

BROOKSFIELD



# 129 Bristol Street, St Albans

*Three Cottage Revival Homes located on a quiet street only a short walk away from Merivale Mall*





*Renders*








*An Artists Impression of Bristol Street Kitchens  
\*Render Includes Upgraded Specifications*

General Information

129 Bristol Street is another exceptional display of our Cottage Revival homes.

Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	3	2.5	Garage	116	SOLD
Cottage 2	3	2.5	Garage	120	SOLD
Cottage 3	2.5	1.5	Garage	98	\$975,000

Build time

Estimated Start

FEBRUARY 2025

Estimated Completion

OCTOBER 2025

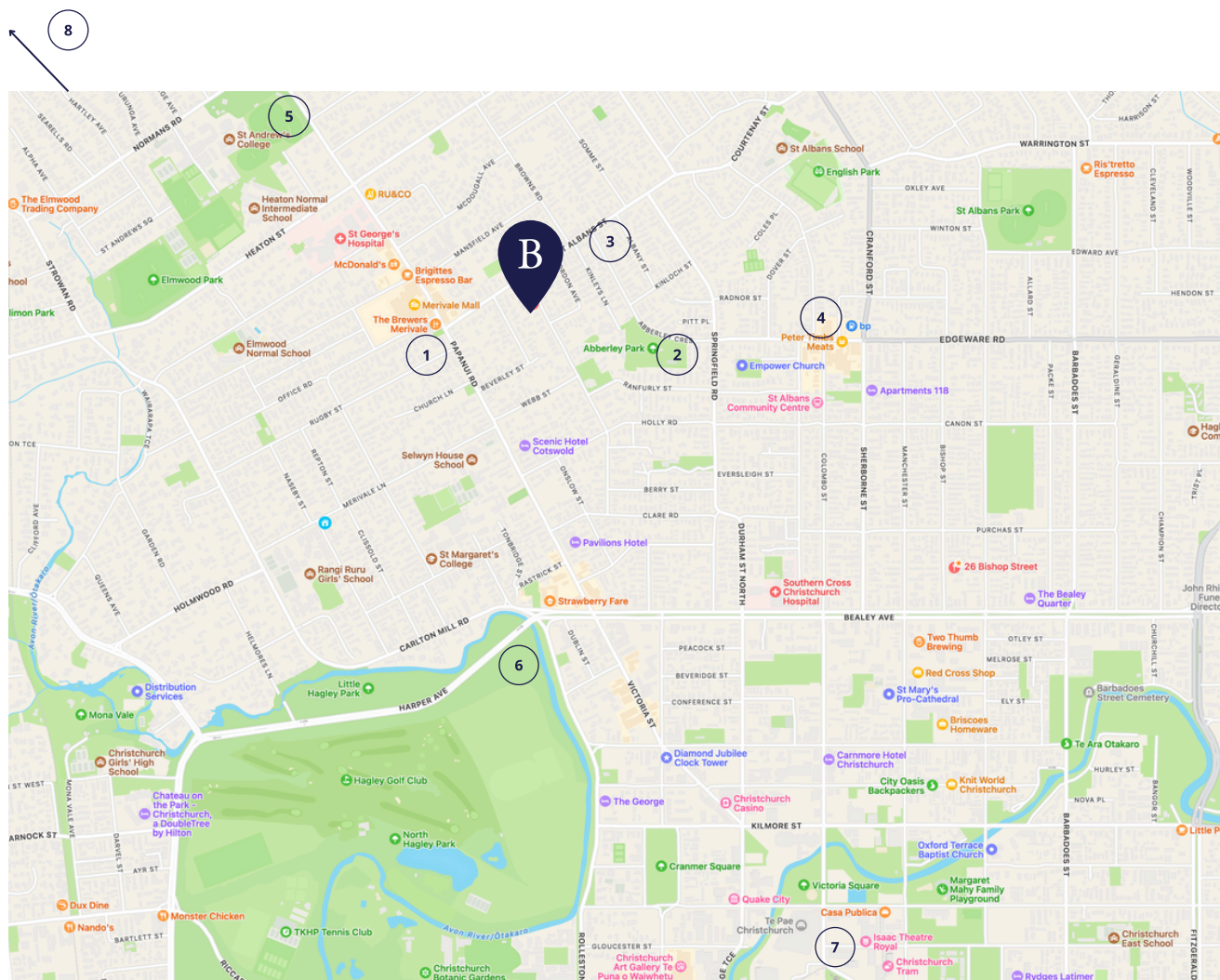
8 months





# Location

129 Bristol Street is another exceptional display, of our Cottage Revival Homes designed in London by renowned Ben Pentreath Architects. Located on a quiet side street just a 3 minute walk to Merivale shops, the many other amenities in the area including parks, local cafes, and schools make this an ideal area for your new home.



