






17 DOBSON STREET

*Georgian homes designed by Ben Pentreath
— homes that feel more like home.*



General Information **17 Dobson Street** is another exceptional display of our brick Georgian Colonial homes.

Price List

	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	2.5	1.5	Garage	95	\$719,000
Cottage 2	2.5	1.5	Garage	95	\$709,000
Cottage 3	2.5	1.5	Garage	95	\$709,000
Cottage 4	2.5	1.5	Garage	95	\$719,000

Build time

Estimated Start

APRIL 2024

Estimated Completion

DECEMBER 2024

6-10 months



Your Rental Appraisal

22 January 2024

ADDRESS: Homes 1 - 4, 17 Dobson Street, Spreydon

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, believe a fair market rent would be between **\$530 - \$560 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



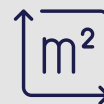
2.5



1



1

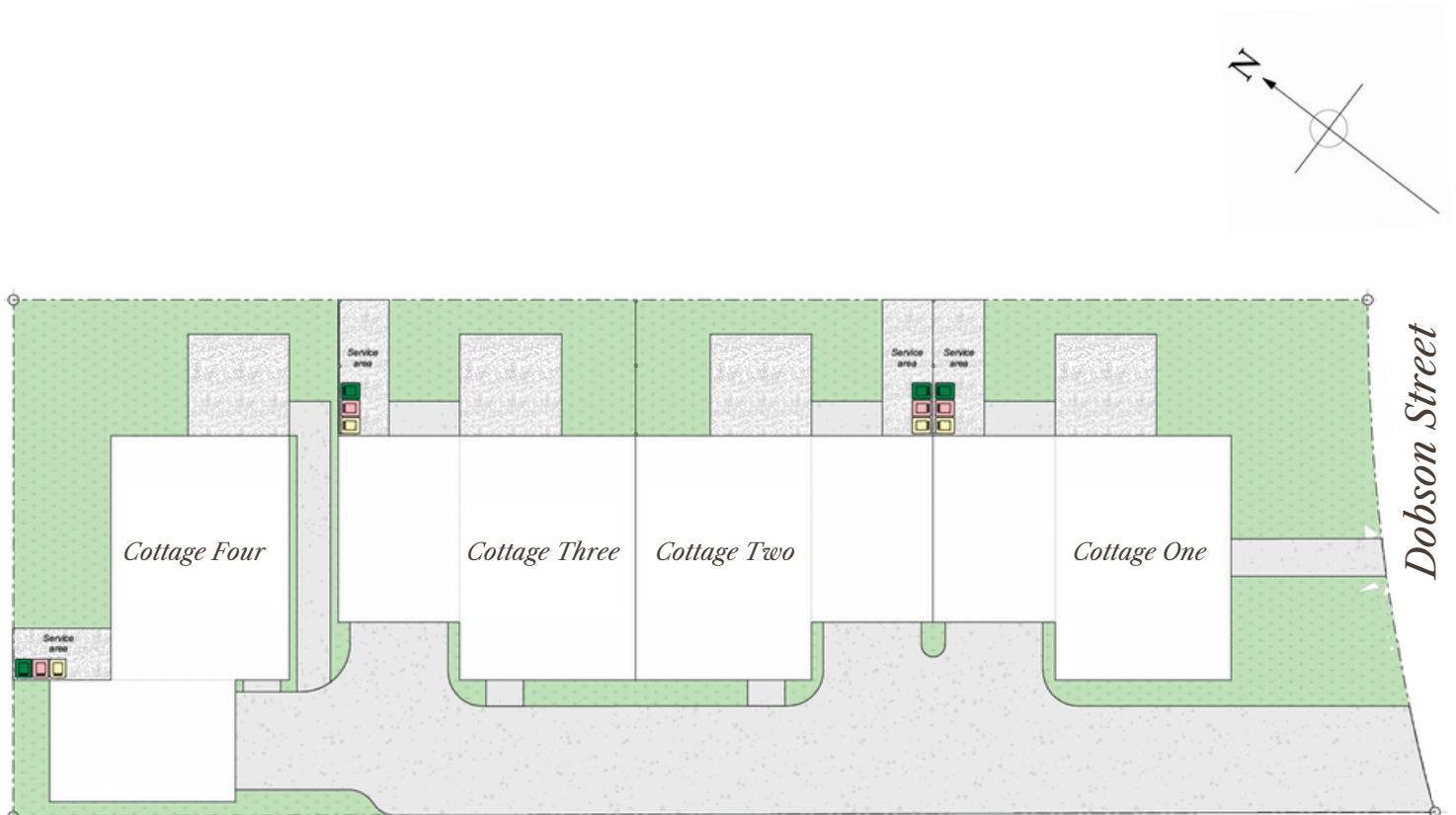


95

Site Layout

These homes are the latest in our series of 'Brick Georgian, Colonial Homes'. Each home features well-thought-out spaces.

These four cottages are thoughtfully laid out and designed with ample space and north-facing living areas, well positioned to capture all-day sun. Contemporary elements in rear courtyards and green spaces are featured throughout. All Cottages feature a single, internal access garage.



