

157 CHESTER STREET EAST

Christchurch City Centre

4 Classically designed townhouses



BROOKSFIELD

0800 548 454 | [brooksfield.co.nz](https://www.brooksfield.co.nz)

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

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 the latest in design trends, durability and affordability.

What people say:

These are simply perfect. Seeing your vision and Ben's signature detailing - so very impressive.

- M.B

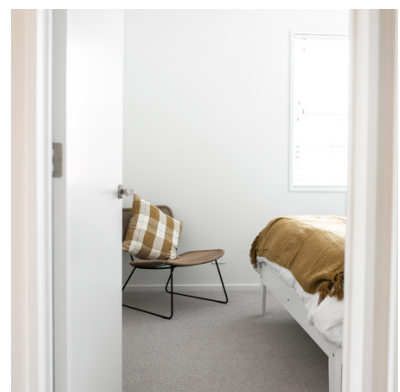
Thank you for being the only developer in town building something sensitive to the surrounding areas and considering the long-term considerations like sustainability and solar.

- B.H.

THE BROOKSFIELD DIFFERENCE

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 Brooksfield home you'll find stone benchtops, 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.

Recently completed development at 24 Hendon Street



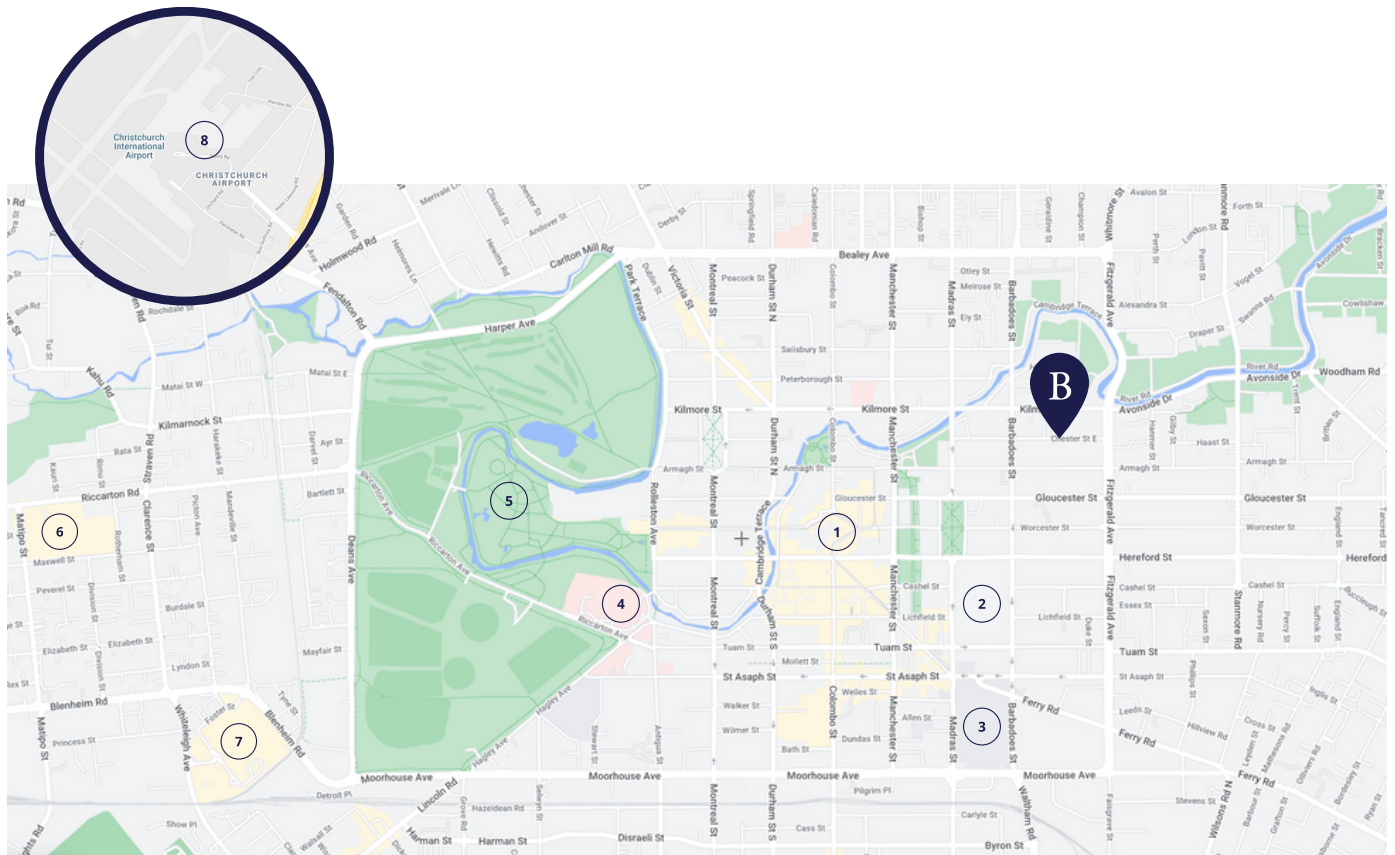
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LOCATION

157 Chester Street East

These Brookfields Heritage homes are located in the heart of Christchurch City down the quiet tree lined street of Chester Street East. As these homes are placed within the four aves, 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 or investment property.