1 Merivale Shops - 350m

5 St Andrews College - 1.2km

2 Abberley Park - 550m

6 Hagley Park - 1.3km

3 St Albans Shops - 500m

7 Christchurch Central City - 2.4km

4 Edgware Shops - 800m

8 Christchurch International Airport - 8.5km

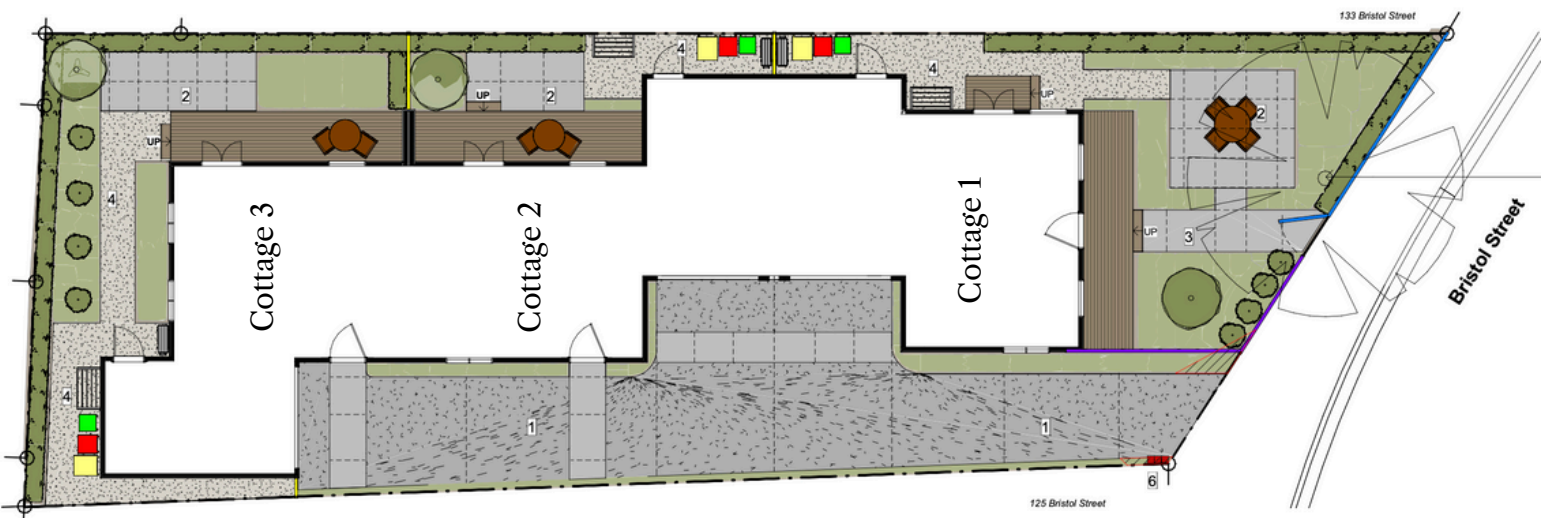


WIN A FREE  
BROOKSFIELD

Go in the draw when you buy a Brooksfeld.



# Landscaping 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 sawn palings, no cap (6.2m)
  - Mid Spec Fencing - 1800mm high dressed palings with cap (7.7m)
  - Picket Fencing - 1000mm high and painted white (6.1m)
  - Fold-out Clothesline (1200mm x 600mm shown)
  - Pedestrian gate
  - Step Location

## Plant Legend

- TYPE 1 - PORTUGUESE LAUREL  
*Prunus laurocerasus*
- TYPE 3 - KOWHAI TREE  
*Sophora microphylla*
- TYPE 4 - CHERRY TREE  
*Prunus 'Acrobate'*
- TYPE 5 - SHRUB MIX  
*Hydrangea, Lonicera, Coprosma, Hebe and/or similar shrubs*
- TYPE 6 - THUJA  
*Thuja occidentalis*