17 Dobson Street, Spreydon

East & West Elevations

Ground Floor Stud Height of 2.7

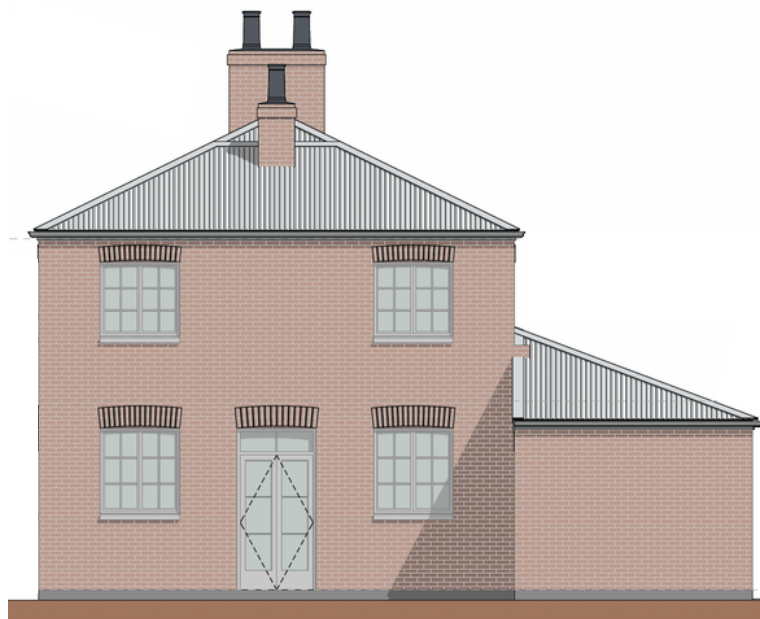
First Floor Stud Height: 2.55

Cottage One



EAST ELEVATION

Cottage Four



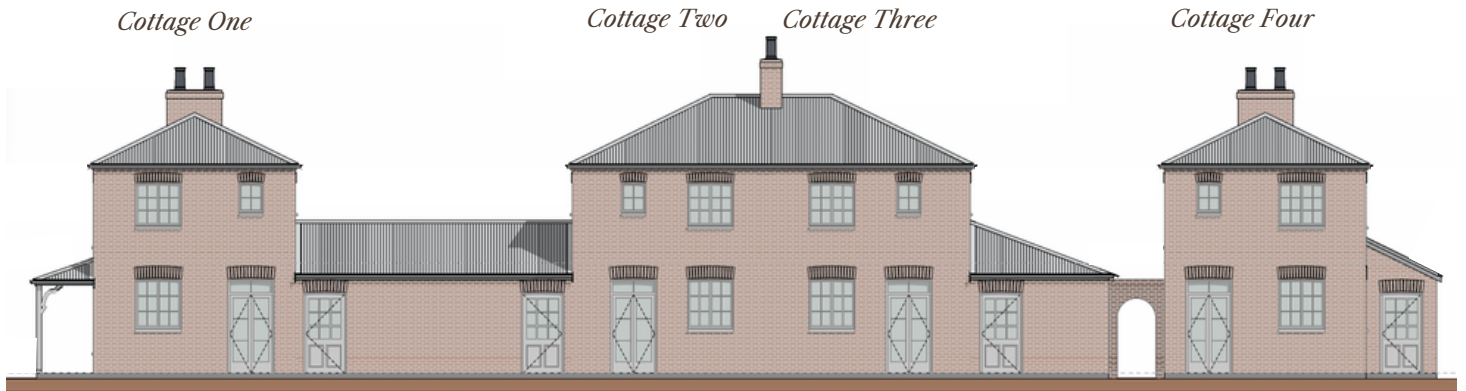
WEST ELEVATION

17 Dobson Street, Spreydon

North & South Elevations

