

150 Hills Road, Edgeware, Christchurch

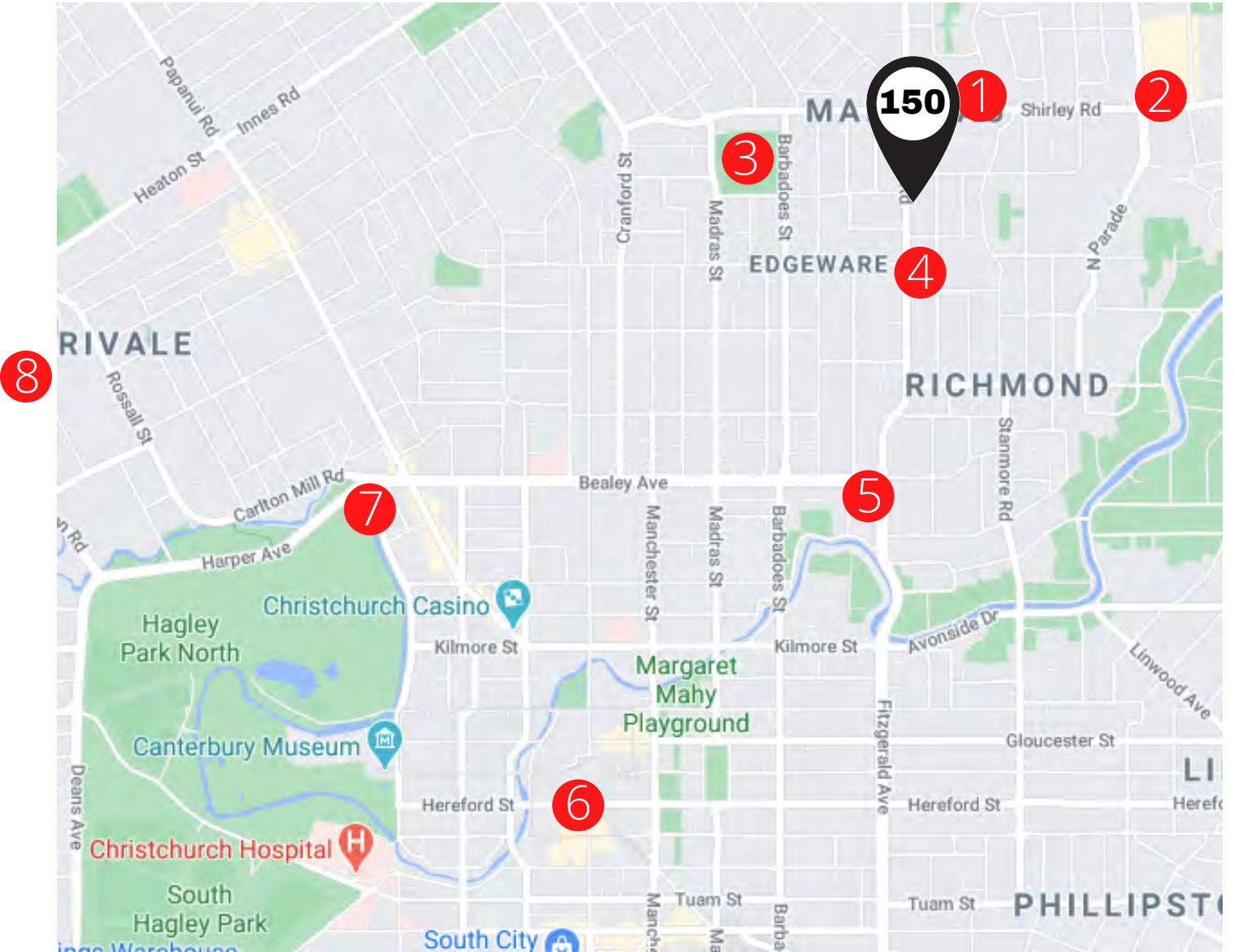
Brooksfield Modern



BROOKSFIELD

Location

Located on Hills Road, an extension of Christchurch's four avenues. These 4 homes are very central with great amenities like the Hills Road Shops only a 2 minute walk and less than a 5 minute drive to the City Centre, see below for some of our favourite spots close by.

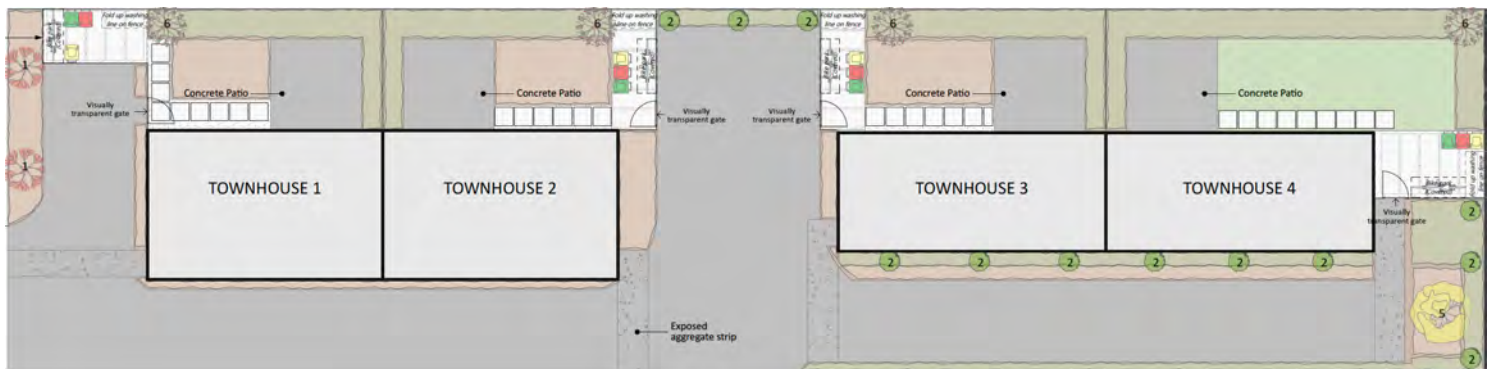


- | | |
|-----------------------------------|----------------------------------|
| 1 Hills Road shops (200m) | 5 Little Poms Bar & Cafe (2.3km) |
| 2 The Palms Shopping Mall (1.2km) | 6 City Centre (3.5km) |
| 3 Saint Albans Park (600m) | 7 Hagley Park (3km) |
| 4 Dudley Street Shops (350m) | 8 Airport (11km, 15mins) |

BROOKSFIELD

Layout

These 4 homes thoughtfully laid out and designed with space in mind. Each home coming with large patios. Home 1, 2 & 3 has feature gardens and home four having a large grass lawn. 150 Hills Road comes with established planting that includes Magnolia trees, Cherry Laurel hedging and Conifer trees lining the driveway plus native Kowhai trees to attract birds.



PLANT LEGEND



TYPE 1 - CHERRY BLOSSOM TREE
"Prunus Accolade"



TYPE 2 - CONIFER
"Thuja occidentalis Pyramidalis"



TYPE 3 - NATIVE GROUND COVER MIX
Tractor seat, Mondo grass, Jasmine, etc.



