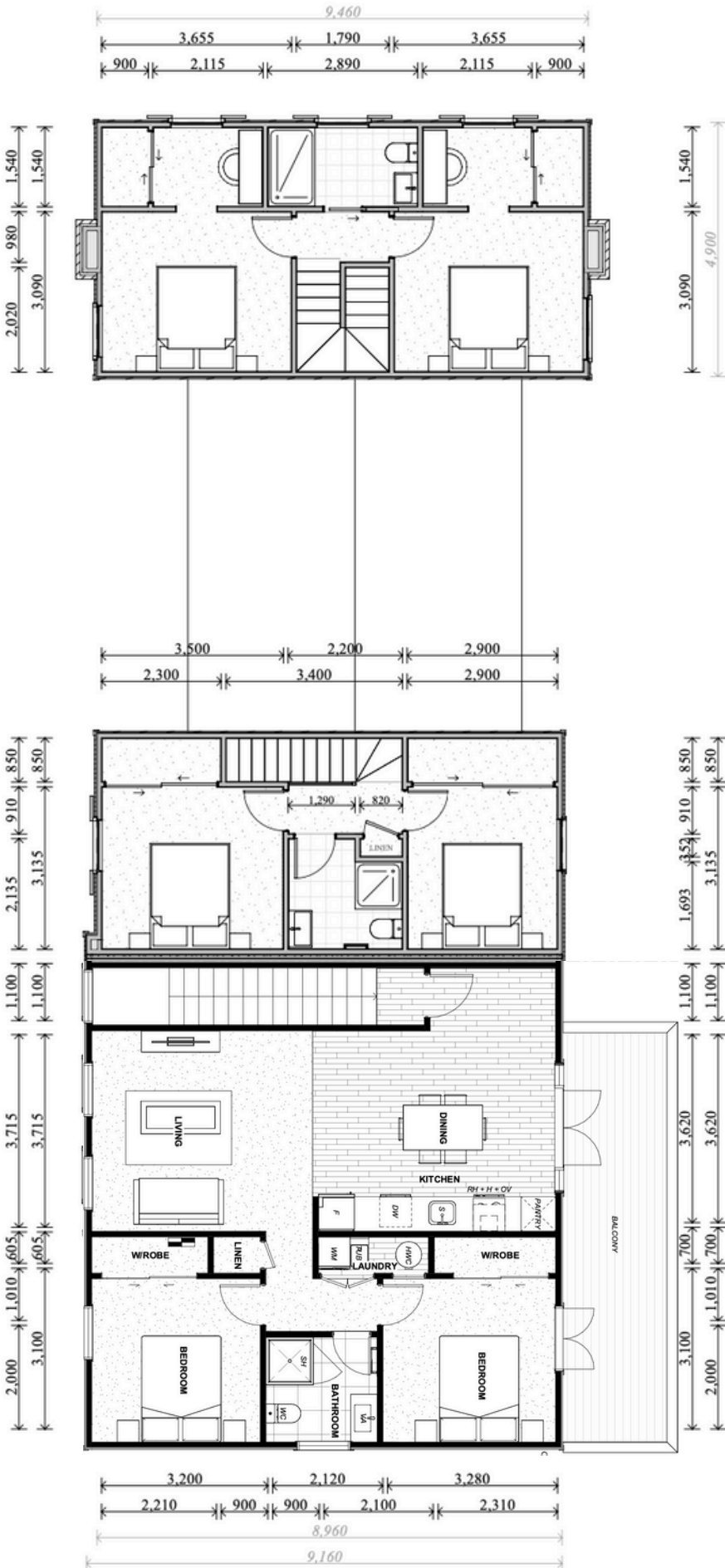


## Ground Floor







First Floor







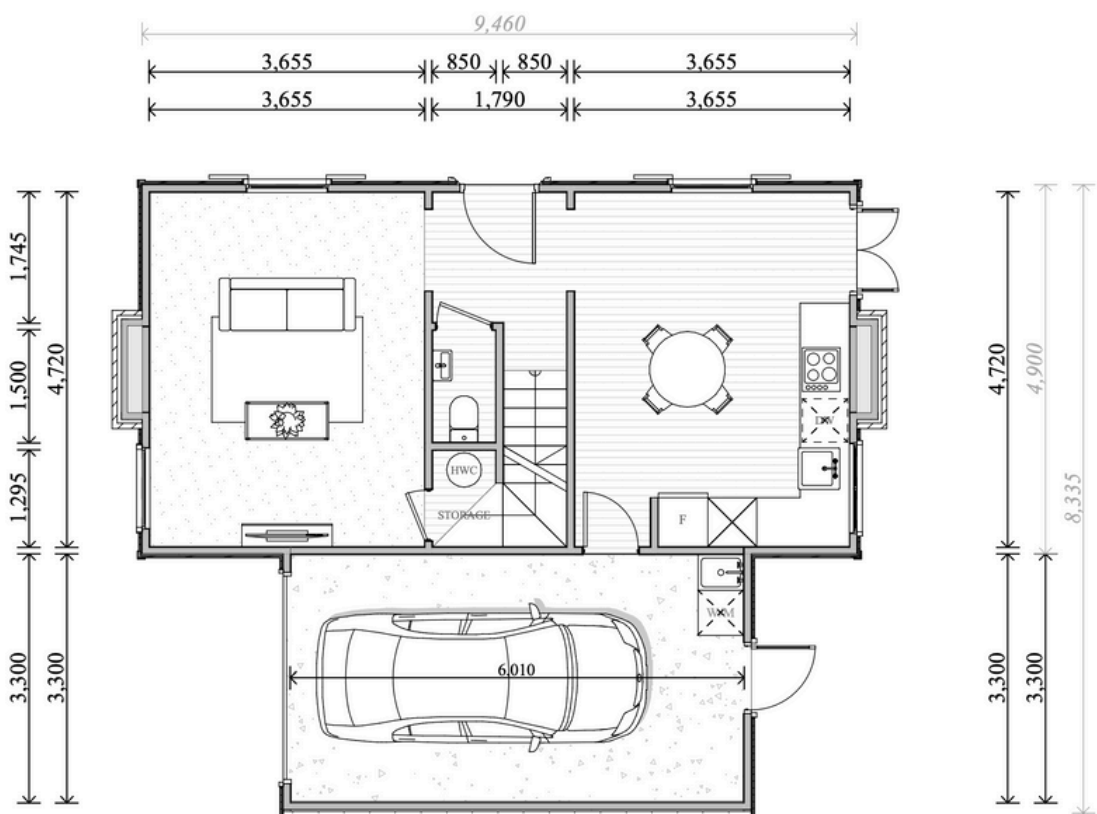
# Floor Plans – Cottage 1

  
2