# East & West Elevations

*Ground Floor Stud Height of 2.55m*

*First Floor Stud Height of 2.4m*

*Cottage One*



East/ Street elevation

*Cottage Three*



West elevation



# North & South Elevations

*Ground Floor Stud Height of 2.55m*

*First Floor Stud Height of 2.4m*



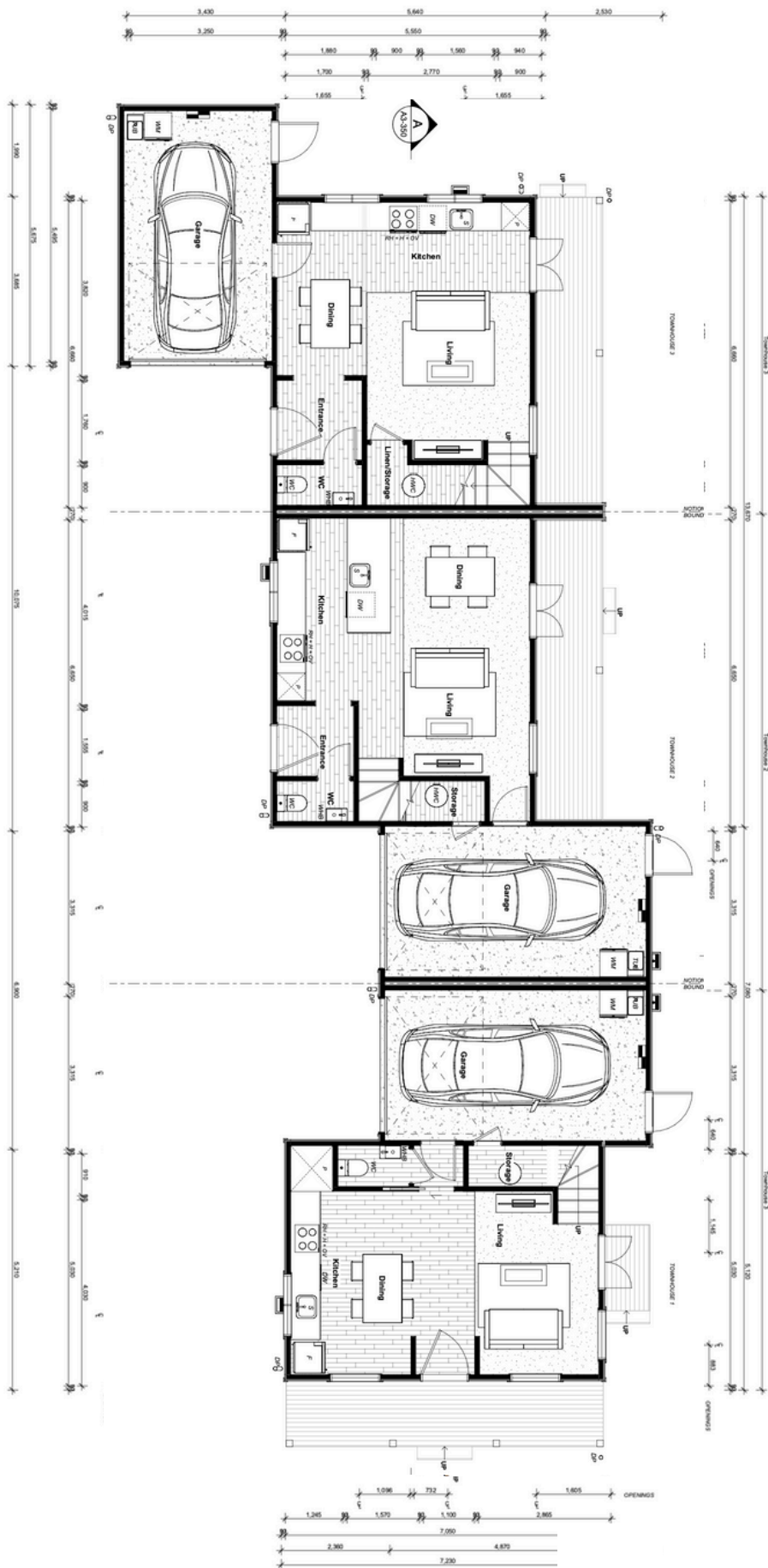
South elevation



North elevation



Ground Floor



**WIN A FREE  
BROOKSFIELD**




Go in the draw when you buy a Brooksfeld.








Go in the draw when you buy a Brookfield.