TYPE 4 - CHERRY LAUREL
"Prunus laurocerasus"



TYPE 5 - KOWHAI TREE
"Sophora microphylla"



TYPE 6 - MAGNOLIA TREE
"Magnolia campbelli"



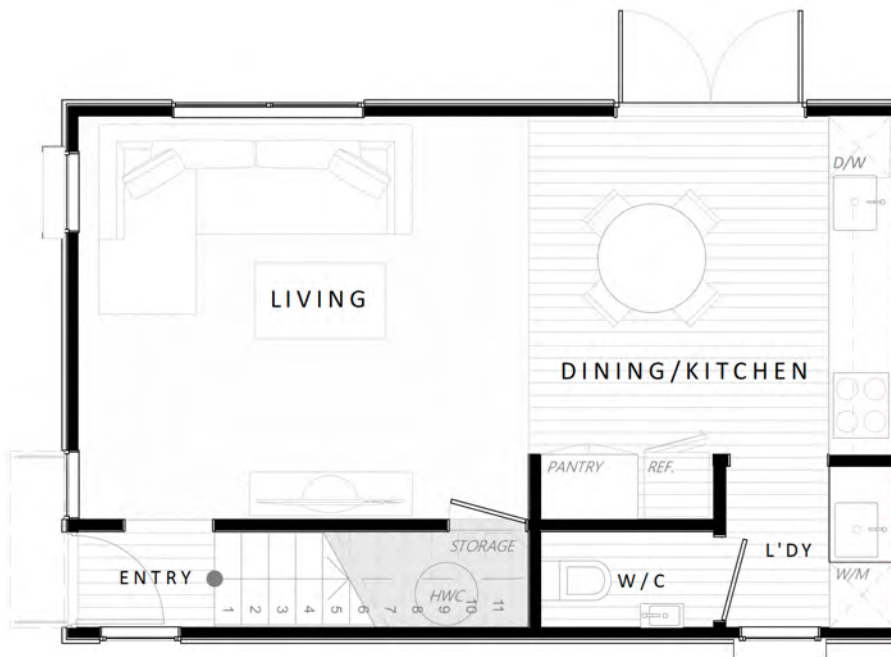
BROOKSFIELD

Design And Interior

Homes 1 & 2

These homes have a large open plan living, dining and kitchen with large french doors to the courtyard. Downstairs we have an under stair storage with the hot water cylinder as well as a downstairs toilet and seperate laundry. Upstairs is 2 double bedrooms, a study, a bathroom and a large linen cupboard.

Ground Floor



First Floor



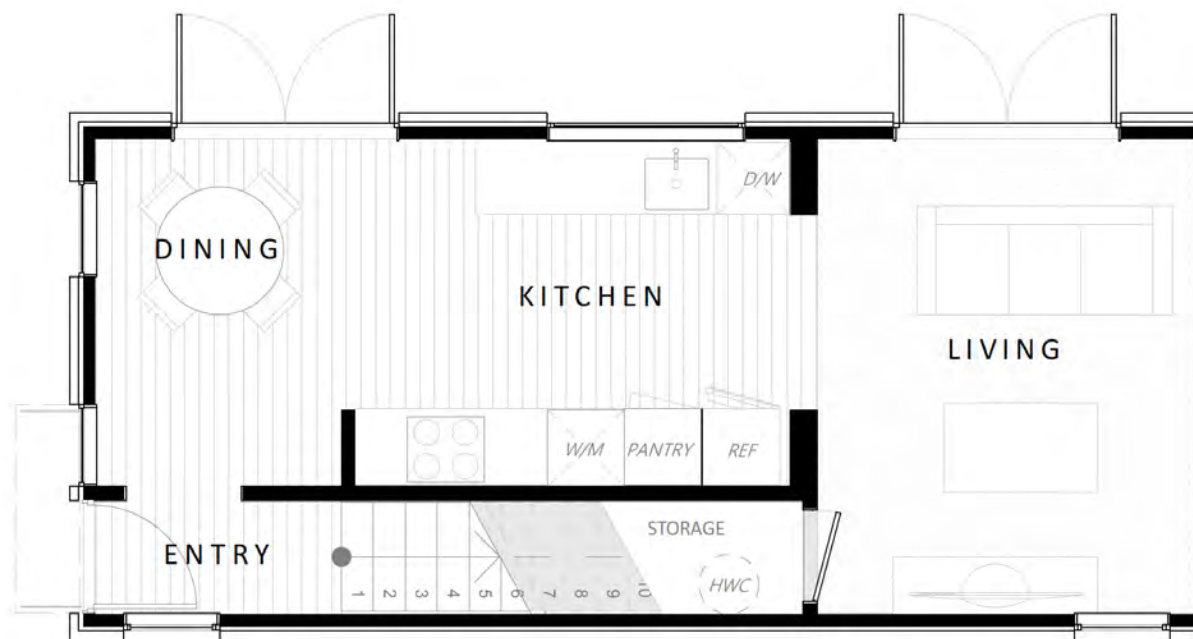
BROOKSFIELD

Design And Interior

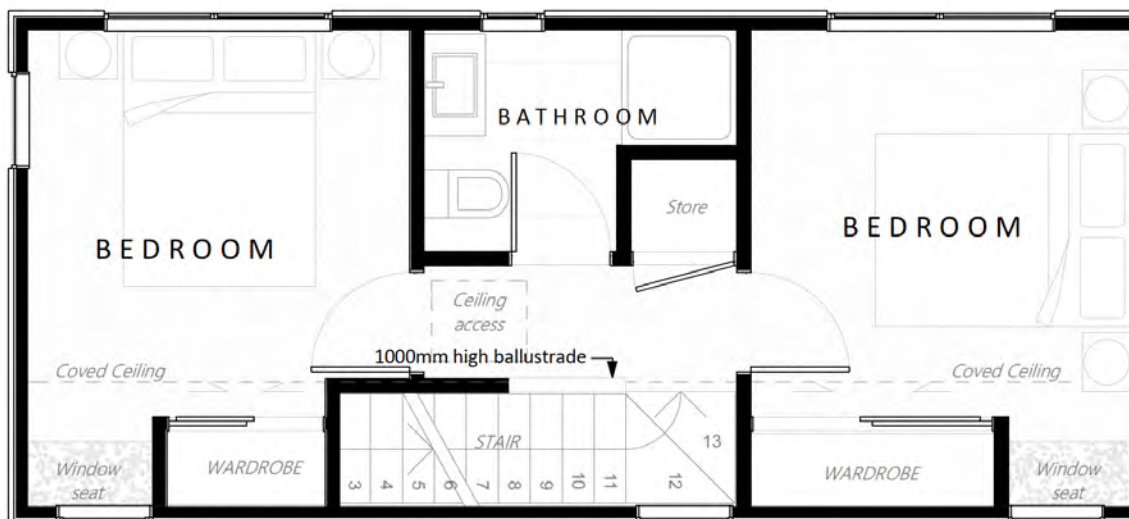
Homes 3 & 4

These homes have a large open plan dining and galley kitchen moving through to a semi separate living room. These homes have great indoor/outdoor flow with large french doors opening out to the courtyard from both your dining and living rooms. Upstairs is 2 large double bedrooms each with their own window seat, a bathroom and a large linen cupboard.