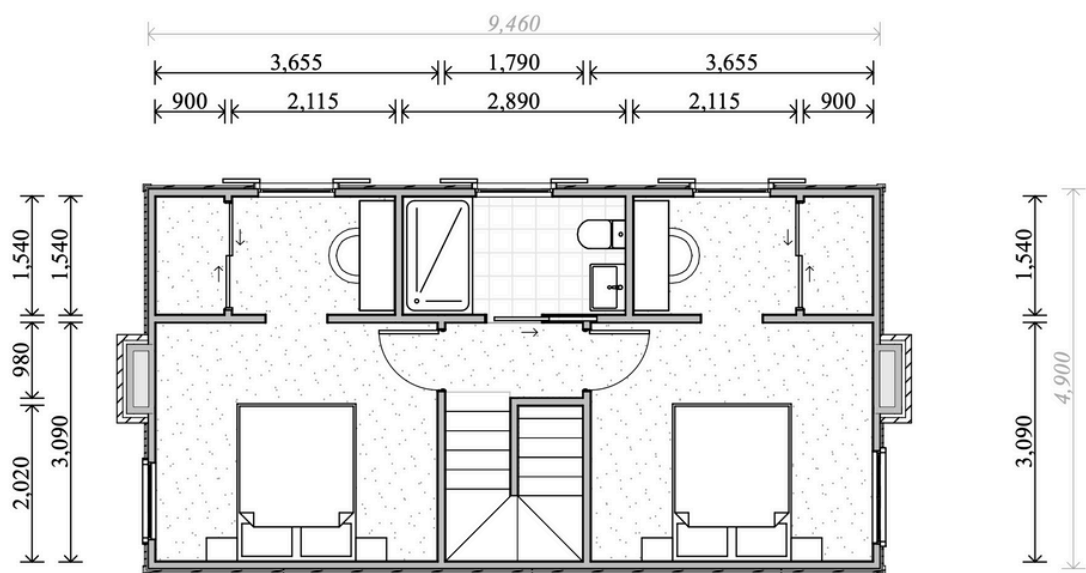
  
1.5

  
Garage

  
113sqm



Ground Floor





First Floor