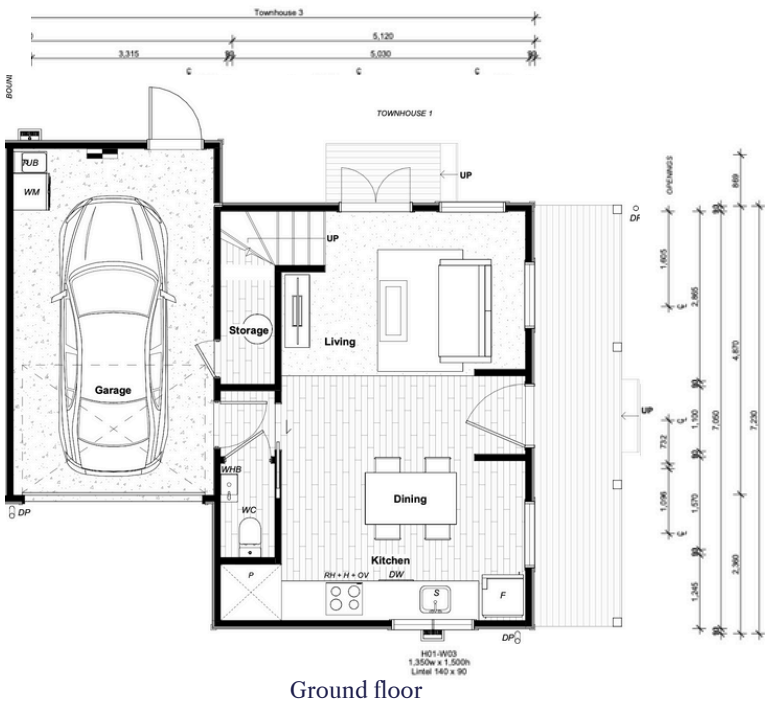
# Floor Plans – Cottage 1

  
3

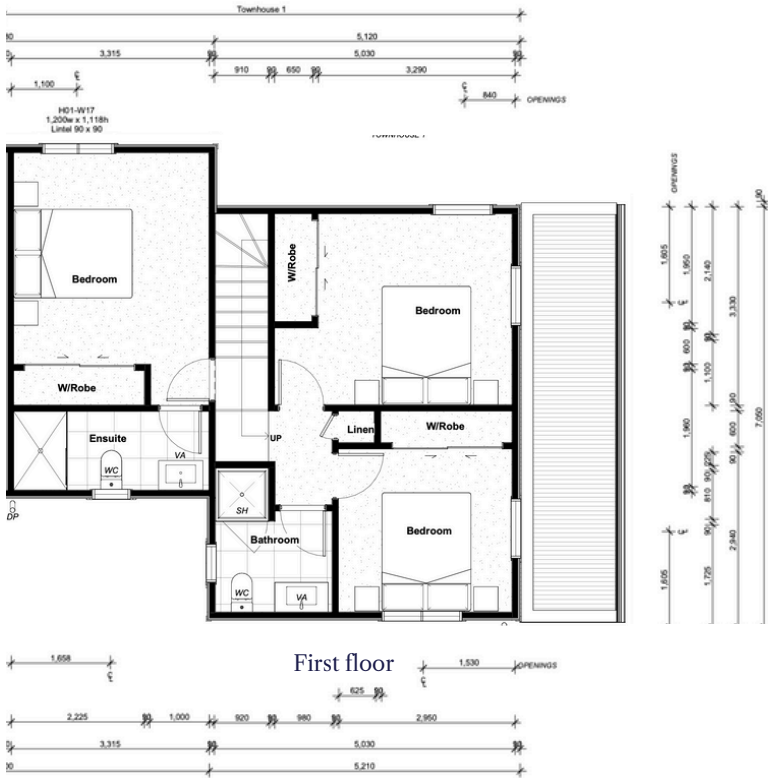
  
2.5

  
Garage

  
116sqm



Ground floor

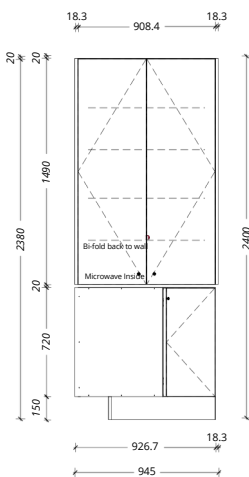
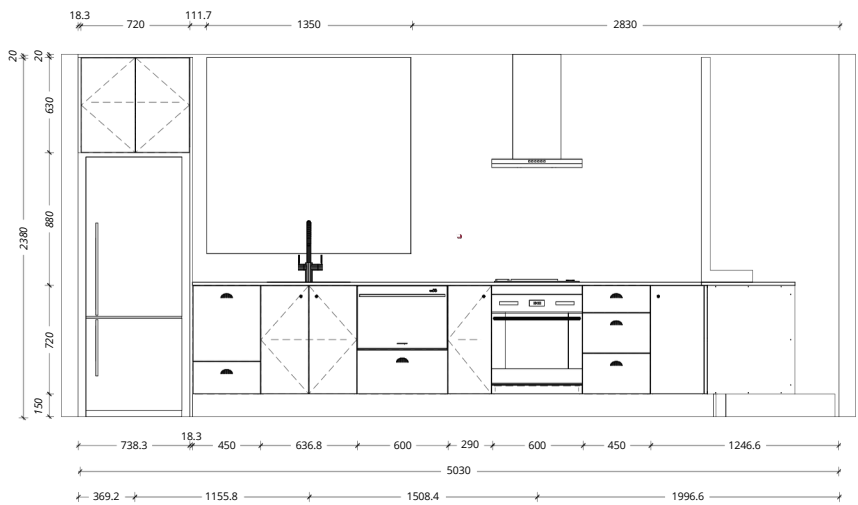
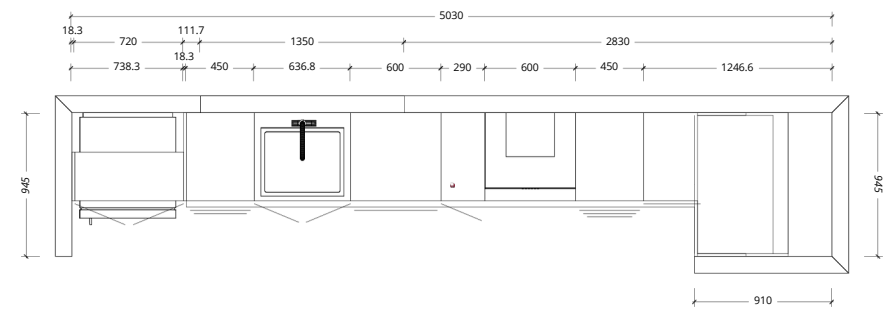