- 1 Christchurch CBD - 1km
- 2 Te Kaha (Future Stadium) - 1.1km
- 3 Ara Institute of Canterbury - 1.6km
- 4 Christchurch Hospital - 2.2km
- 5 Hagley Park & Botanic Gardens - 2.2km
- 6 Westfield Riccarton - 4.1km
- 7 Tower Junction - 4.6km
- 8 Christchurch International Airport - 9.6km (16min)

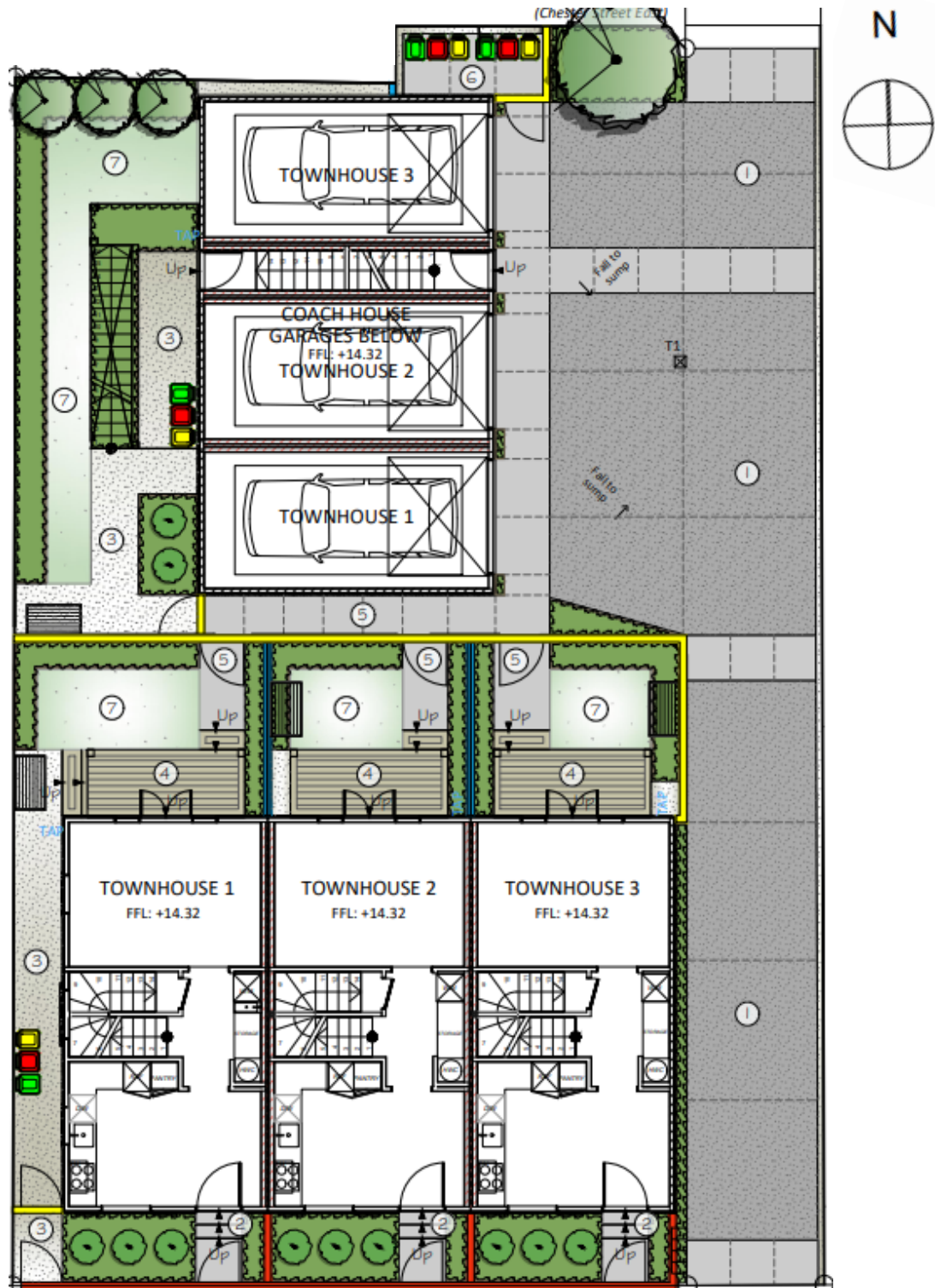
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LAYOUT

157 Chester Street East

These 4 homes are thoughtfully laid out and designed with ample space and north facing living areas well positioned to capture all day sun. Each home features an excellent outdoor living area with native planting and all homes include a carport