Ground Floor Stud Height of 2.7

First Floor Stud Height: 2.55



NORTH ELEVATION



SOUTH ELEVATION

17 Dobson Street, Spreydon

Floor Plans – Cottage 1



2.5



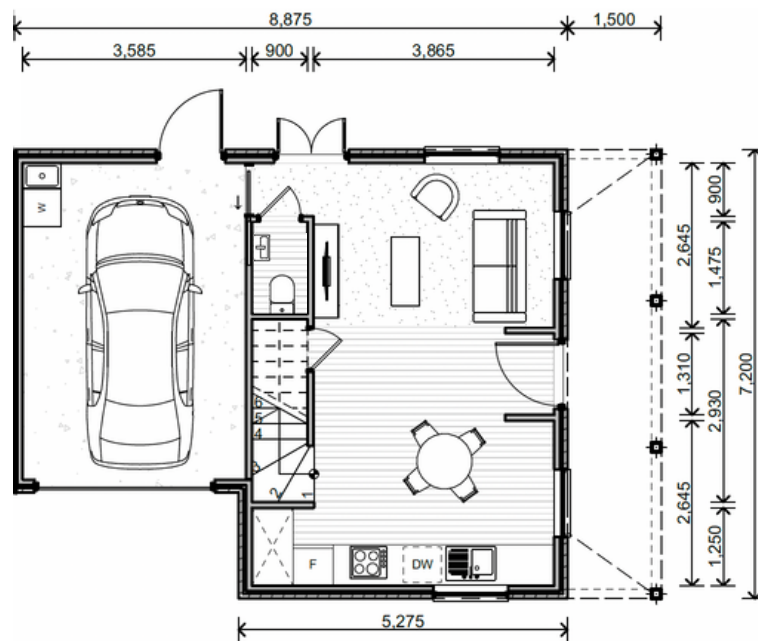
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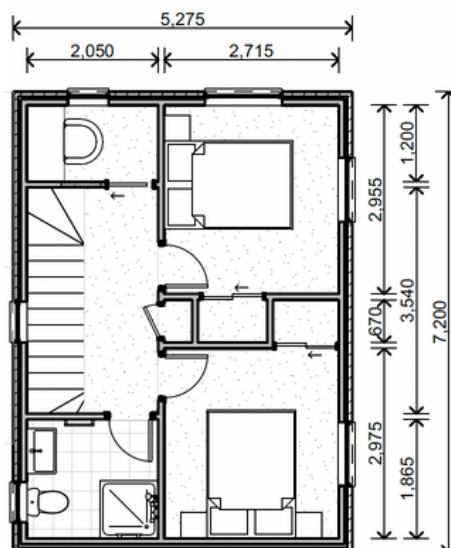
Garage