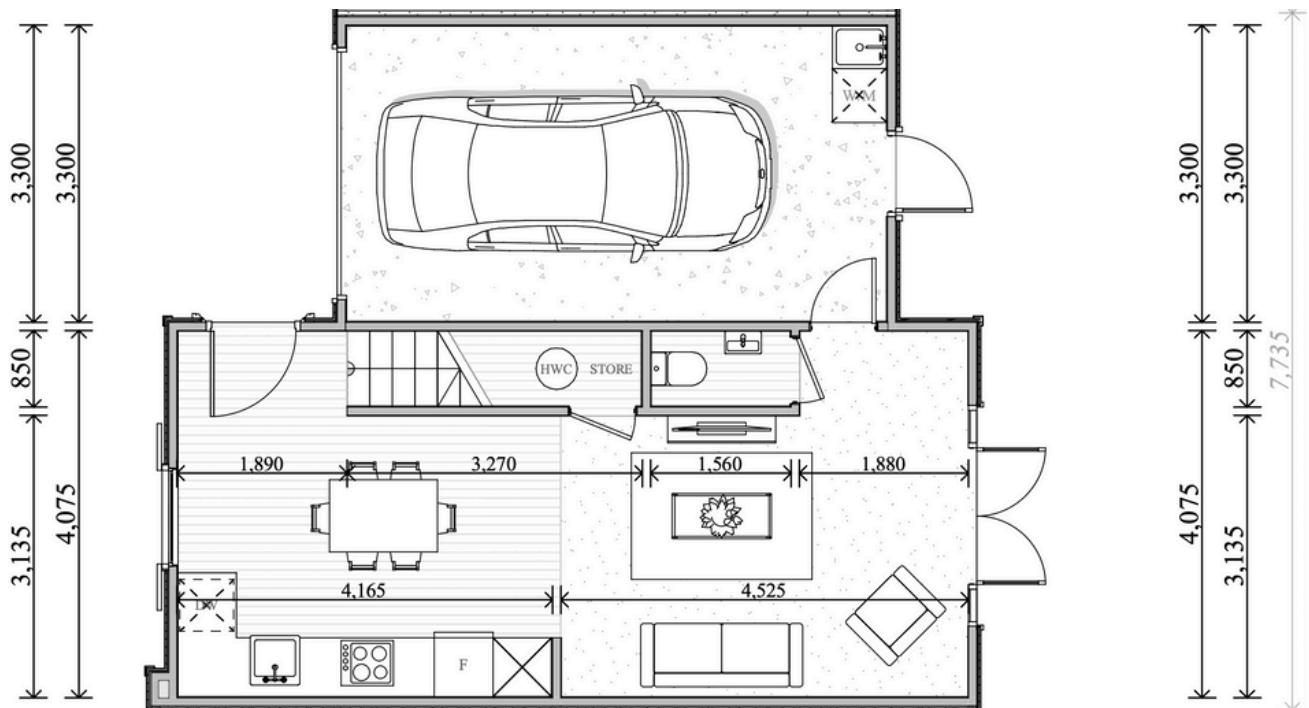
# Floor Plans – Cottage 2

  
2

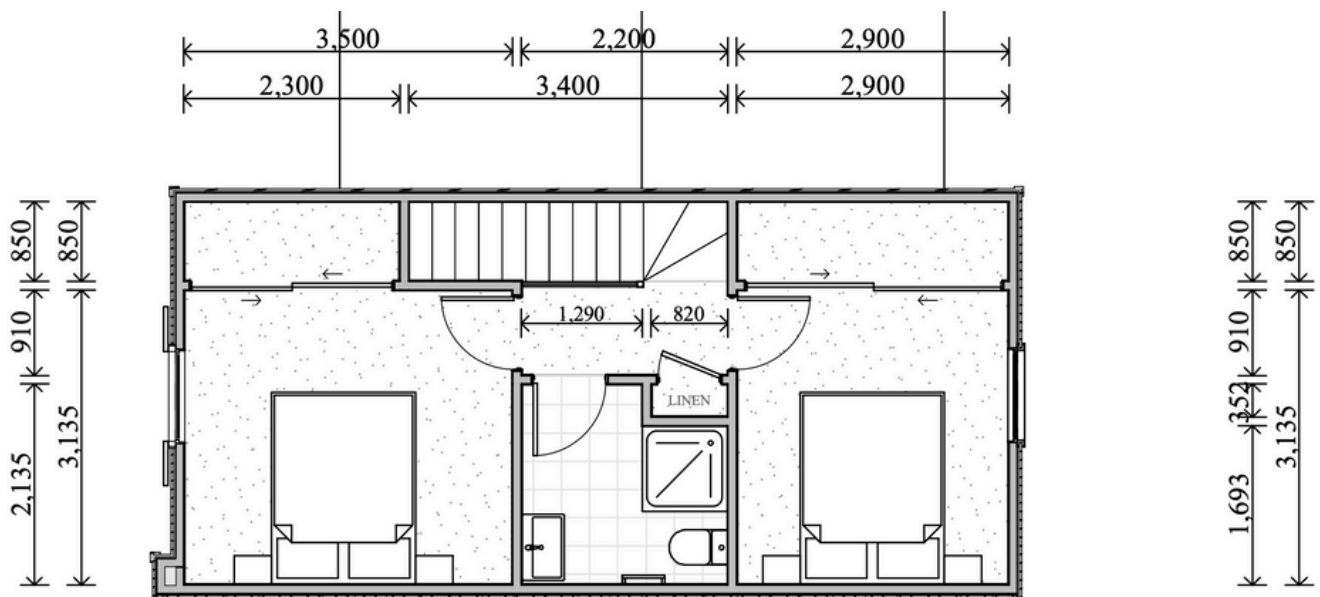
  
1.5

  
Garage

  
98sqm



Ground Floor