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RENDERS

157 Chester Street East

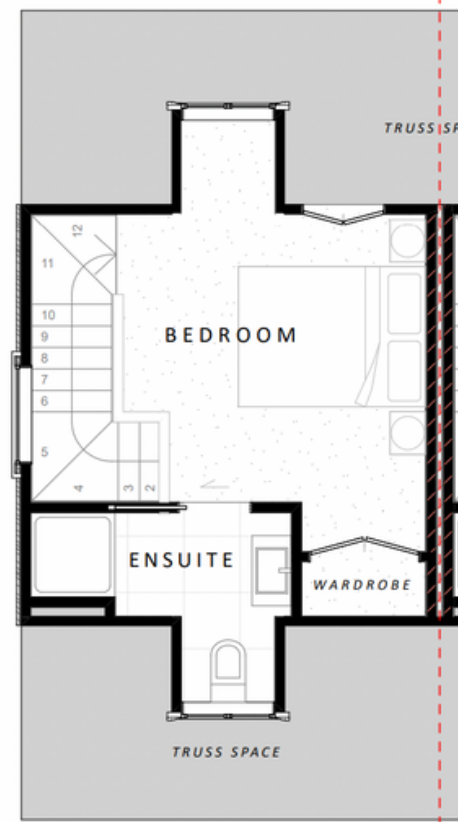
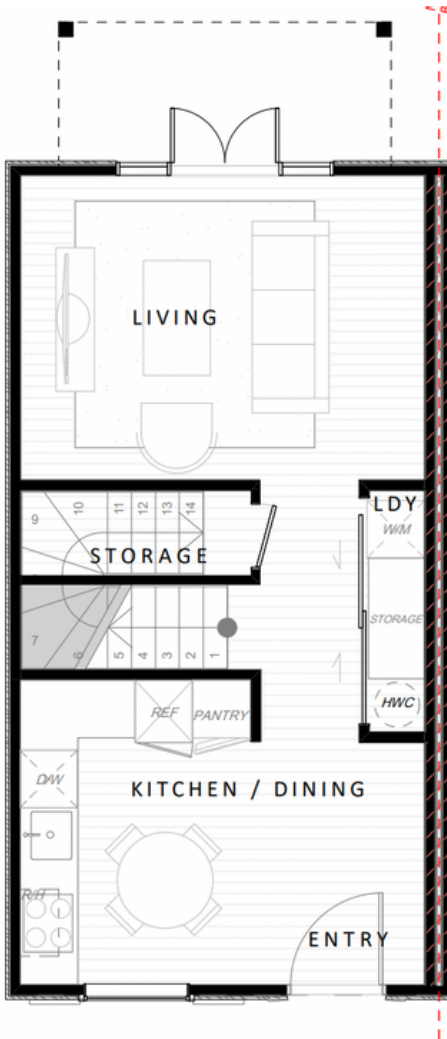


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FLOOR PLANS

157 Chester Street East

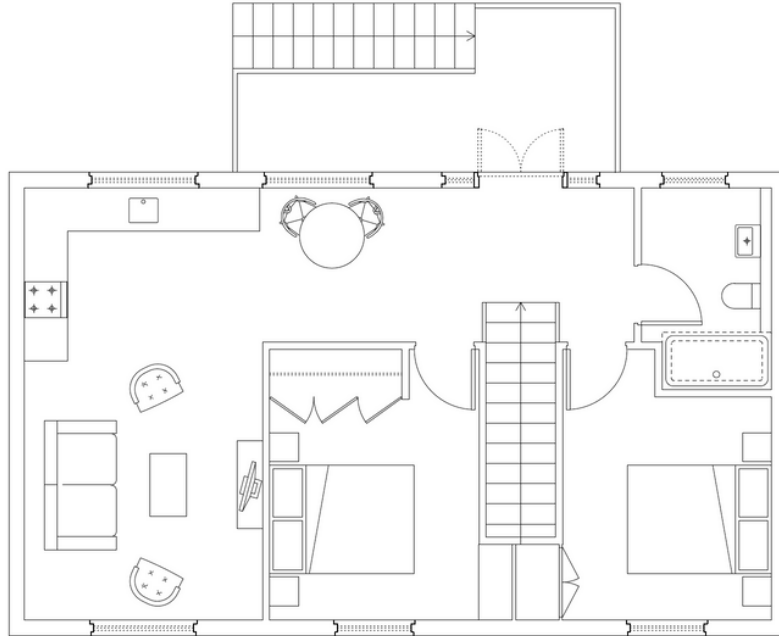


BROOKSFIELD

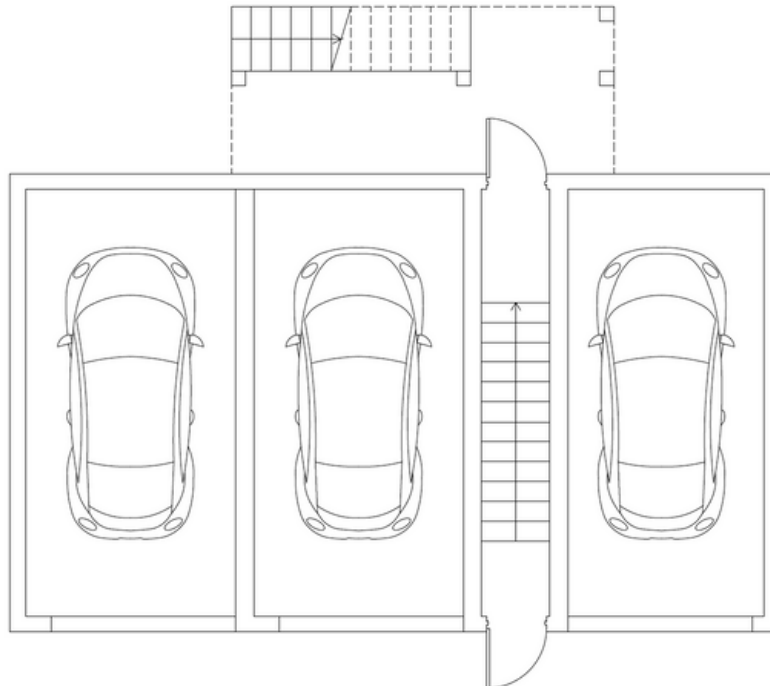
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FLOOR PLANS

157 Chester Street East



1 COACH HOUSE PLAN
1:50 @ A1 / 1:100 @ A3



2 CAR PORT PLAN
1:50 @ A1 / 1:100 @ A3

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DESIGN

Brooksfield Heritage

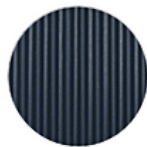
These homes are the latest in our series of heritage style townhouses designed by architect Ben Pentreath. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled hard flooring, wool carpets and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Weatherboard
Colour: Black White



Longrun Roofing
Colour: Slate



Yale Keyless Entry

Interior



Walls - Half Merino
Low-VOC Paint



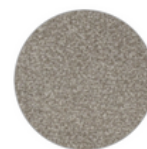
Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