Ground Floor



First Floor



BROOKSFIELD

Modern Colours & Specifications

Exterior



Cladding - Eurotray



Doorhandle - Schlage S-6000
keyless entry



Roof - Longrun roofing



Cladding - Painted Brick (Homes 3
& 4)

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

Modern Plumbing & Electrical

Plumbing



Kitchen Mixer - Brushed 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



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

BROOKSFIELD

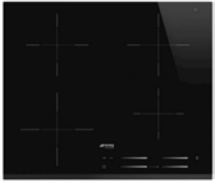
Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



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

BROOKSFIELD

BROOKSFIELD

— PROPERTY MANAGEMENT —



Rental Assessment - 150 Hills Rd, Edgeware

19th August 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 150 Hills Rd

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 \$470 - \$495 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@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

BROOKSFIELD

— PROPERTY MANAGEMENT —



Rental Assessment - 150 Hills Rd, Edgeware

19th August 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 150 Hills Rd

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 \$460 - \$485 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@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

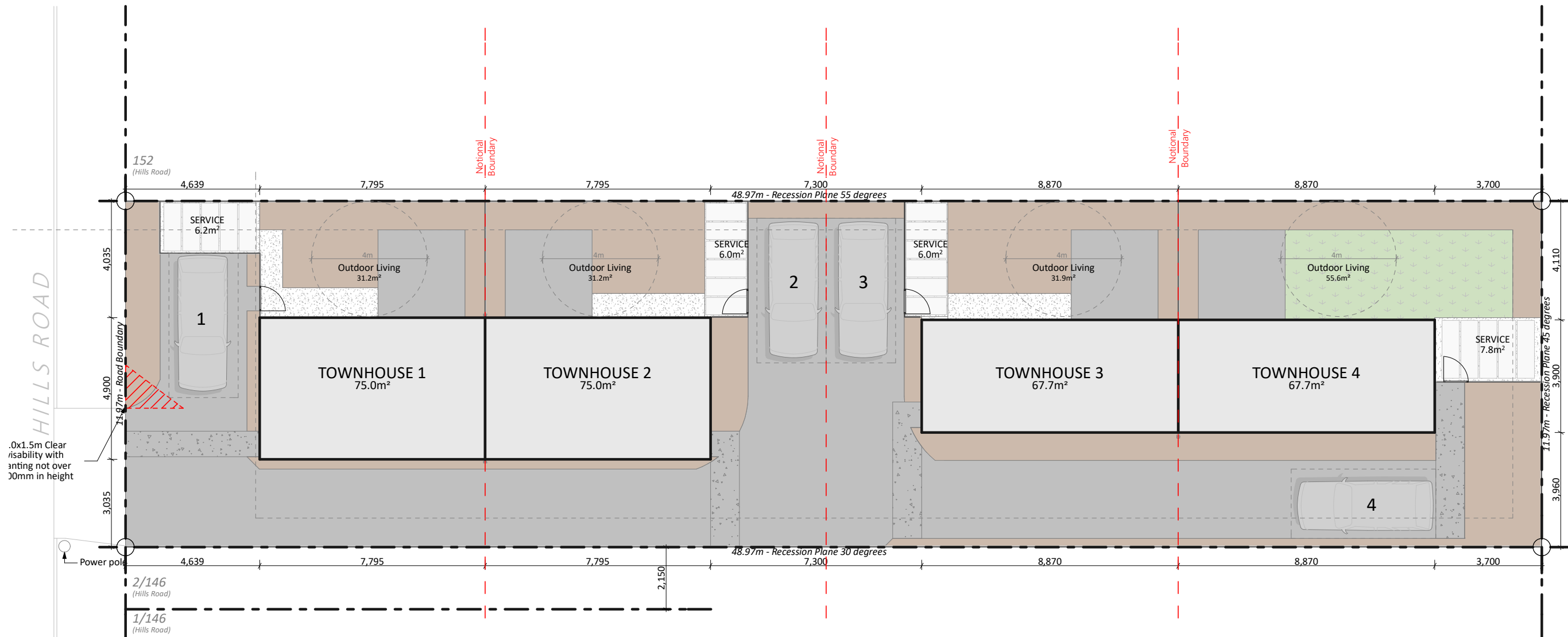
SHEET INDEX

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A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS - TOWNHOUSE 1&2
A101	FLOOR PLANS - TOWNHOUSE 3&4
A200	ELEVATIONS
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A300	3D IMAGES

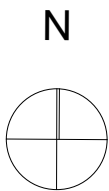


BROOKSFIELD
— TOWNHOUSES —

Hill Road Townhouses
150 Hills Road, Richmond, Christchurch



0. SITE PLAN
SCALE 1:150



PROJECT INFO:

Address: 150 Hills Road
Richmond
Christchurch

Legal Description: Lot 1 DP 12260
Title: CB28B/88

Site Area: 587m² (more or less)
Building Area: 285.4m² (145.6m² overslab)
Site Coverage: 24.8%

Planning Zone: Residential Suburban Density Transition
Natural Hazards: Medium Liquifaction Vulnerability

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC3

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.

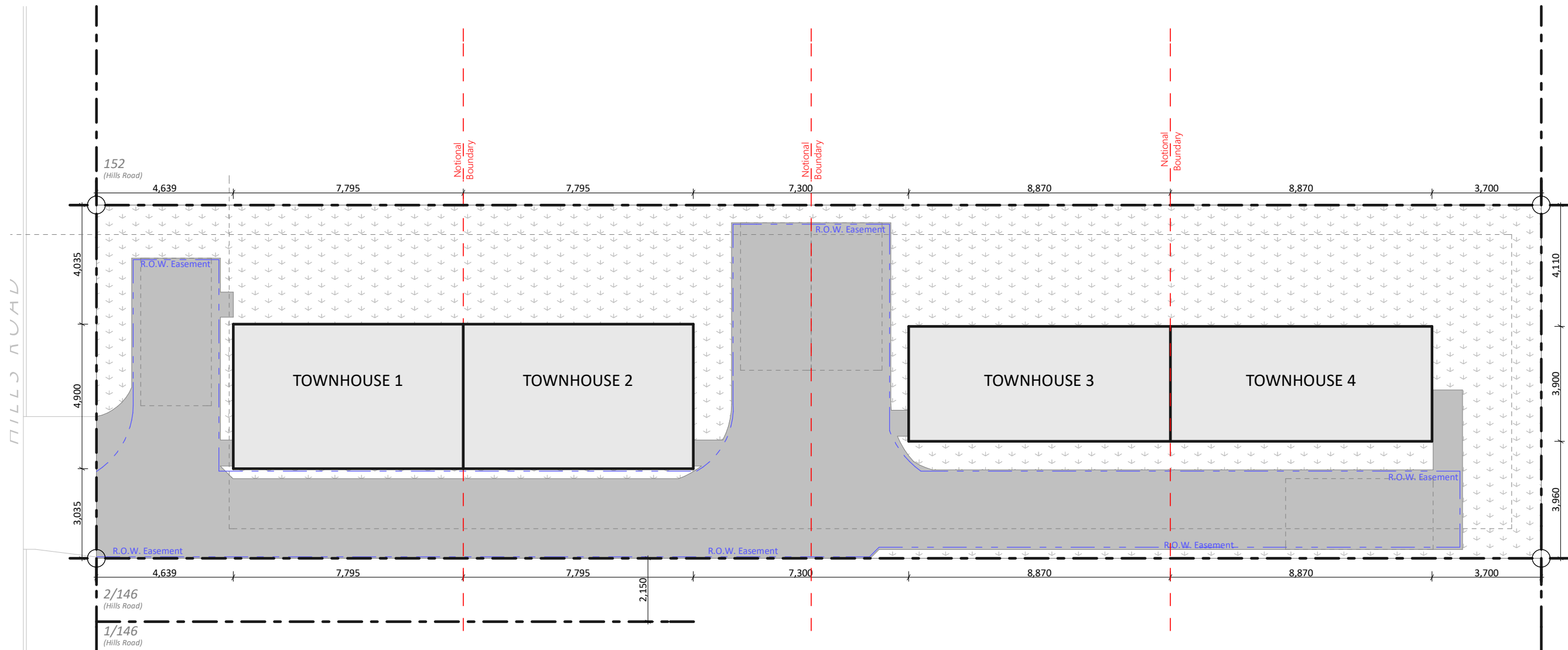
BROOKSFIELD
— TOWNHOUSES —

PROJECT NAME
Hill Road Townhouses

PROJECT ADDRESS
150 Hills Road
Richmond
Christchurch

DRAWING NO. A001
REVISION A

DRAWING NO.
SITE PLAN



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: 38.0m²
First Floor Area: 37.0m²
Total Floor Area: 75.0m²