First Floor







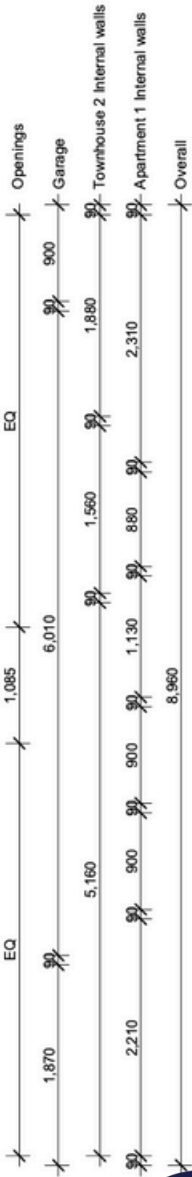
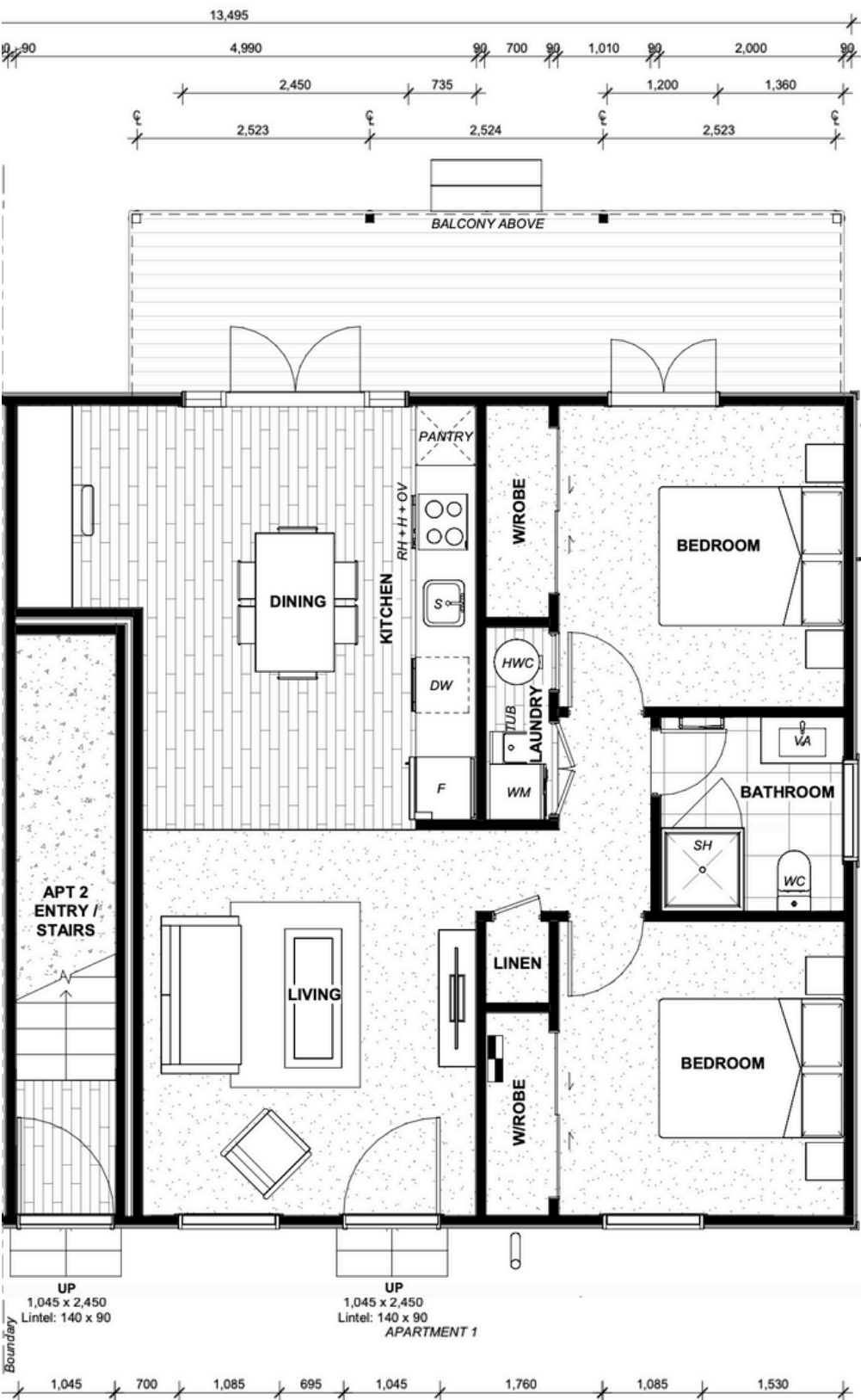
# Floor Plans – Ground floor apartment