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GROUND FLOOR



FIRST FLOOR

17 Dobson Street, Spreydon

Floor Plans – Cottage 2



2.5



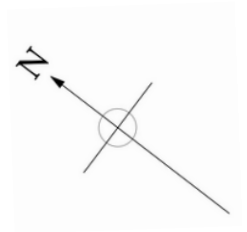
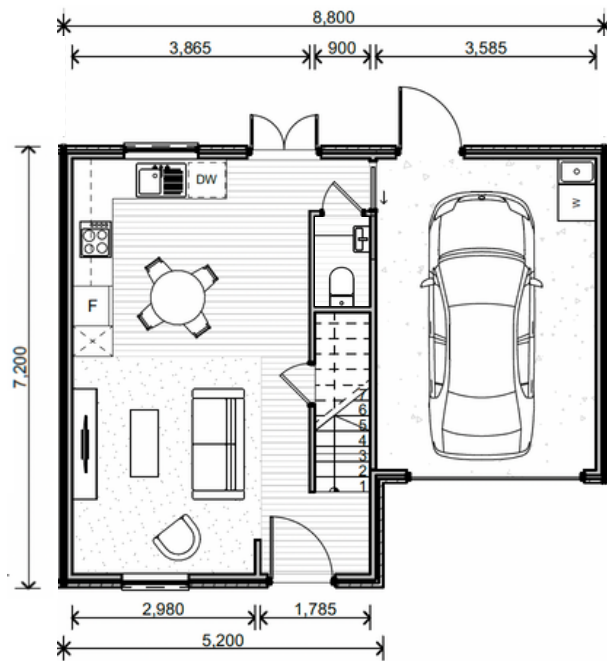
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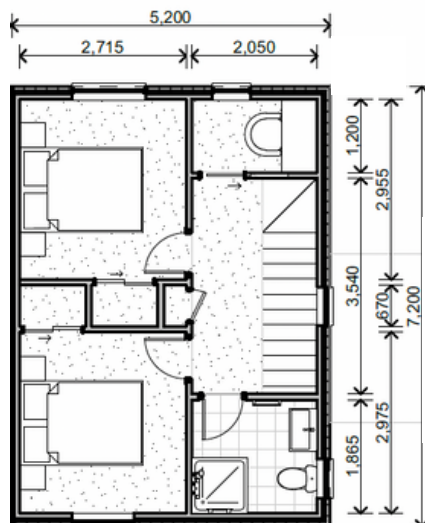
Garage



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GROUND FLOOR



FIRST FLOOR

17 Dobson Street, Spreydon

Floor Plans – Cottage 3



2.5



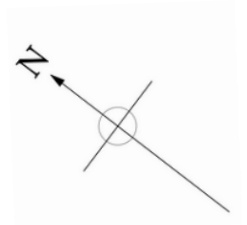
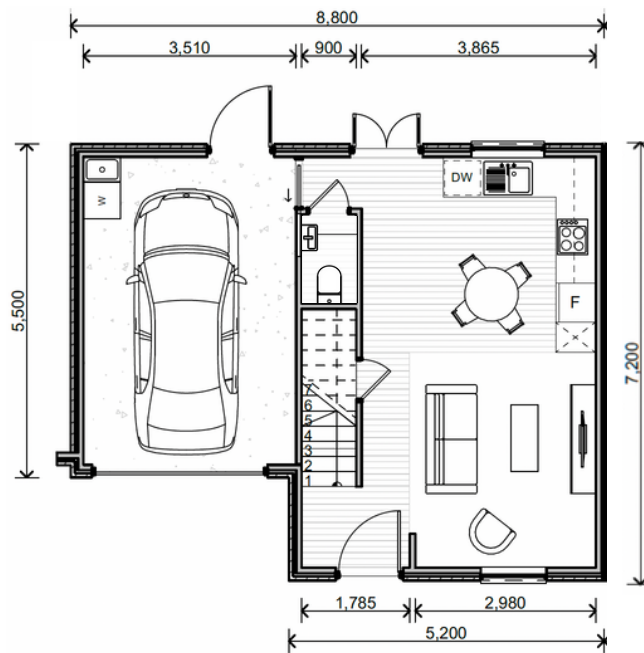
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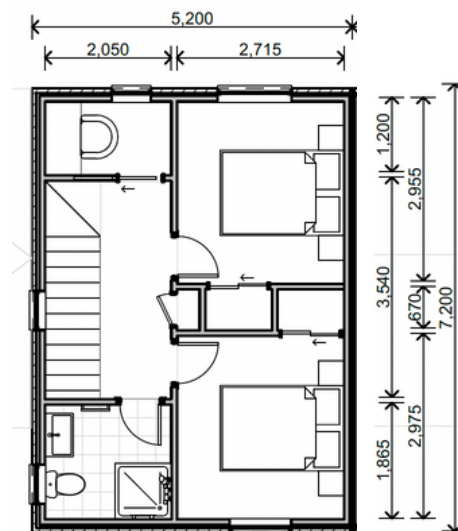
Garage