First floor








# Kitchen Plan




# Floor Plans – Cottage 2

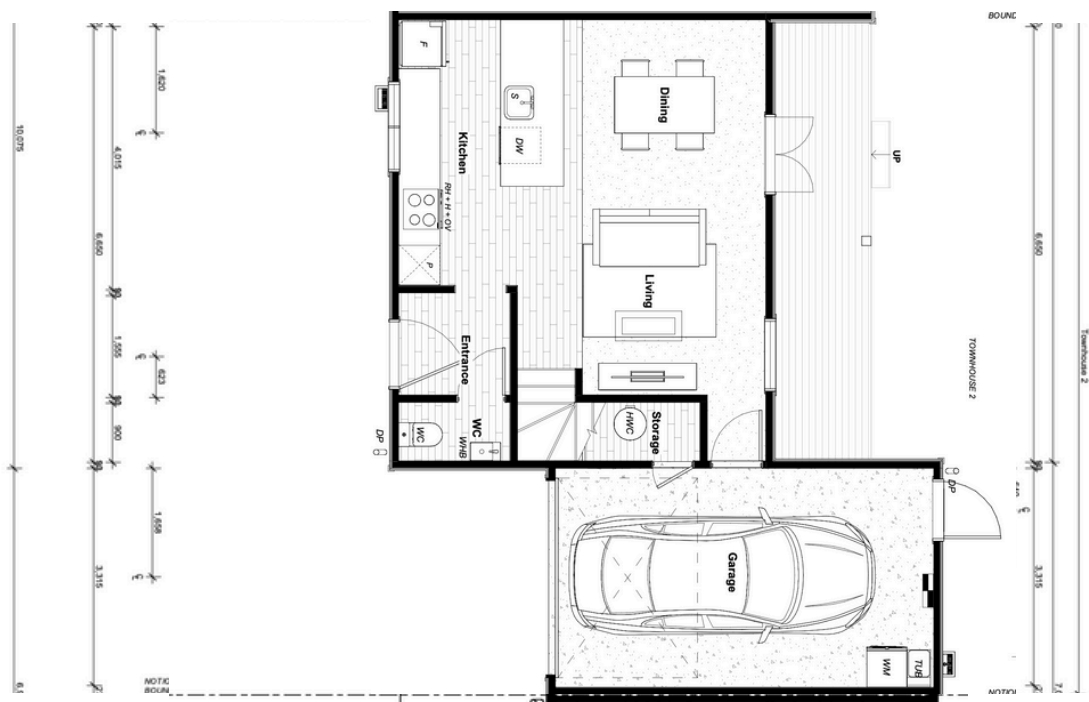
  
3

  
2.5

  
Garage

  
120sqm

Ground floor



First floor



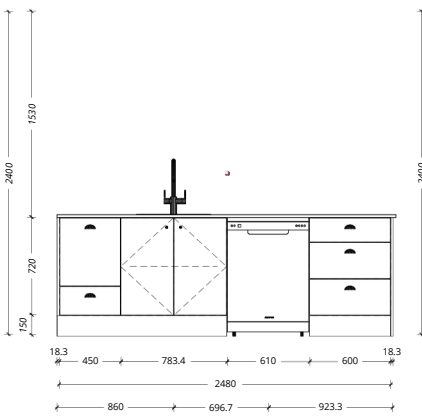
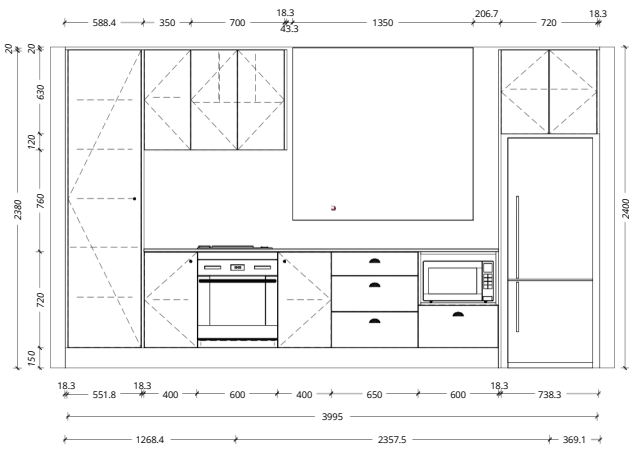
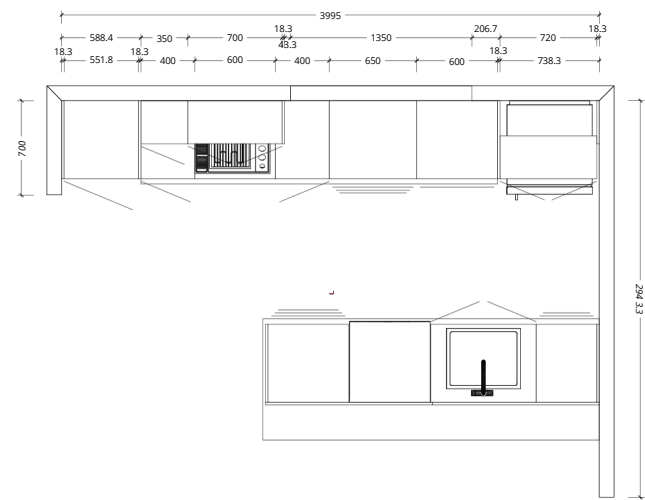
WIN A FREE  
BROOKSFIELD




Go in the draw when you buy a Brooksfeld.