  
2

  
1

  
Carpark

  
70sqm




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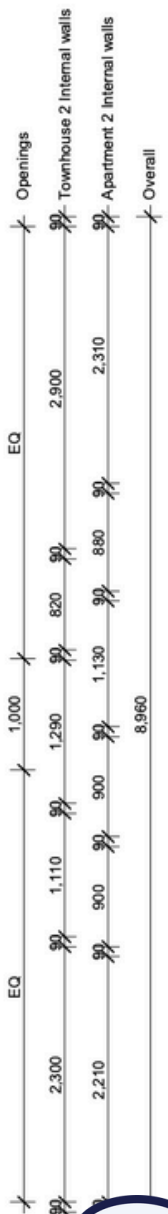
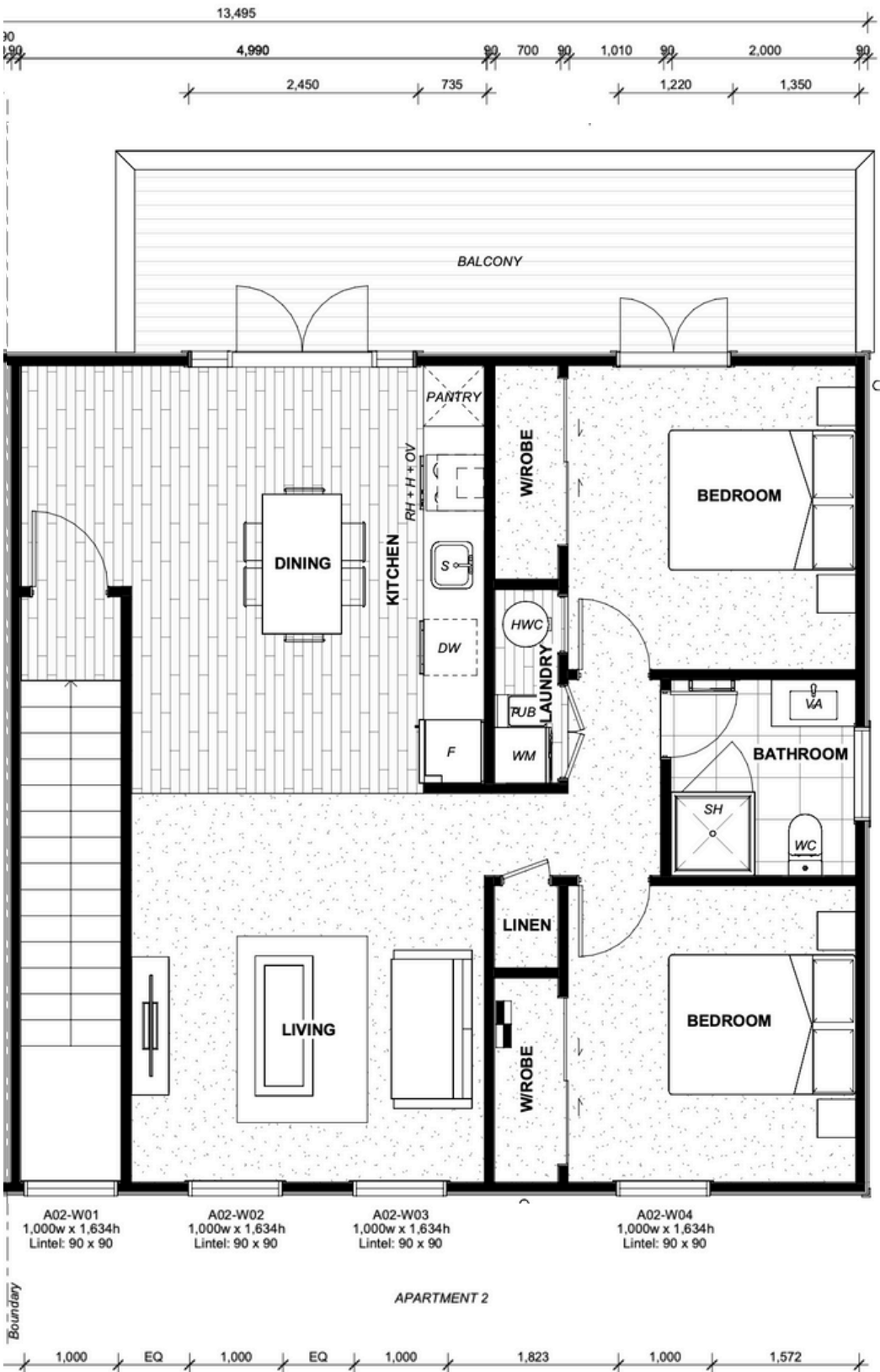
# Floor Plans – Top floor apartment