Property Area: TBCm²

TOWNHOUSE 2:

Ground Floor Area: 38.0m²
First Floor Area: 37.0m²
Total Floor Area: 75.0m²

Property Area: TBCm²

TOWNHOUSE 3:

Ground Floor Area: 34.4m²
First Floor Area: 33.3m²
Total Floor Area: 67.7m²

Property Area: TBCm²

TOWNHOUSE 4:

Ground Floor Area: 34.4m²
First Floor Area: 33.3m²
Total Floor Area: 67.7m²

Property Area: TBCm²

BROOKSFIELD
— TOWNHOUSES —

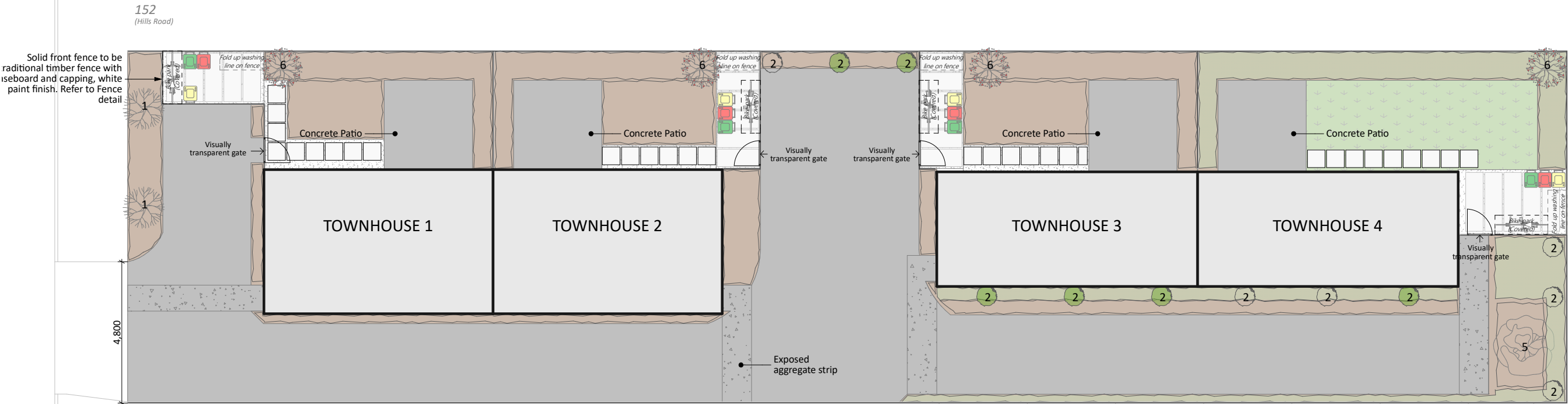
PROJECT NAME
Hill Road Townhouses

PROJECT ADDRESS
150 Hills Road
Richmond
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN

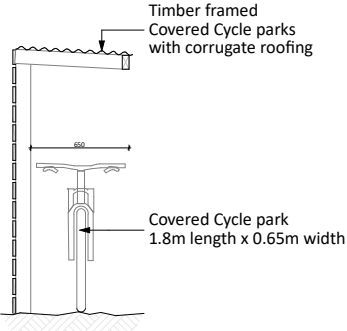


0. LANDSCAPING PLAN
SCALE 1:150

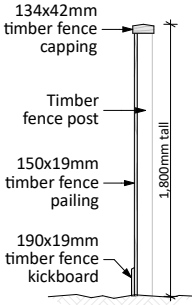
LETTERBOX



-4x Box Design
letterbox on front
boundary fence with
Street number and
unit lettering



COVERED CYCLE PARKING
SCALE 1:50



FENCE DETAIL
SCALE 1:50

LANDSCAPING LEGEND

- Grass / lawn 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
- Exposed Aggregate Strips
 - Exposed aggregate strip

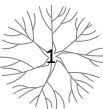
Notes:

- 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 - CHERRY
BLOSSOM TREE
"Prunus 'Accolade'"



TYPE 2 - CONIFER
"Thuja occidentalis
'Pyramidalis'"



TYPE 3 - NATIVE
GROUND COVER MIX
Tractor seat, Mondo
grass, Jasmine, etc.



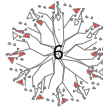
TYPE 4 - CHERRY
LAUREL
"Prunus laurocerasus"



TYPE 5 - KOWHAI TREE
"Sophora microphylla"



TYPE 6 - MAGNOLIA
TREE
"Magnolia campbellii"



BROOKSFIELD
— T O W N H O U S E S —

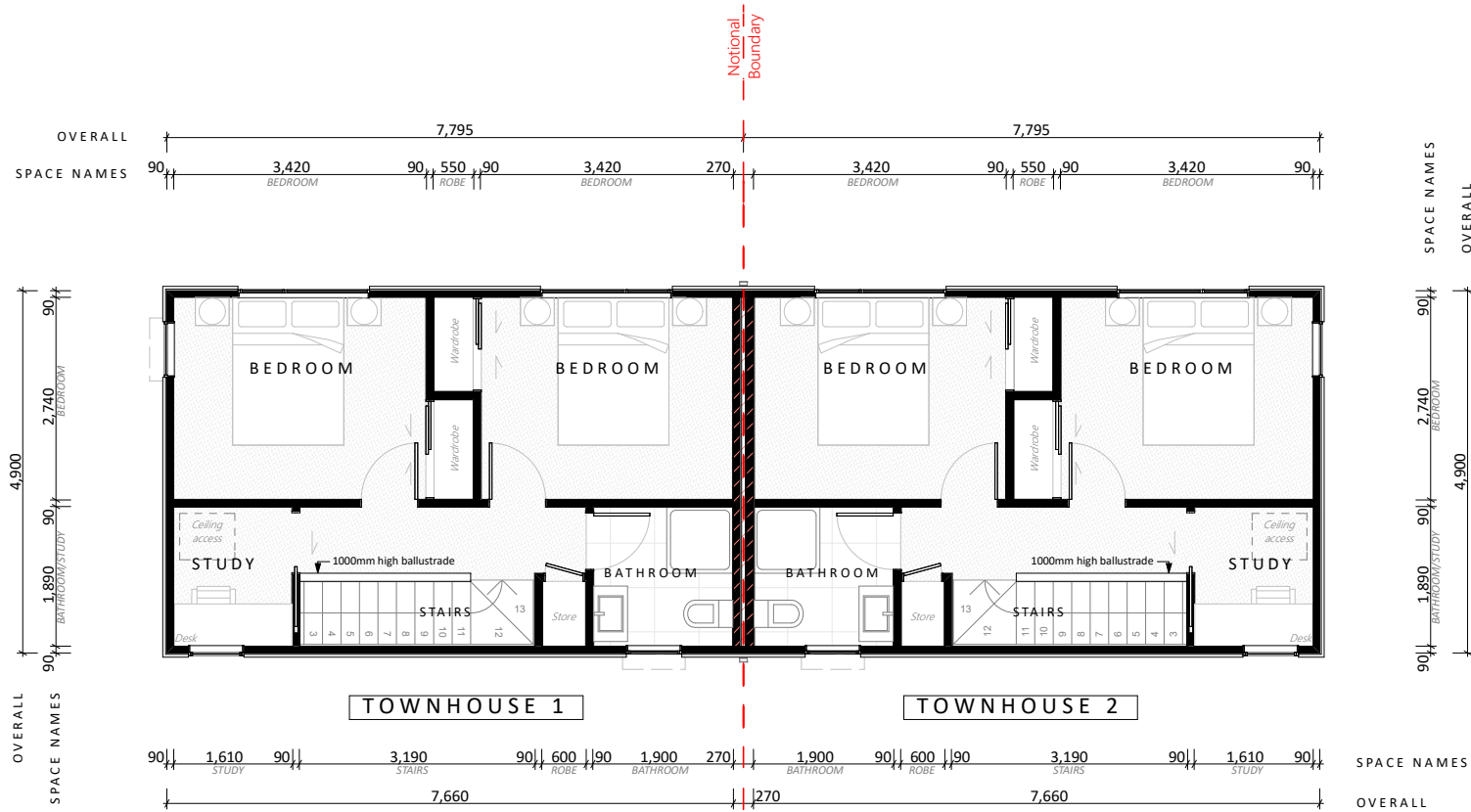
PROJECT NAME
Hill Road Townhouses

PROJECT ADDRESS
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Christchurch