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GROUND FLOOR



FIRST FLOOR

17 Dobson Street, Spreydon

Floor Plans – Cottage 4



2.5



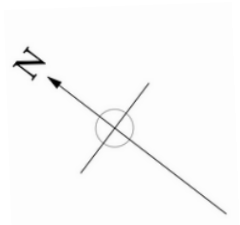
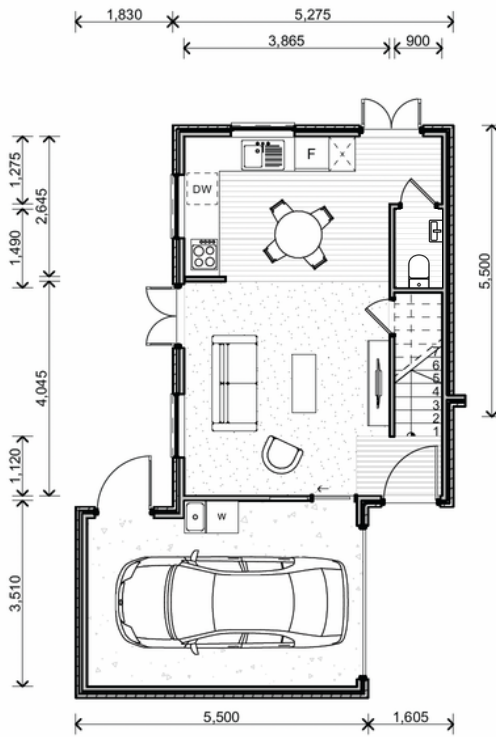
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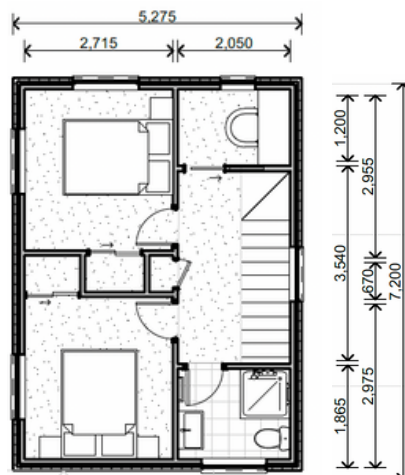
Garage