  
2

  
1

  
Carpark

  
82sqm



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*It's all in the details –*  
Standard Interior Spec  
& Upgrade Options

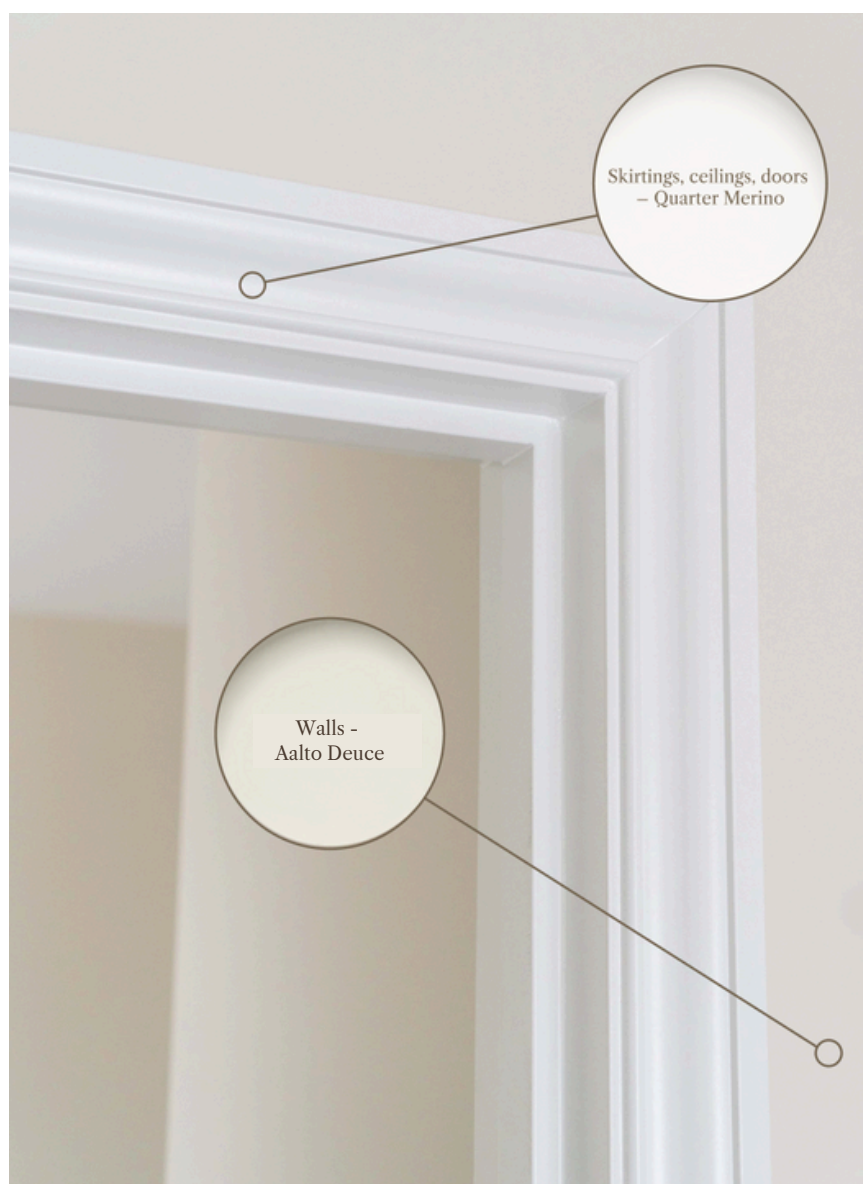




## Colouring & detailing

*Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.*

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brooksfeld we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.



*The homes come with a neutral colour palette for you to make your own*





Standard Spec



Pictured above

- 1. Carpet: Godfrey hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/bathroom tapware: Posh canterbury sink mixer
- 3. Kitchen/entrance floor tiles: Forest cedar
- 4. Kitchen Handles & Knobs: Versailles satin black
- 5. Bathroom floor tile: Artisan Gris Matt
- 6. Splash back: White subway tile
- 7. Skirtings, architraves, ceilings: Quater Merino

- 8. Walls: Alto Deuce
- 9. Door handle: Polished
- 10. Shower tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms: Cavius Photoelectric Smoke Alarm

Window Furnishings

- Living Area Blinds: Roller Blinds
- Bedroom Blinds: Venetian Blinds

Insulation

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation





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## Standard Spec





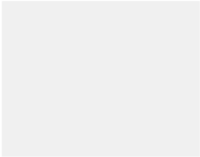
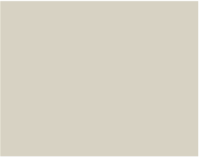















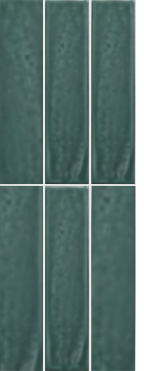
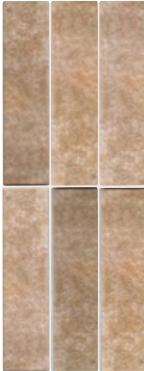

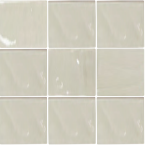


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# Kitchen Upgrade Options