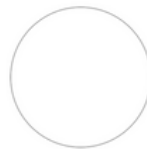
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all
living areas



Venetian Blinds - White -
Bedrooms



Wool Insulation

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PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Chrome



Bathroom To Floor Vanity - English Classic 700mm Vanity



Toilets - Argent Krona



Chrome Shower Mixer



Downstairs W/C Vanity



Chrome Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

Electrical



Heated Towel Rail - 400x600 Elan 20R



Round Mirror With Demist Heater Behind



Downlights - LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater - Serene 2068

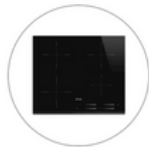
APPLIANCES



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Fisher & Paykel Single Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tenancy regulations

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15 February 2023

Your Rental Appraisal

ADDRESS: 157 Chester Street East, Central City

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 **\$650 -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



3



2



1



Your Rental Appraisal

22 February 2023

ADDRESS: Coach House, 157 Chester Street East, Central City

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, we believe a fair market rent would be **\$500 - 520 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,

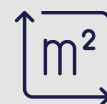
Ngairé Baker
Senior Property Manager



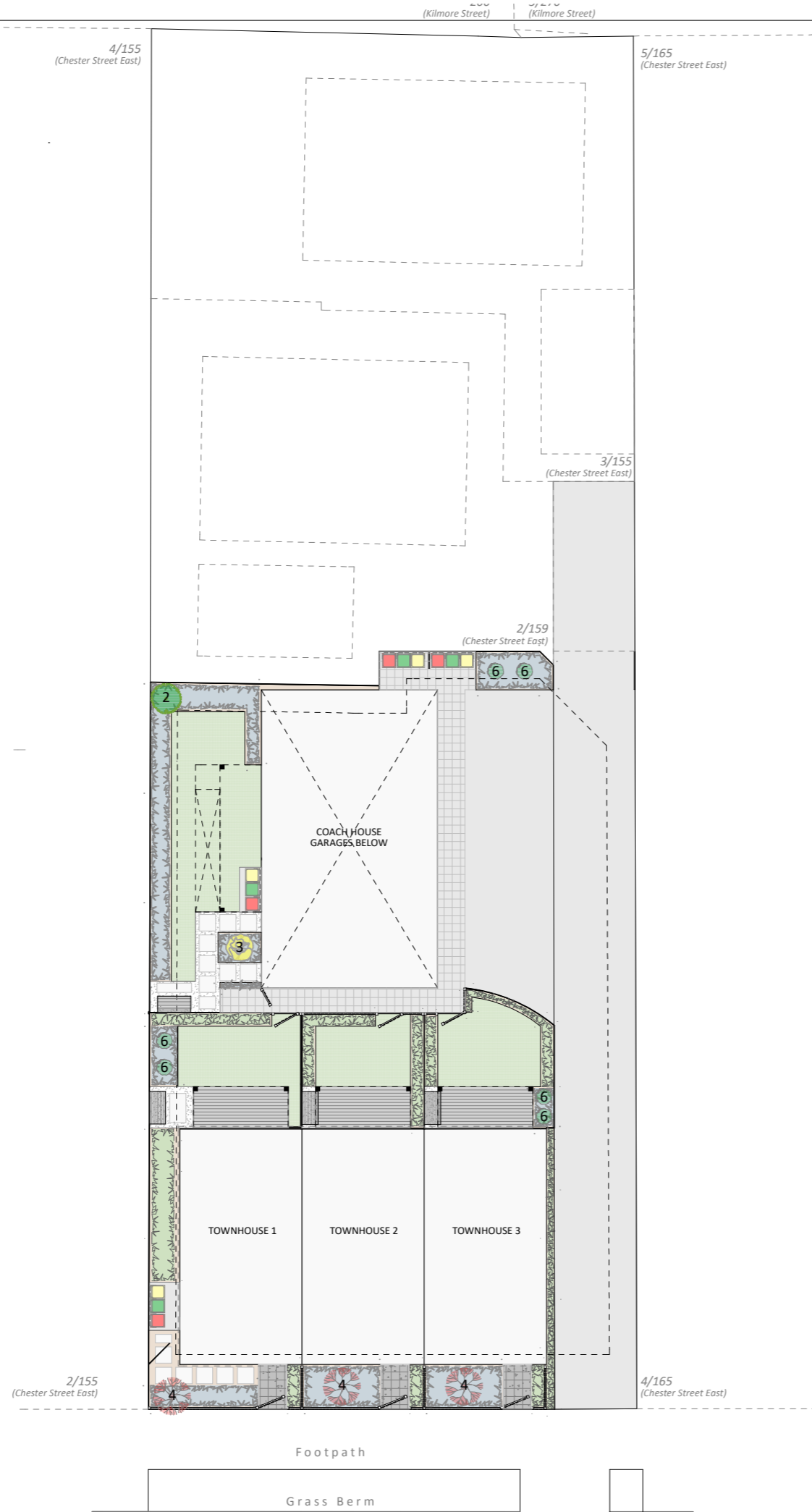
2



1



65



CHESTER STREET EAST

0. LANDSCAPING PLAN
SCALE 1:200

BROOKSFIELD
— TOWNHOUSES —

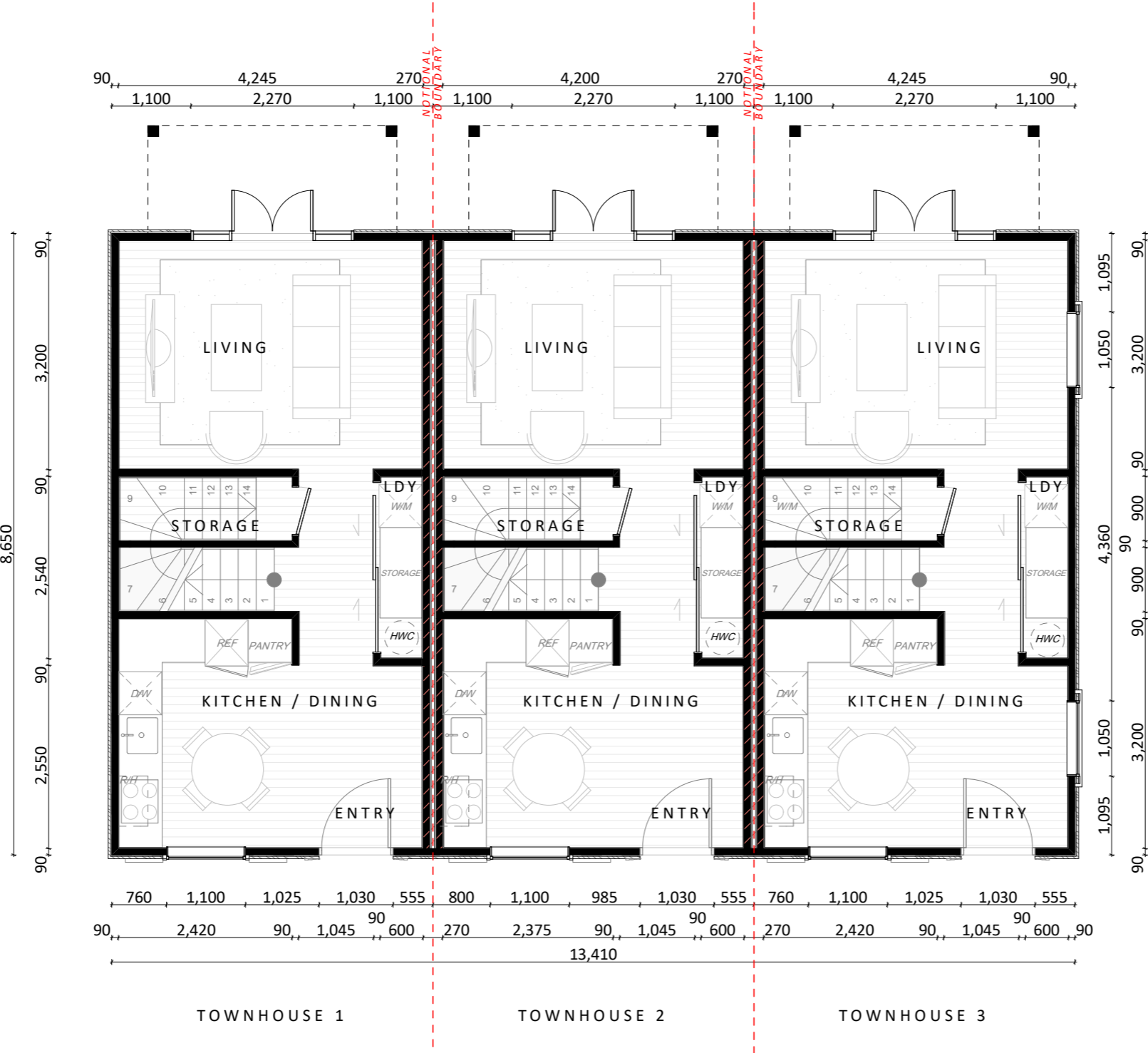
PROJECT NAME
Chester Street East Townhouses