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GROUND FLOOR



FIRST FLOOR

It's all in the details –
Standard Interior Spec

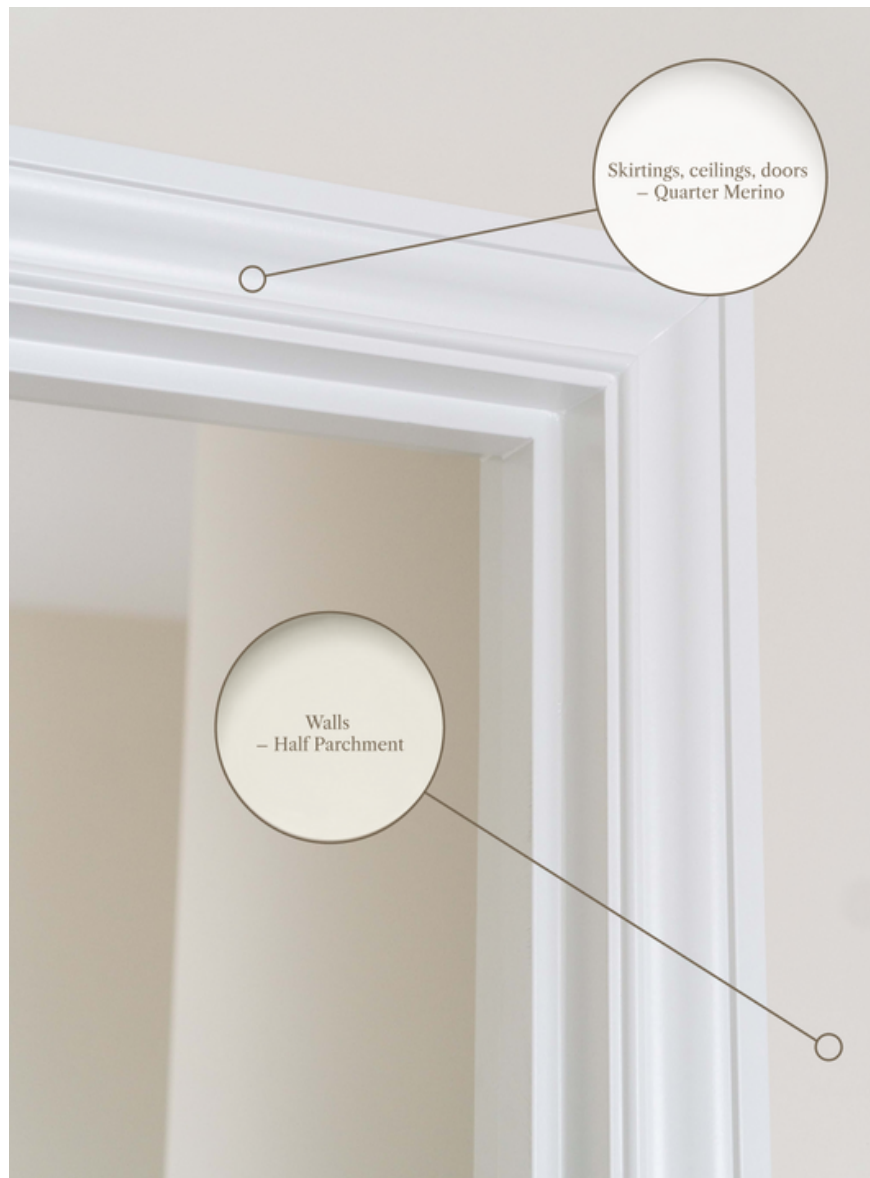
Standard interior spec

It's all in the details

These homes are the latest in our series of 'Cottage Revival Homes'. Each home features well-thought-out spaces.

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 Brookfield 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.

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



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

Standard Interior Spec



Kitchen/entrance Floor Tiles
Forest Cedar



Carpet – Godfrey Hirst NZ wool
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile
Artisan Gris Matt



Kitchen tapware
Posh Canterbury Sink Mixer



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Posh Canterbury Mixer



Mirror
Round with Demist Function



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

Shower Wall Tile
Metro Gris

Tapware
Posh Canterbury Basin Mixer

Not Pictured:

Bathroom

Shower - Acrylic Tray & Glass Wall 900x900
Shower - Posh Domaine Brass Rail Heated Towel Rail - Elan 7 Rail Warmer
Heater - Serene 2068