<p>Kitchen Cabinetry</p> <div><p><i>Standard</i></p></div> <div><p>Shaker Style</p></div>	<div><p>White <i>Standard</i></p></div> <div><p>Taupe</p></div> <div><p>Sage Green</p></div> <div><p>Light blue</p></div> <div><p>Dusty Blue</p></div> <div><p>Dark Blue</p></div>
<p>Kitchen Handles/Knobs</p> <div><p><i>Standard range</i></p><div><p>Black <i>Standard</i></p></div><div><p>Antique Pewter</p></div><div><p>Antique Bronze</p></div><div><p>Chrome</p></div></div> <div><p><i>Upgrade range</i></p><div><p>Unlacquered Polished Brass</p></div><div><p>Satin Nickel</p></div></div>	
<p>Kitchen Splashback Tiles</p> <div><p>White Gloss Subway Tile <i>Standard</i></p></div>	<div><p>Crest White Matt</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Crest Sea Foam Gloss</p></div> <div><p>Crest Field Green Gloss</p></div> <div><p>Crest Jungle Green</p></div> <div><p>Redcliffs Terracotta</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Sea Foam Gloss</p></div> <div><p>Square Field Green</p></div>





# Kitchen Upgrade Options

Kitchen Fixtures	
Standard range	<div></div> <div><p>Posh Canterbury Mixer Standard</p><p>Modern Chrome</p><p>Modern Brushed Brass</p><p>Modern Black</p><p>Modern Brushed Nickel</p></div>
Upgrade range	<div></div> <div><p>Pull Out Spray Chrome</p><p>Pull Out Spray Brushed Brass</p><p>Pull Out Spray Black</p><p>Pull Out Spray Brushed Nickel</p></div>

# Door Handle Upgrade Options

	<div></div> <div><p>Polished Chrome Standard</p><p>Unlacquered Brass</p><p>Black</p></div>
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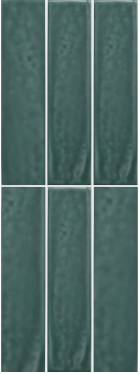



# Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge</p></div><div><p>Concrete</p></div></div>