PROJECT ADDRESS
157 Chester Street East
Central City
Christchurch

DRAWING NO. REVISION

A002 **A**

DRAWING NO.
LANDSCAPING PLAN



1. GROUND FLOOR PLAN
SCALE 1:75

BROOKSFIELD
— TOWNHOUSES —

PROJECT NAME
Chester Street East Townhouses

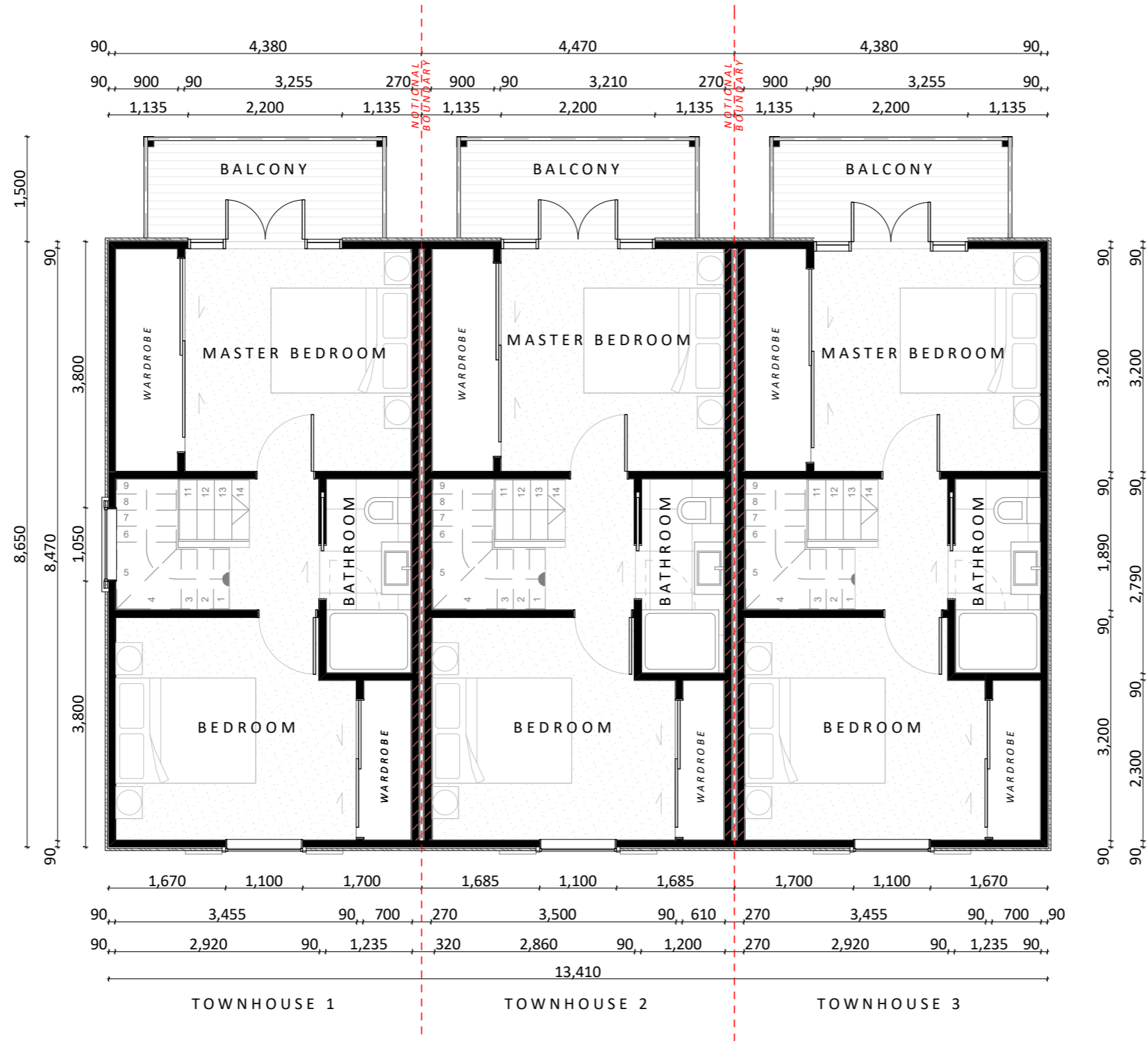
PROJECT ADDRESS
157 Chester Street East
Central City
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
GROUND FLOOR PLAN

2. FIRST FLOOR
SCALE 1:75.00



BROOKSFIELD
— TOWNHOUSES —

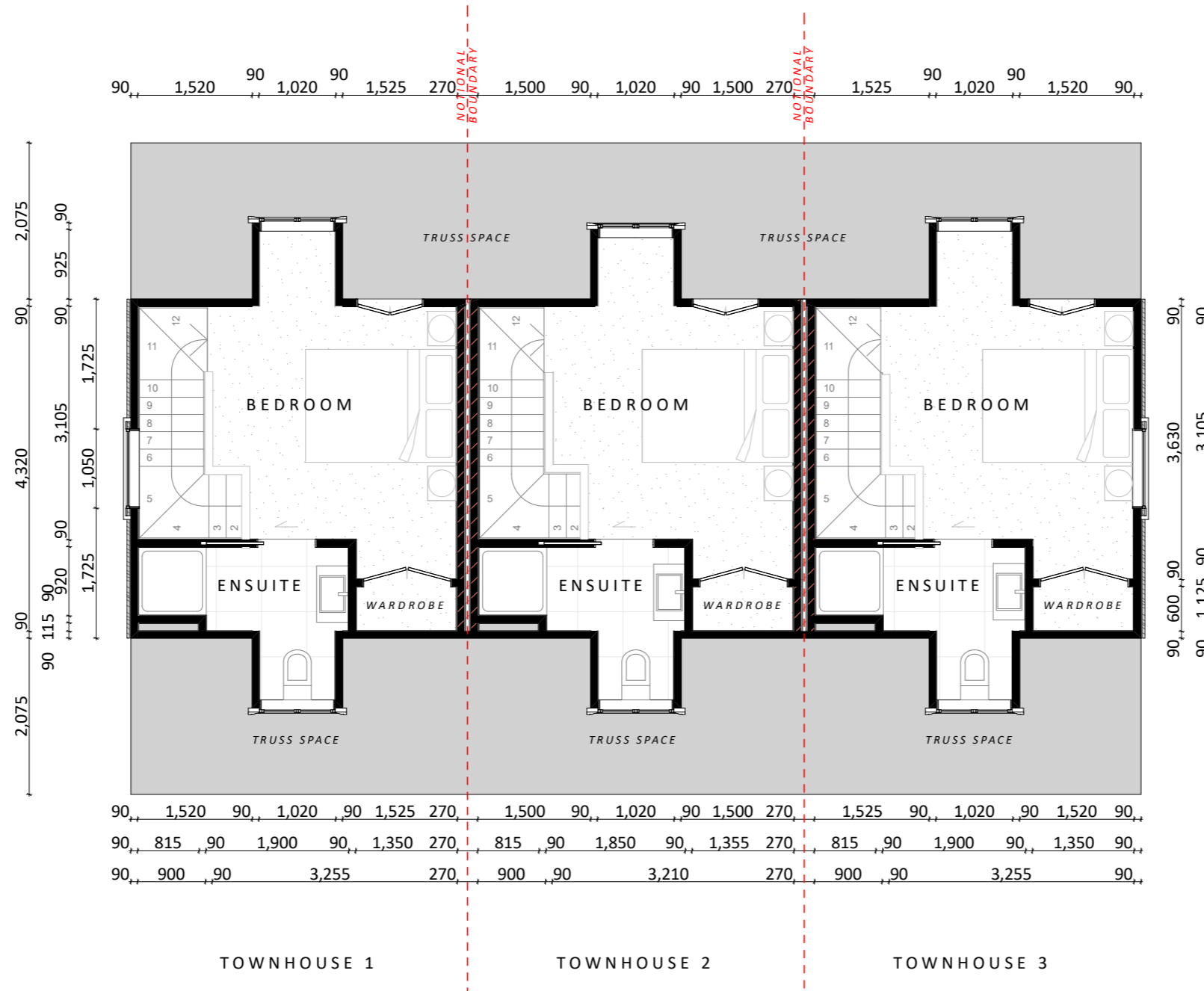
PROJECT NAME
Chester Street East Townhouses