# Kitchen Plan




# Floor Plans – Cottage 3

  
2

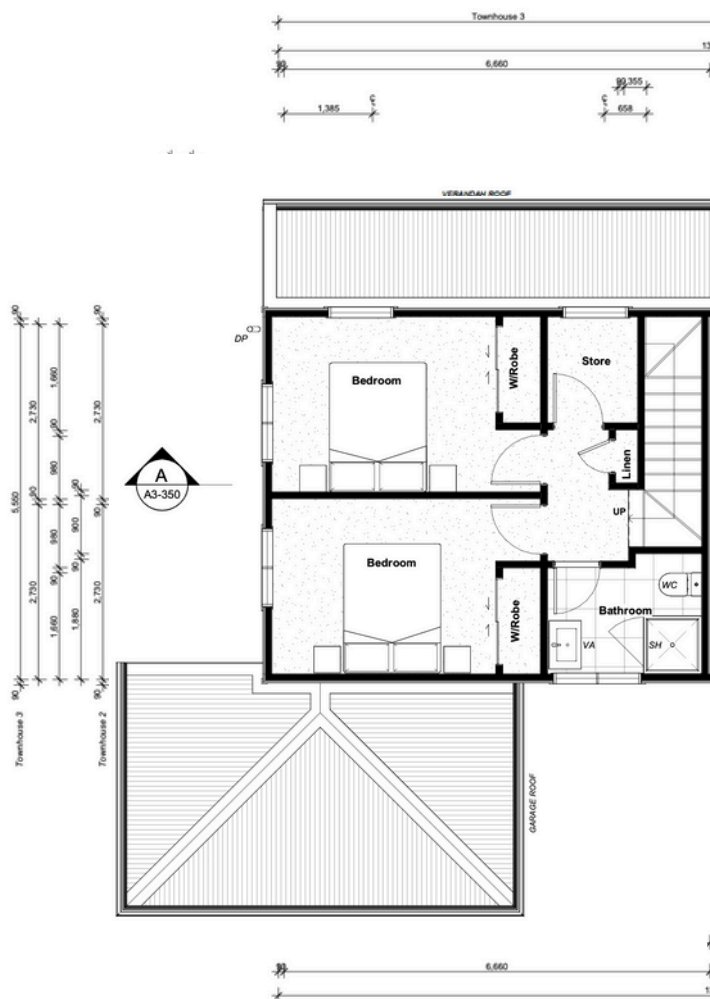
  
1.5

  
Garage

  
98sqm



Ground floor



First floor



# Kitchen Plan





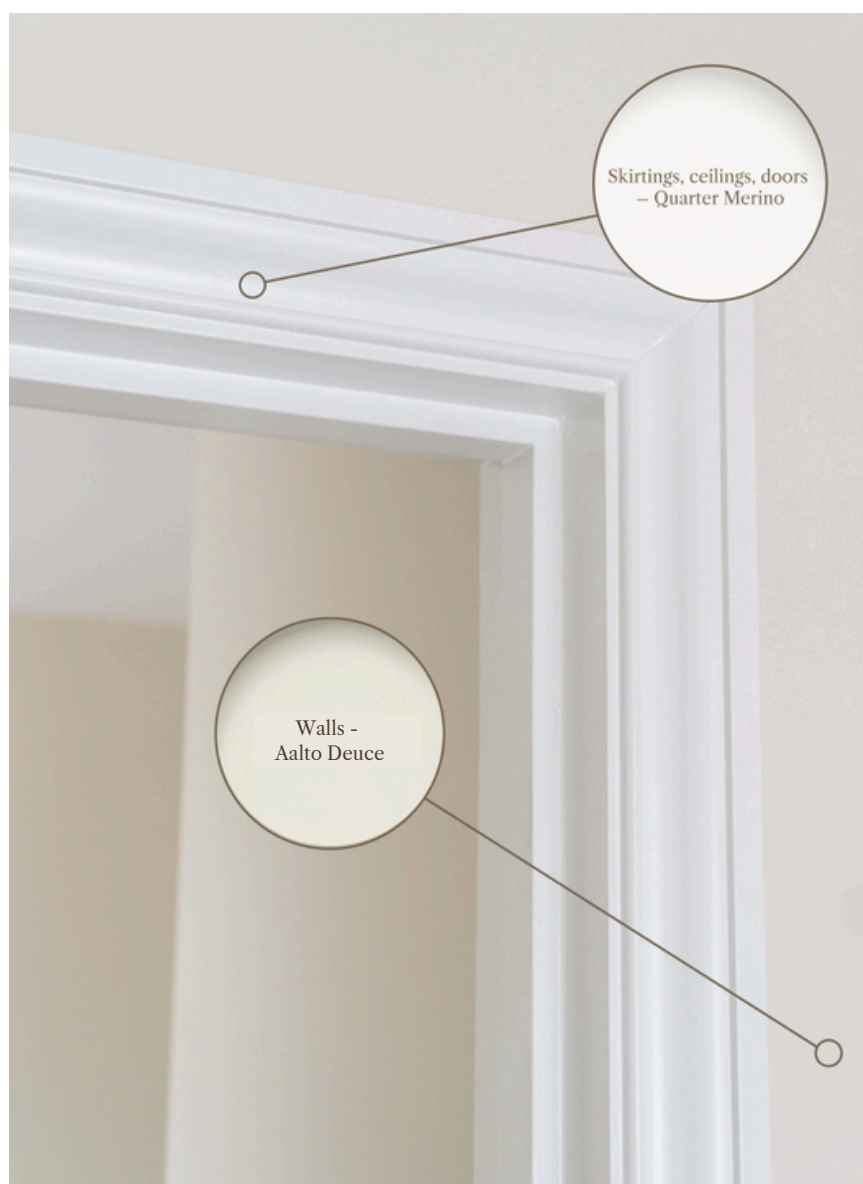
*It's all in the details -*  
Standard Interior Spec  
& Upgrade Options



## 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 to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-quality and sustainable materials, so all of our homes come with low-VOC paint, tiled flooring, wool carpets, and wool insulation as standard.



Skirtings, ceilings, doors  
– Quarter Merino

Walls -  
Aalto Deuce

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



WIN A FREE  
BROOKSFIELD

Go in the draw when you buy a Brooksfeld.



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





BROOKSFIELD

## Standard Spec



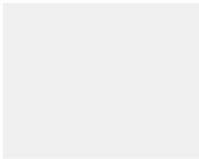
















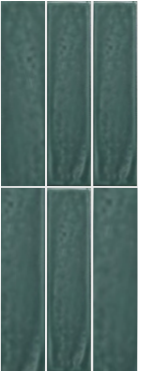
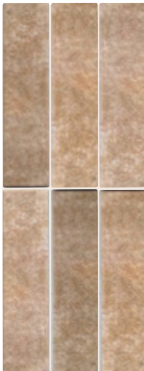






**WIN A FREE  
BROOKSFIELD**












Go in the draw when you buy a Brooksfeld.