# Bathroom Upgrade Options

Bathroom Floor Tiles	
	<div><div><p>Artisan Gris Matt <i>Standard</i></p></div><div><p>Artisan Sage Matt</p></div><div><p>Palm Beach Navy</p></div></div> <div><div><p>Pacific White Lappato 600x600</p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div><div><p>Redcliff's Terracotta Herringbone <i>Upgrade Option</i></p></div></div>
Shower Wall Tiles	
<i>Standard Range</i>	<div><div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div></div>
<i>Upgrade Range</i>	<div><div><p>Crest Sea Foam Gloss</p></div><div><p>Crest Field Green Gloss</p></div><div><p>Crest Jungle Green</p></div><div><p>Crest Bone Gloss</p></div><div><p>Dusky Pink Subway</p></div><div><p></p></div></div>
















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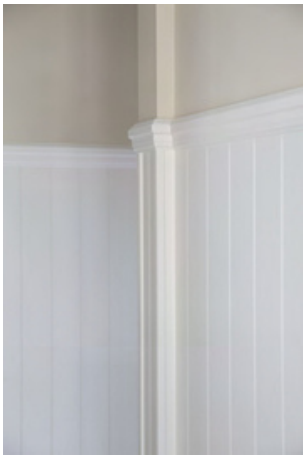



# Bathroom Upgrade Options

Vanity fixture				
 <p>Posh Canterbury Basin Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
Vanity Handles				
	 <p>Chrome <i>Standard</i></p>	 <p>Antique Bronze</p>	 <p>Black</p>	 <p>Black Iron</p>
Shower fixture				
 <p>Posh Canterbury Shower Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
<i>Upgrade Range</i>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>
				 <div><p>WIN A FREE BROOKSFIELD</p><p>Go in the draw when you buy a Brooksfield.</p></div>



# Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	







## Your Rental Appraisal

09 July 2024



2



1.5



1

ADDRESS: Homes 1 & 2 , 116 Somerfield Street, Somerfield

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$550 - \$570 per week** for an unfurnished, long-term rental. This is based off concept plans

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manager



0800 548 454



[www.brooksfield.co.nz](http://www.brooksfield.co.nz)



[pm@brooksfield.co.nz](mailto:pm@brooksfield.co.nz)



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## Your Rental Appraisal

09 July 2024



ADDRESS: Homes 3 & 4 , 116 Somerfield Street, Somerfield

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$500 - \$530 per week** for an unfurnished, long-term rental. This is based off concept plans

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker  
Senior Property Manager



# RENTAL APPRAISAL.

Date: 18 September 2024

**Prepared for:** Brookfield

Thank you for requesting a rental assessment for: A116 Somerfield Street, Somerfield

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent between \$580 and \$600 per week (unfurnished).



**Prepared by:** Kelly Johnston  
Business Development Manager  
M 0274 838 113  
Kelly@assetmanagers.co.nz

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time  
100% of our homes were occupied

August 2024 statistics

## Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston



Rosa Ellis

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>



# RENTAL APPRAISAL.

Date: 18 September 2024

**Prepared for:** Brookfield

Thank you for requesting a rental assessment for: TF Apartment, 116 Somerfield Street, Somerfield

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent between \$530 and \$550 per week (unfurnished).



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Business Development Manager  
M 0274 838 113  
Kelly@assetmanagers.co.nz

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# 116 Somerfield Street

(2 Bed, 1.5 Bath, Garage)



Ohana offer an end-to-end short term property management service.  
From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

### Conservatives Estimates

**\$1,072**

Gross Weekly Estimates  
(at 80% occupancy)

**\$54,912**

Gross Yearly Estimates  
(at 80% occupancy)

### Rent

Average Nightly Rate **\$180**  
Gross Weekly Estimate **\$1,072**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$54,912**  
(at 80% occupancy)

### Expenses

~~15%~~ +GST Power and Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$25 - \$30 per reservation

## Booking Platform

**Ohana**





# 116 Somerfield Street

(2 Bed, 1 Bath, Carpark)



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## Booking Platform

**Ohana** **airbnb** **Booking.com** **Vrbo**



*About Brooksfeld* If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

*Why do we exist?*

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as traditional cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, durability and affordability.

*What makes Brooksfeld homes different?*

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfeld home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.







B R O O K S F I E L D

0800 548 454

[www.brooksfield.co.nz](http://www.brooksfield.co.nz)

[vinny@brooksfield.co.nz](mailto:vinny@brooksfield.co.nz)