PROJECT ADDRESS
157 Chester Street East
Central City
Christchurch

DRAWING NO. REVISION

A101 **A**

DRAWING NO.
FIRST FLOOR PLAN



3. SECOND FLOOR
SCALE 1:75.00

BROOKSFIELD
— TOWNHOUSES —

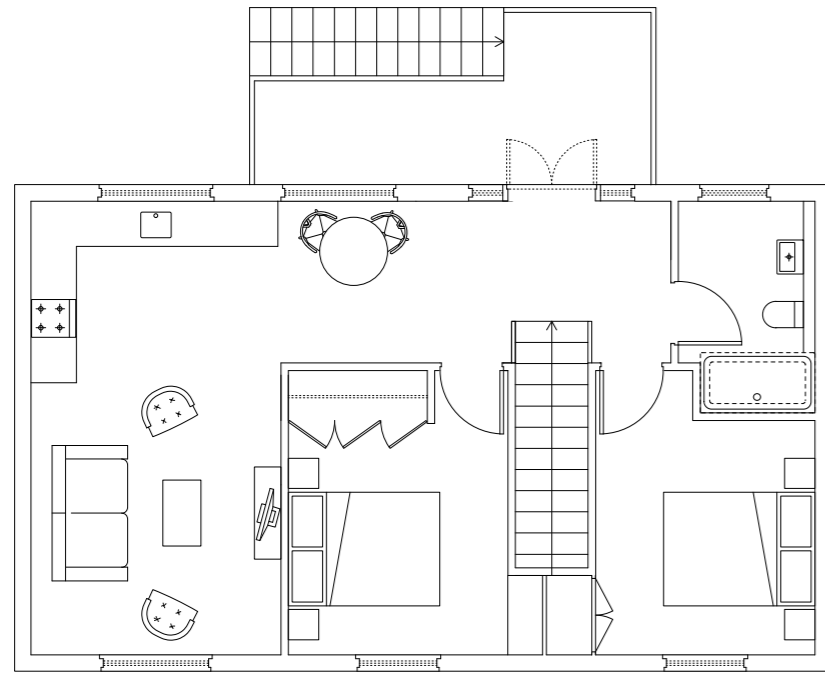
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Chester Street East Townhouses

PROJECT ADDRESS
157 Chester Street East
Central City
Christchurch

DRAWING NO. REVISION

A102 **A**

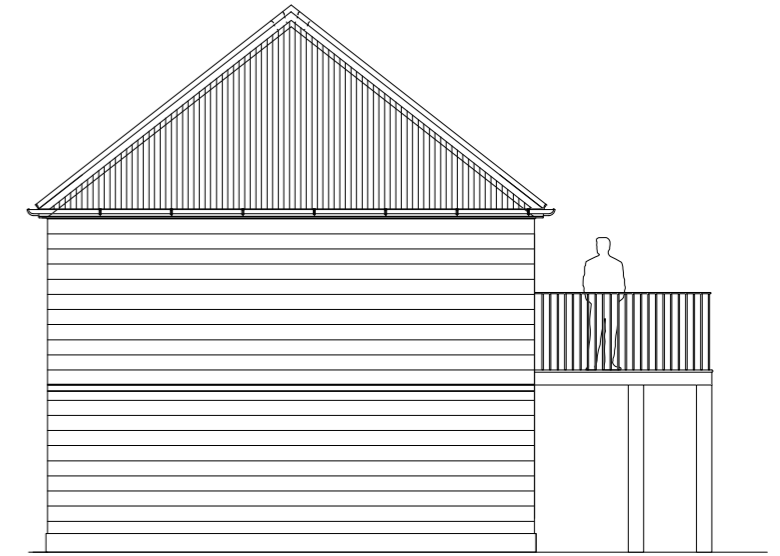
DRAWING NO.
SECOND FLOOR PLAN



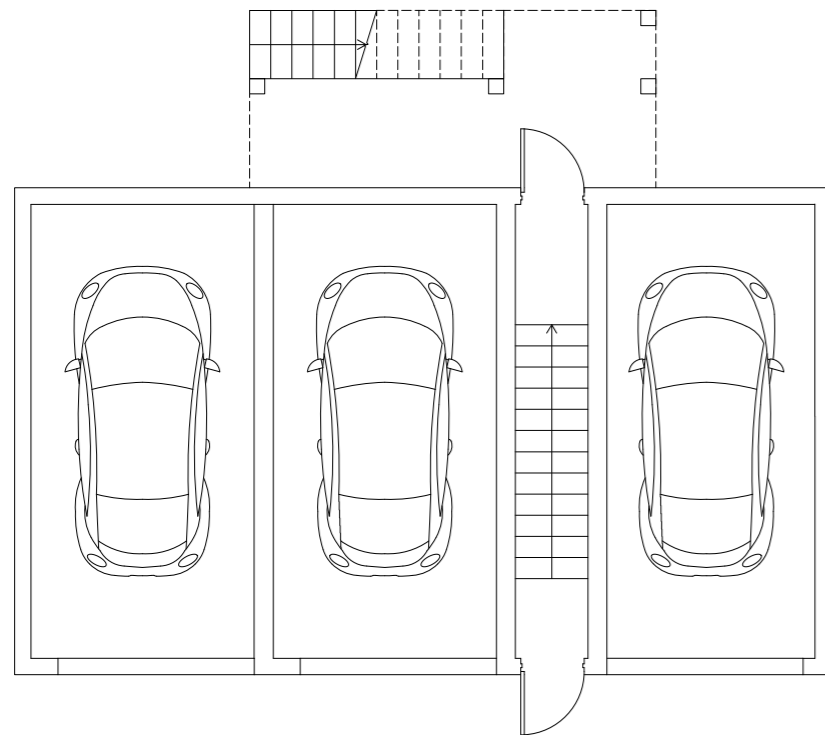
1 COACH HOUSE PLAN
1:50 @ A1 / 1:100 @ A3