Insulation

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

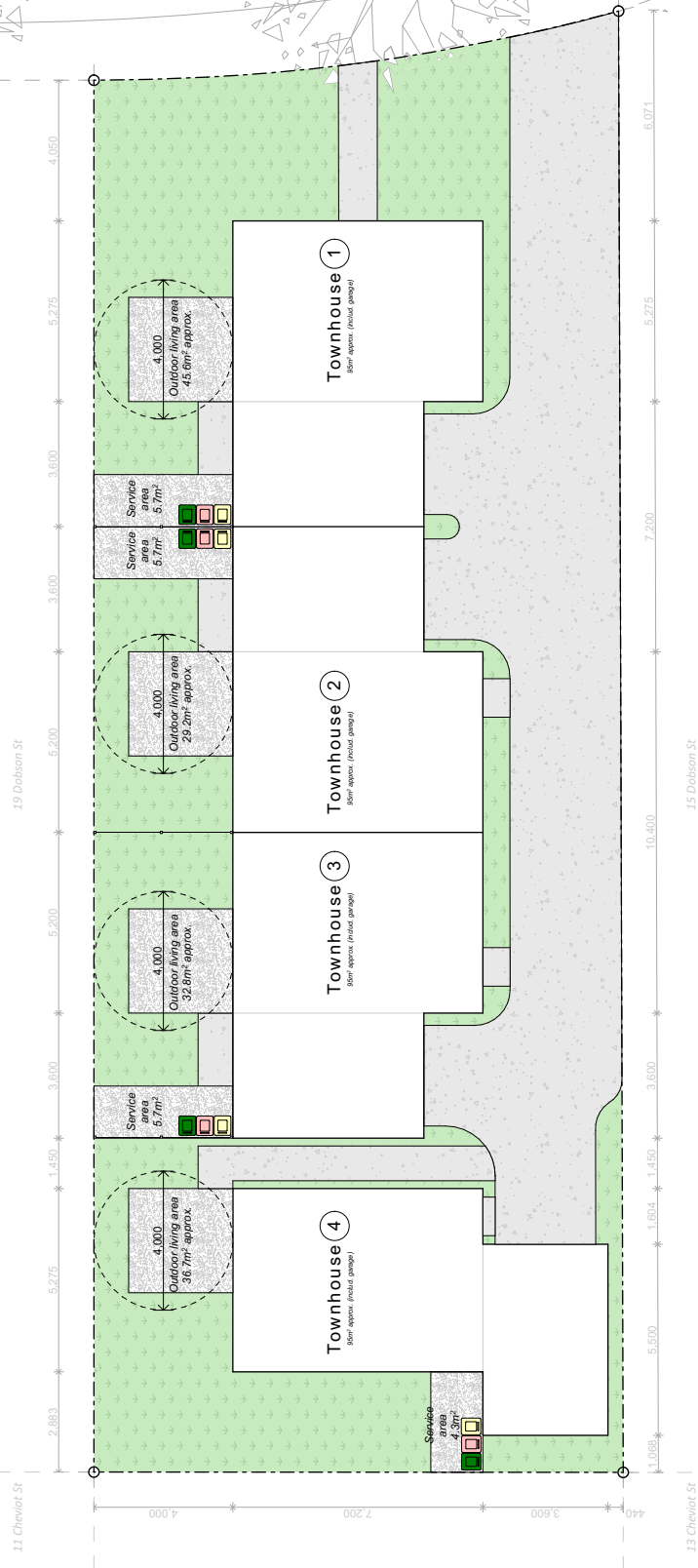
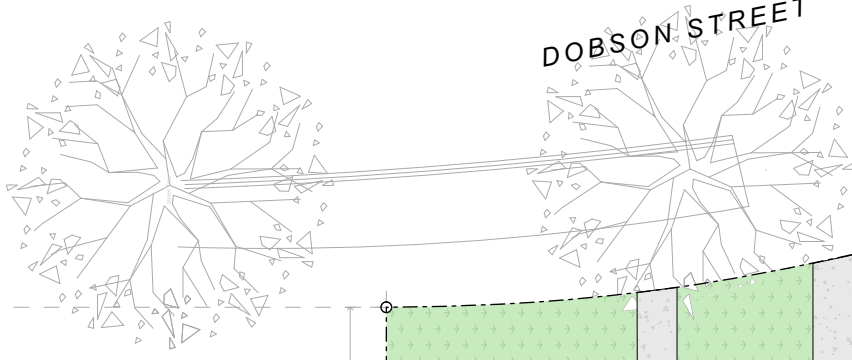
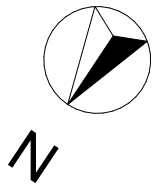
Window Furnishings