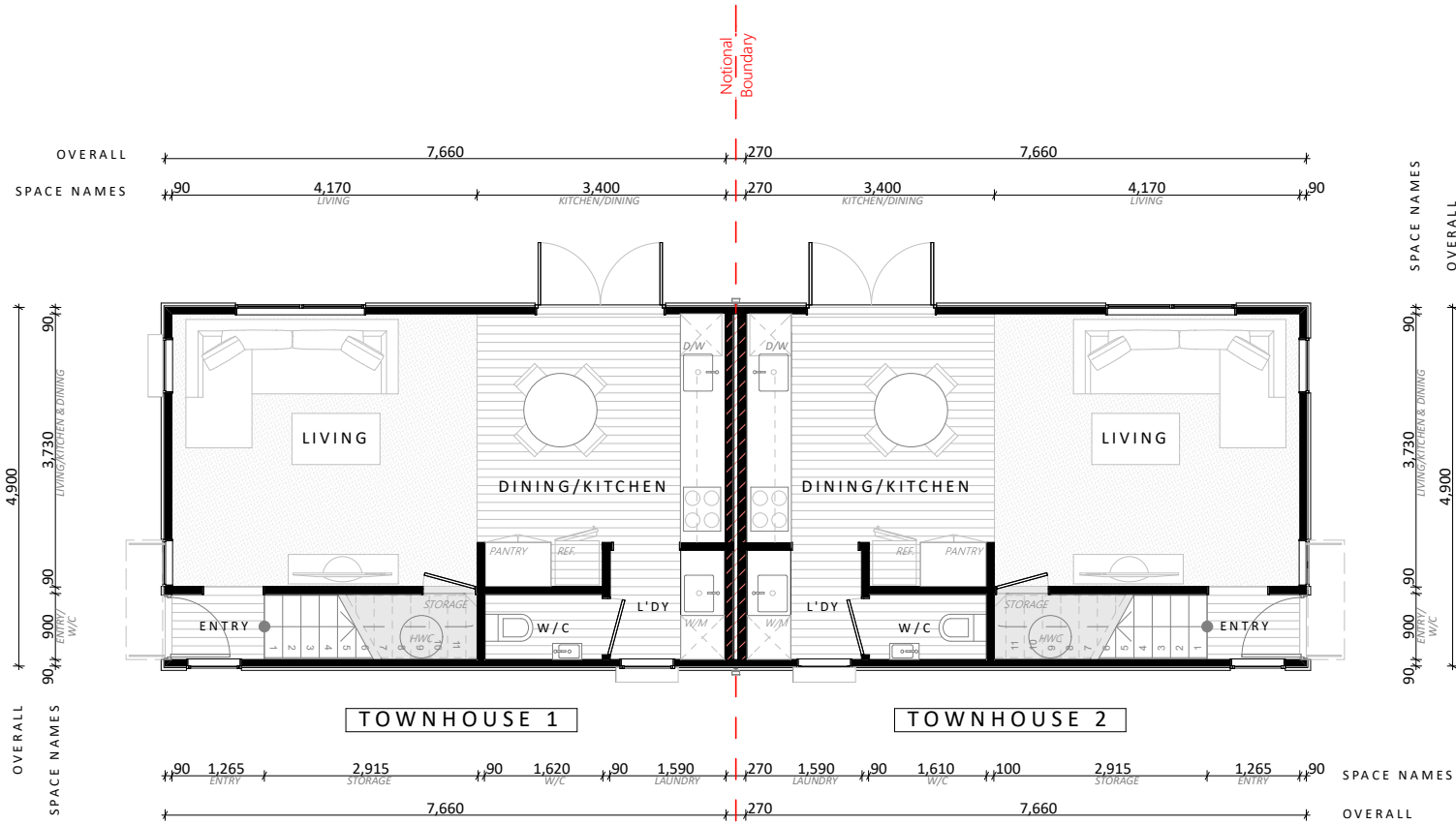
DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN



2. FIRST FLOOR
SCALE 1:100



1. GROUND FLOOR PLAN
SCALE 1:100

BROOKSFIELD — TOWNHOUSES —

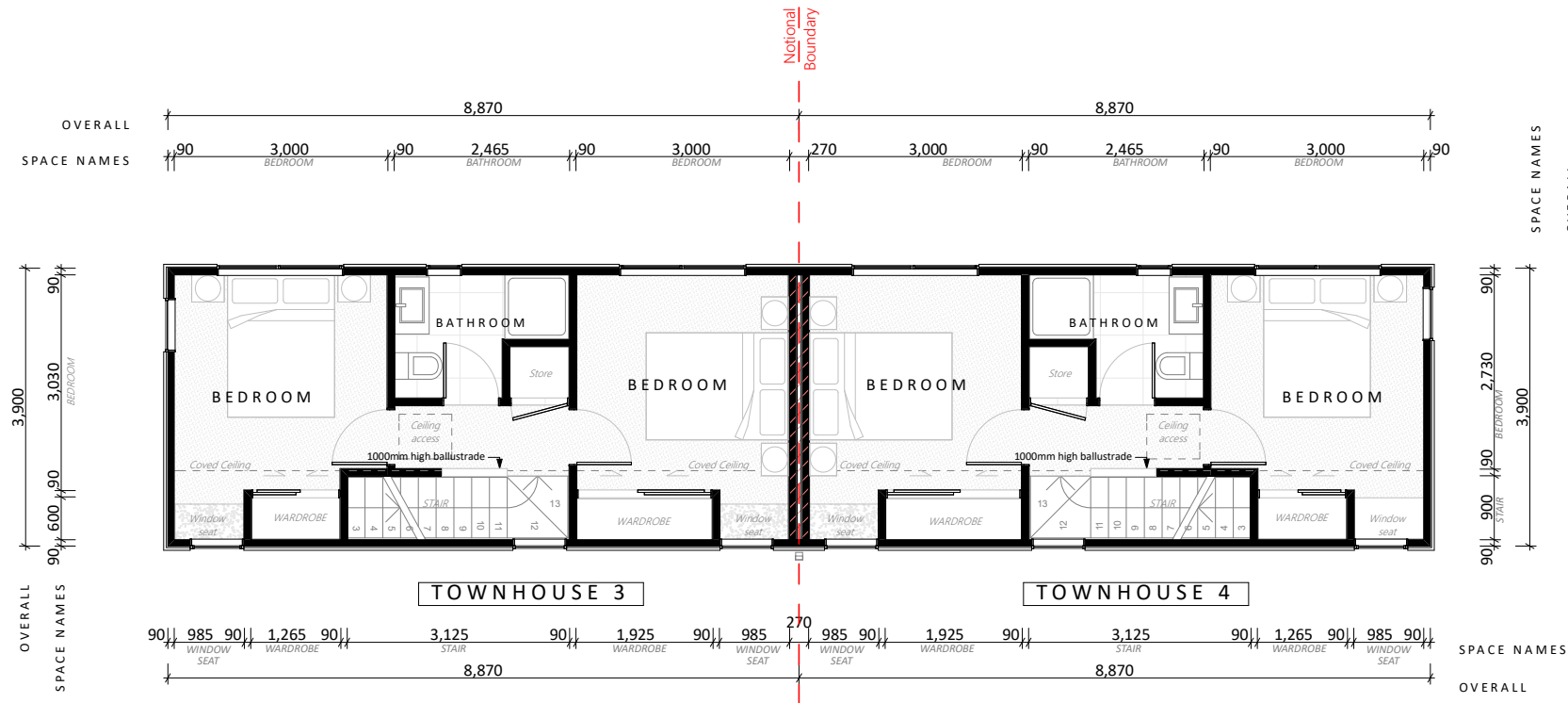
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150 Hills Road
Richmond
Christchurch