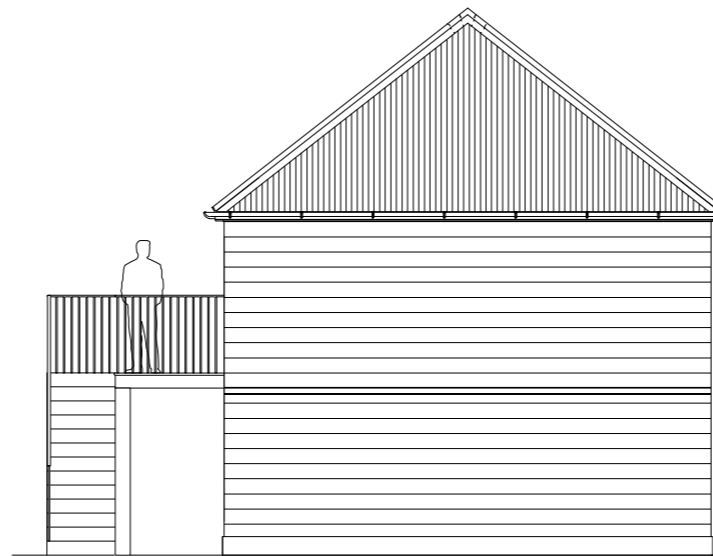
3 COACH HOUSE ELEVATION
1:50 @ A1 / 1:100 @ A3



3 COACH HOUSE ELEVATION
1:50 @ A1 / 1:100 @ A3



2 CAR PORT PLAN
1:50 @ A1 / 1:100 @ A3



3 COACH HOUSE ELEVATION
1:50 @ A1 / 1:100 @ A3



3 COACH HOUSE ELEVATION
1:50 @ A1 / 1:100 @ A3

Ben Pentreath		1-4 Lamp Office Court Lambis Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com	
PROJECT:		CHESTER COACH HOUSE	
TITLE:		SCHEMATIC DRAWING PACKAGE	
DRAWING NO: A-100	REV. NO:	-	
SCALE:	DRAWN BY:	JM	
DATE: Dec 22	CHECKED BY:	RI	
All dimensions to be checked on site. All designs © Ben Pentreath Ltd 2022. Not to be reproduced without permission			

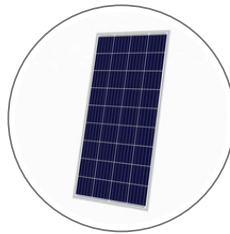
SOLAR POWER

These homes feature our pre installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panels sun exposure or cleanliness. 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, this is the most efficient way to use the power generated.

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

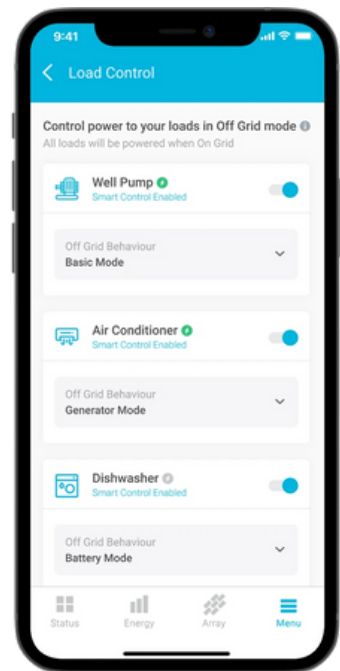
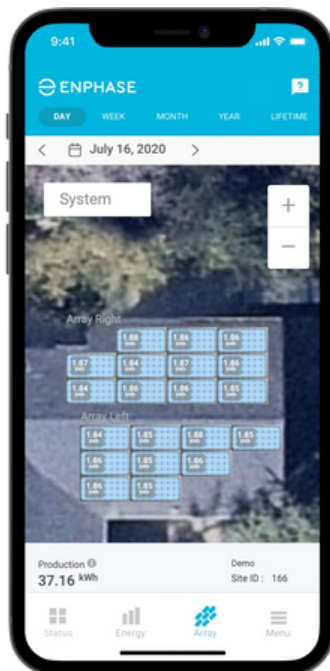


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to 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 wi-fi connection and the Enphase app.



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PRICE LIST

157 Chester Street East

HOUSE NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE	GARAGE/ CARPARK	PRICE
House 1	3	2.5	93 m ²	1 Carport	\$865,000
House 2	3	2.5	93 m ²	1 Carport	\$865,000
House 3	3	2.5	93 m ²	1 Carport	\$865,000
House 4 Coach House	2	1	65 m ²	N/A	\$699,000

Estimated start

Estimated completion

Title type

August 2023

April 2024

Fee Simple

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

BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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