# 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	 Waterway Liberty Mixer <i>Standard</i>
	 Modern Chrome
	 Modern Brushed Brass
	 Modern Black
	 Modern Brushed Nickel
Upgrade range	 Pull Out Spray Chrome
	 Pull Out Spray Brushed Brass
	 Pull Out Spray Black
	 Pull Out Spray Brushed Nickel

# Door Handle Upgrade Options

	 Polished Chrome <i>Standard</i>
	 Unlacquered Brass
	 Black














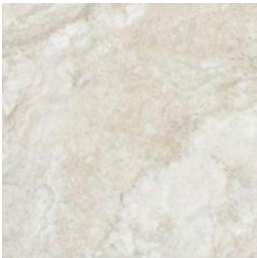


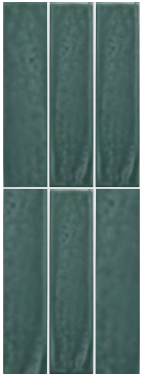



# Flooring Upgrade Options

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	
<p><i>Standard Range</i></p>	<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>
<p><i>Upgrade Range</i></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>Crest Bone Gloss</p></div><div><p>Dusky Pink Subway</p></div><div><p></p></div></div>

WIN A FREE  
BROOKSFIELD





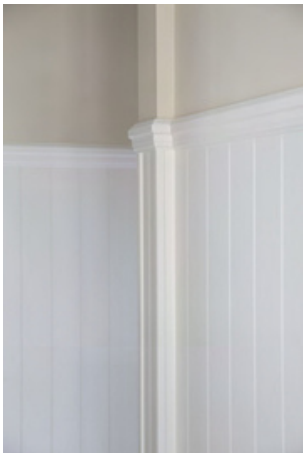



Go in the draw when you buy a Brooksfield.

# Bathroom Upgrade Options

Vanity fixture				
 <p>Waterware Liberty 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>Waterware Liberty 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>
				 <p>WIN A FREE BROOKSFIELD</p> <p>Go in the draw when you buy a Brookfield.</p>

# Other Upgrade Options

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



### Light Blue & Brass



## Sage Green & Brass



## Dark Blue & Brass





# Solar panels

## Save 50% of your power bill\*

*\*These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill.*

The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell - the most efficient way to use the power generated.

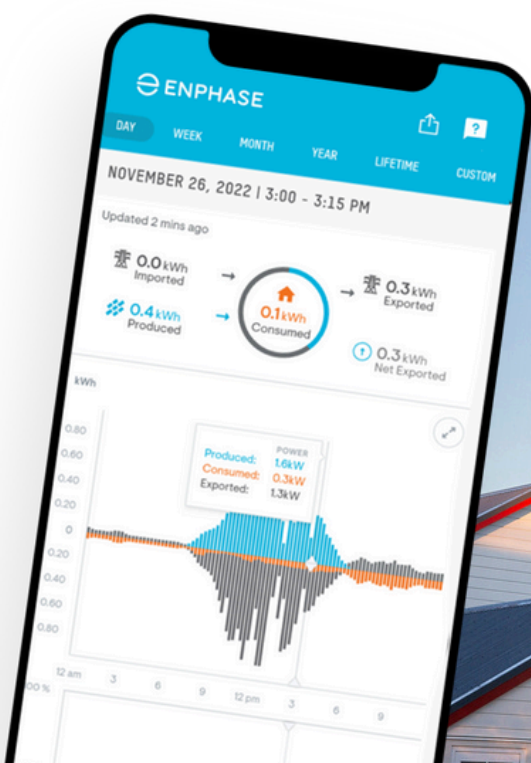
You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wifi connection and the Enphase app.

---

Each part of the system comes with a product warranty:

Green Catch Solar Diverter  
Trina Vertex S 415watt all black  
Enphase IQ7A Microinverter

5 years  
25 years  
10 years



WIN A FREE  
BROOKSFIELD



Go in the draw when you buy a Brooksfeld.



## Your Rental Appraisal

21 March 2024



3



2.5



1

ADDRESS: Home 1 & 2 , 129 Bristol Street, St Albans

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 **\$770 - \$800 per week** for an unfurnished, long-term rental.

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)



Go in the draw when you buy a Brooksfield.



## Your Rental Appraisal

21 March 2024



2.5



1.5



1

ADDRESS: Home 3, 129 Bristol Street, St Albans


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 **\$670 - \$700 per week** for an unfurnished, long-term rental.

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)



Go in the draw when you buy a Brooksfield.



# YOUR RENTAL ASSESSMENT

28 AUGUST 2024

## 129 BRISTOL STREET, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **129 Bristol Street, St Albans (2 bed)**.

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 **\$600 - \$625** per week 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.



### MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

## GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the 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 this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation or 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 agent and is not to be used for any other purpose. No 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.





# YOUR RENTAL ASSESSMENT

28 AUGUST 2024

## 129 BRISTOL STREET, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **129 Bristol Street, St Albans (3 bed)**.

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 **\$700 - \$725** per week 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.



### MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

## GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the 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 this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation or 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 agent and no 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.



*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.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

*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)