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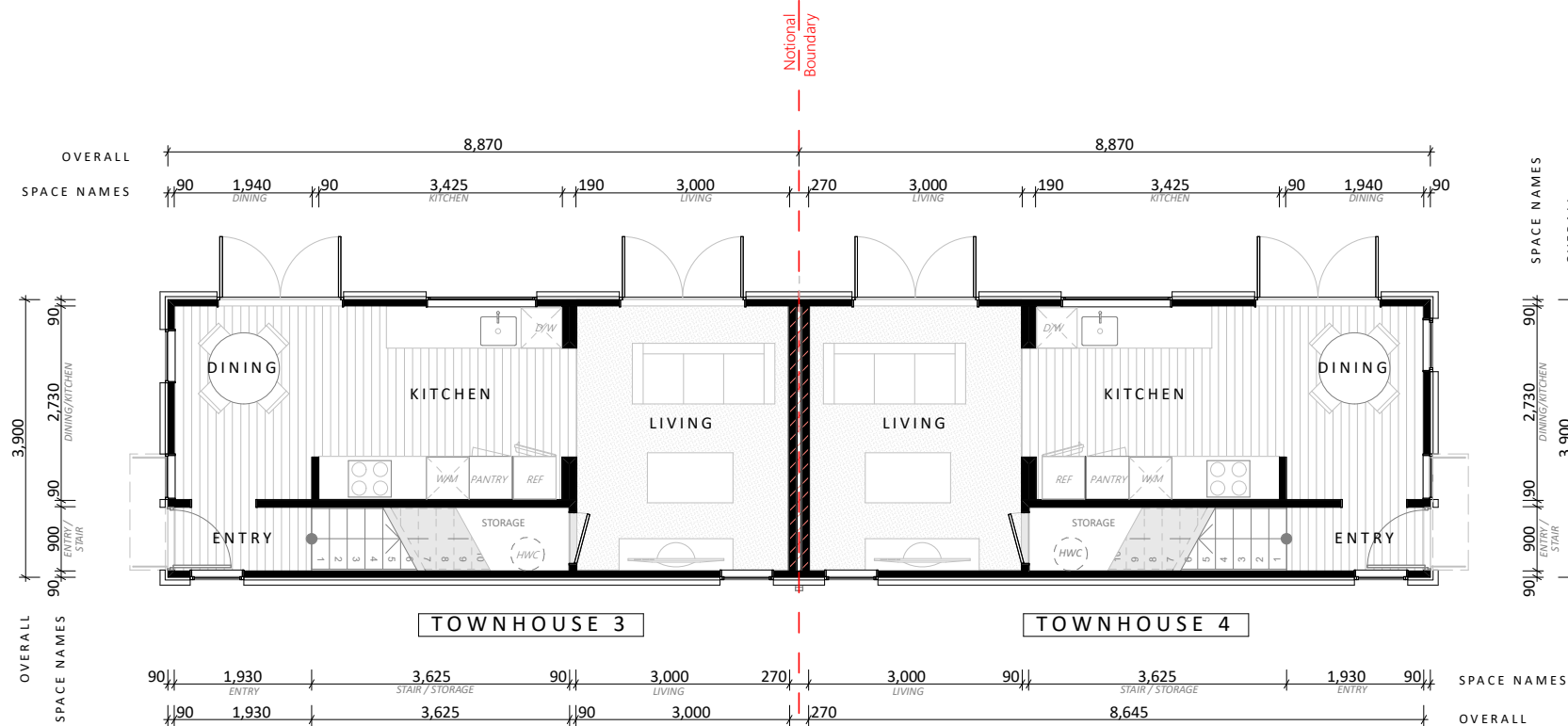
A100 A

DRAWING NO.
FLOOR PLANS -
TOWNHOUSE 1&2



2. FIRST FLOOR

SCALE 1:100



1. GROUND FLOOR PLAN

SCALE 1:100

BROOKSFIELD

TOWNHOUSES

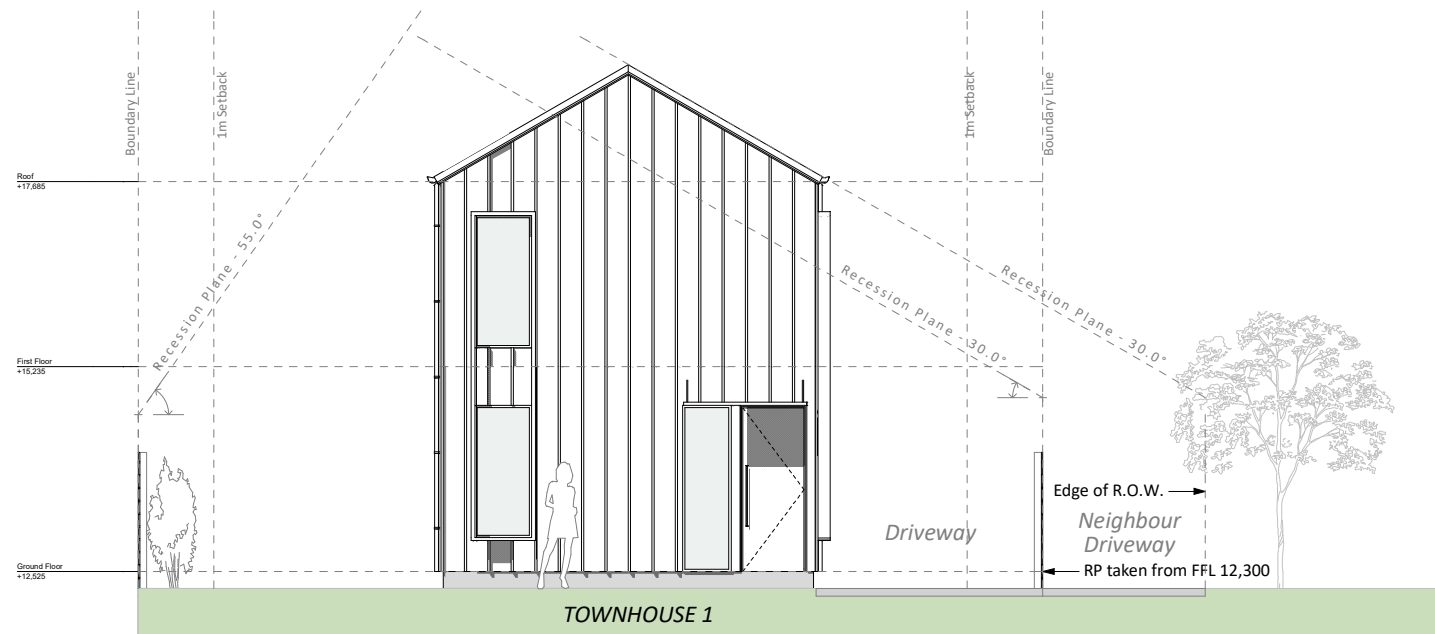
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Christchurch

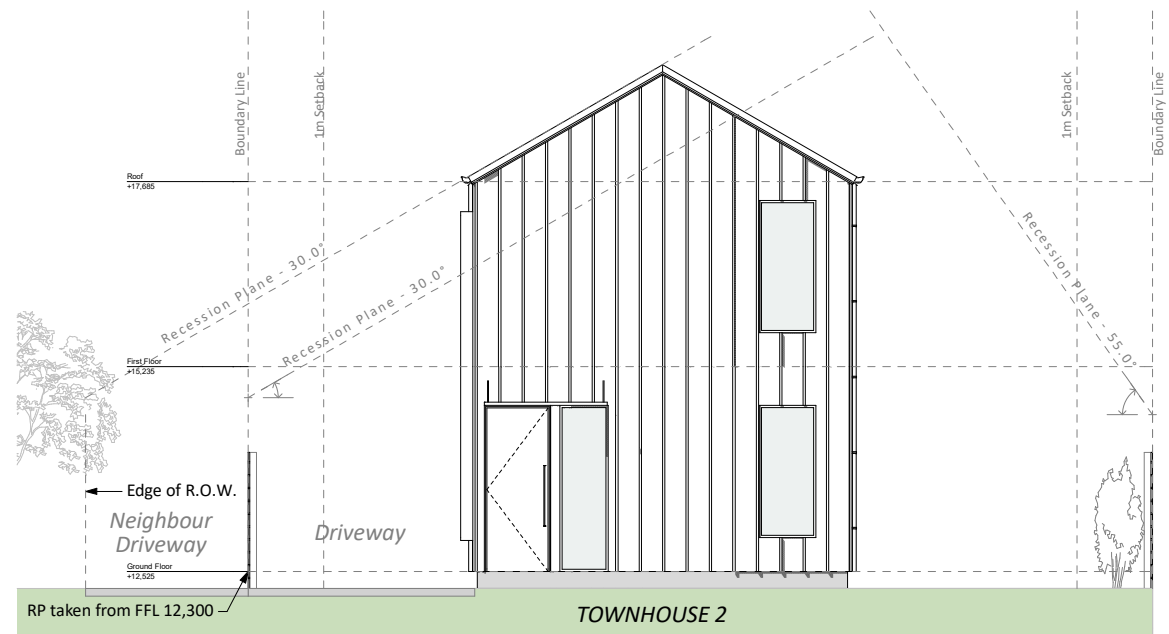
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A101 A

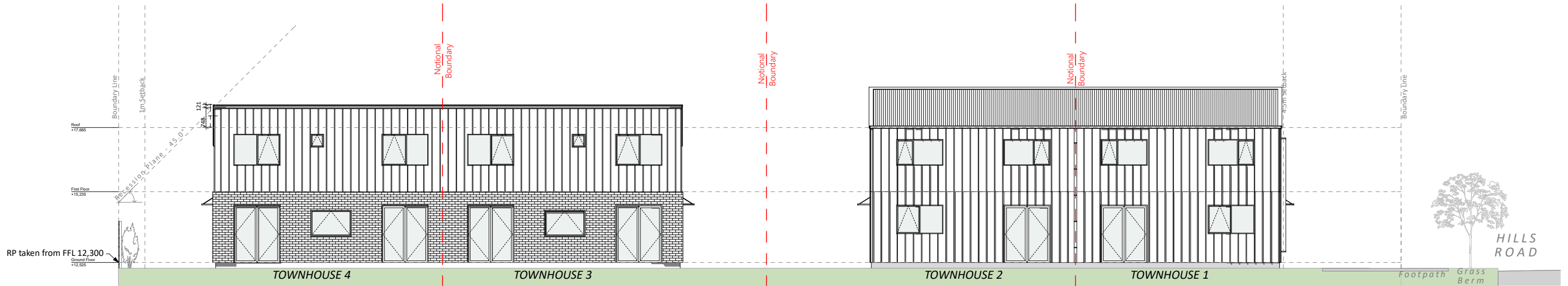
DRAWING NO.
FLOOR PLANS -
TOWNHOUSE 3&4



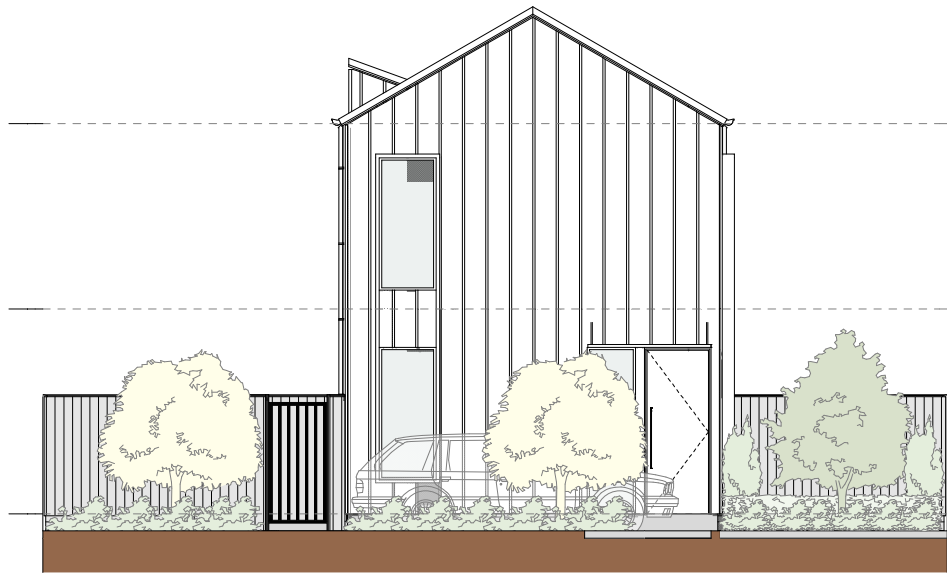
E04 WEST ELEVATION
SCALE 1:100



E05 EAST ELEVATION TH 2
SCALE 1:100



E01 NORTH ELEVATION
SCALE 1:150



E07 STREET ELEVATION
SCALE 1:100

LEGEND

- Roof**
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
 - Colour to be selected by Brooksfield Living.
- The Architectural Roofing Company Snaplock**
- Vertical TARC Snap-lock cladding system
 - Colour to be selected by Brooksfield Living
- Permanently Obscured Glass**
- As required by Christchurch District Plan 14.4.2.8
- 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

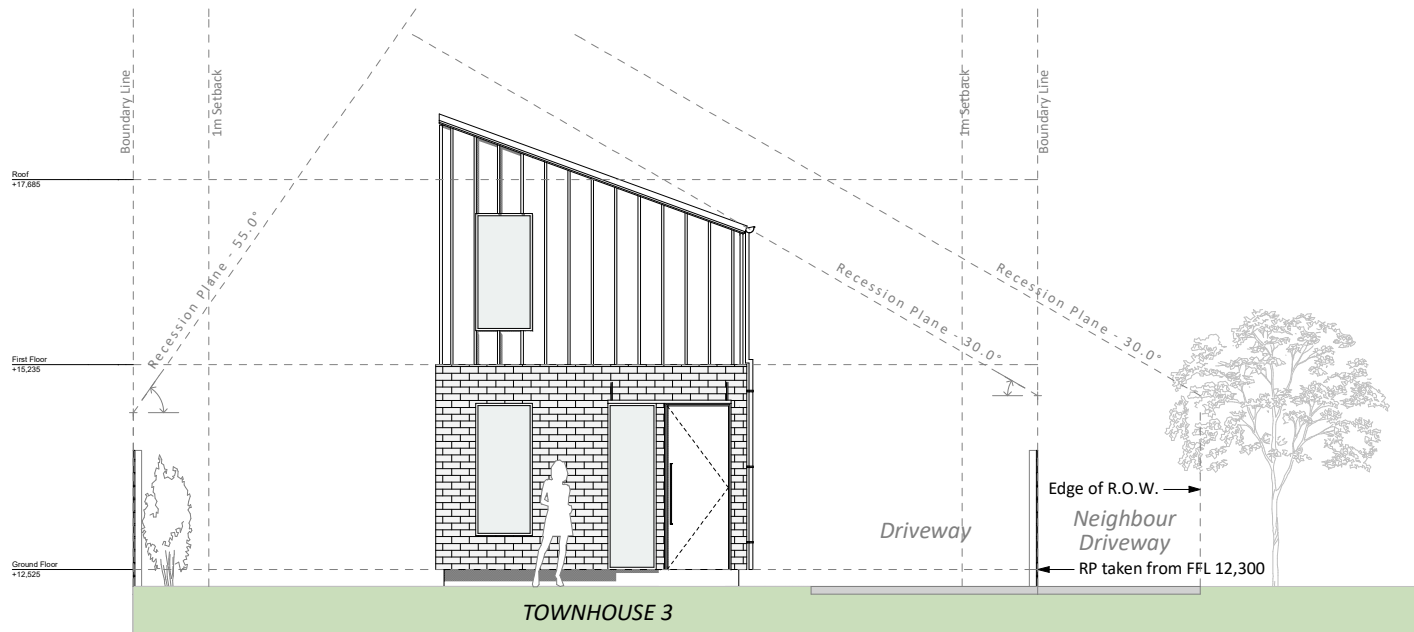
BROOKSFIELD
— T O W N H O U S E S —

PROJECT NAME
Hill Road Townhouses

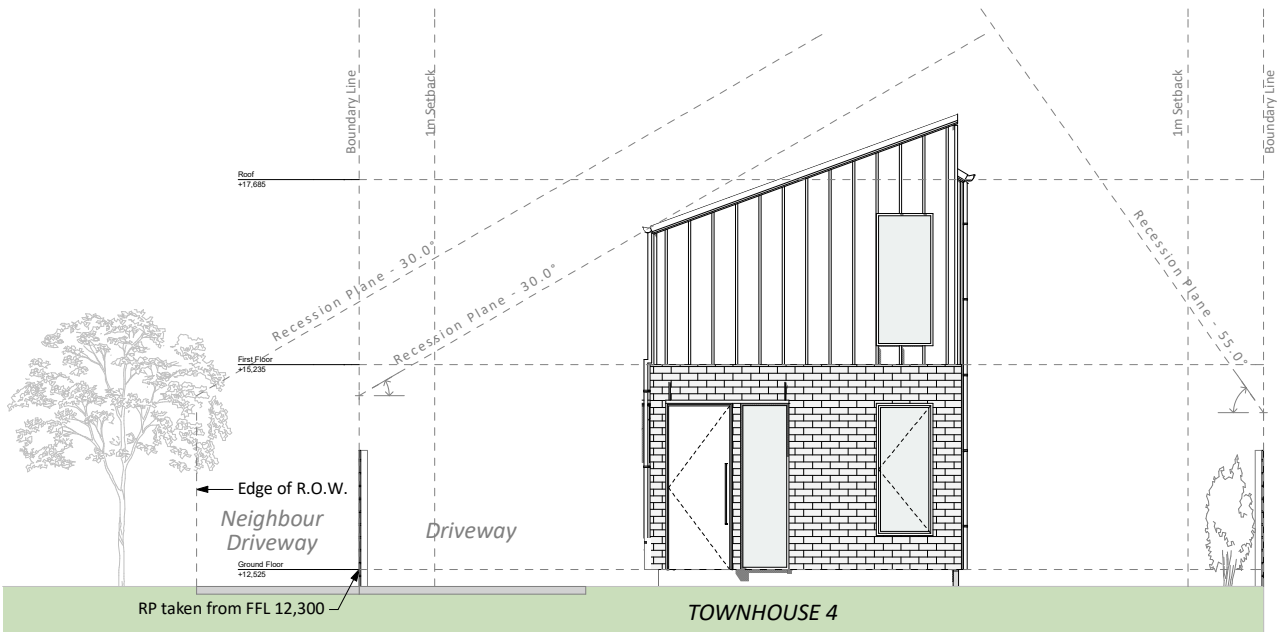
PROJECT ADDRESS
150 Hills Road
Richmond
Christchurch

DRAWING NO. A200
ELEVATIONS

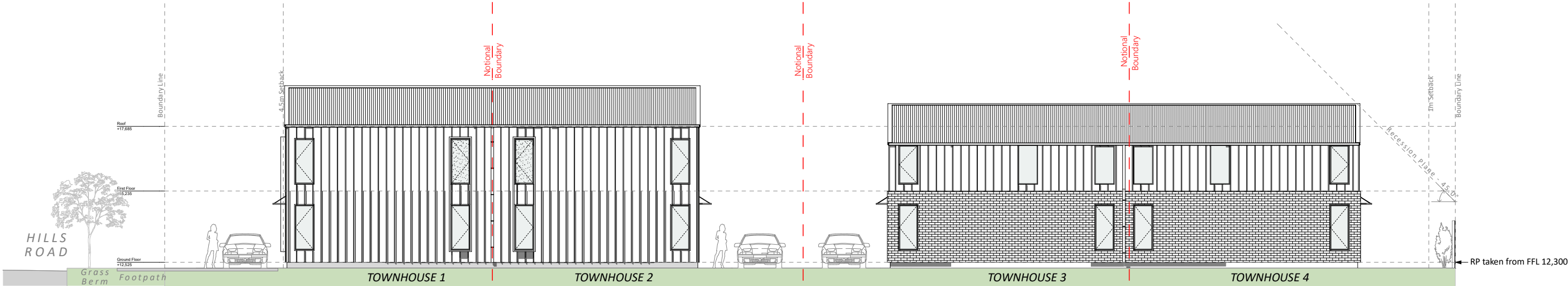
REVISION A



E06 WEST ELEVATION TH 3
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:150

LEGEND

- Roof**
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BROOKSFIELD
— T O W N H O U S E S —

PROJECT NAME
Hill Road Townhouses

PROJECT ADDRESS
150 Hills Road
Richmond
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
ELEVATIONS



Street View - Artist's impression



Back Yard View - Artist's impression



Driveway View - Artist's impression



Driveway View - Artist's impression

BROOKSFIELD
— TOWNHOUSES —

PROJECT NAME
Hill Road Townhouses

PROJECT ADDRESS
150 Hills Road
Richmond
Christchurch

DRAWING NO.	REVISION
A300	A

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	1 Carpark	75m2	\$615,000.00
House 2	2 + Study	1.5	1 Carpark	75m2	\$619,000.00
House 3	2	1	1 Carpark	68m2	\$619,000.00
House 4	2	1	1 Carpark	68m2	\$625,000.00

Expected Start

January 2022

Expected Completion

July 2022

Title Type

Fee Simple

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



BROOKSFIELD