Living Area Blinds - Roller Blinds
Bedroom Blinds - Venetian Blinds

Appliances & Chattels

Oven - Smeg SFA6500TVX
Cooktop - Smeg Induction SI7643B
Dishwasher - Eurotech Single Dish Drawer ED-SDCSS
Range Hood - Applico Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

17 Dobson Street –
Architects Plans



BROOKSFIELD

PROJECT NAME
Dobson Street Townhouses

PROJECT ADDRESS
17 Dobson Street
Spreyton
Christchurch

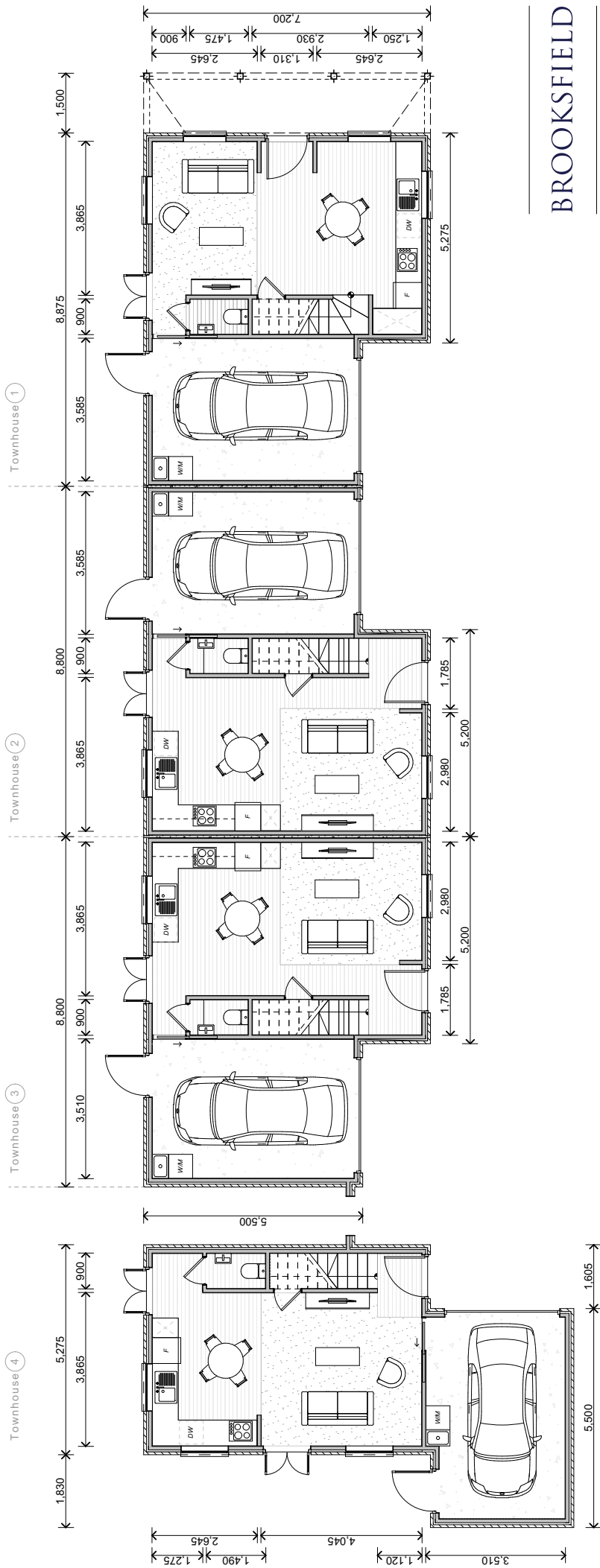
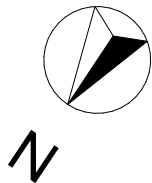
DATE
20/12/2023

SCALE
1:150

A101

DRAWING NAME
Site Plan

1 Site Plan 1:150



2 Ground Floor
1:100

BROOKSFIELD

PROJECT NAME
Dobson Street Townhouses

PROJECT ADDRESS
17 Dobson Street
Spraydon
Christchurch

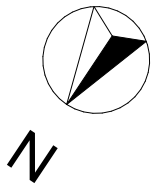
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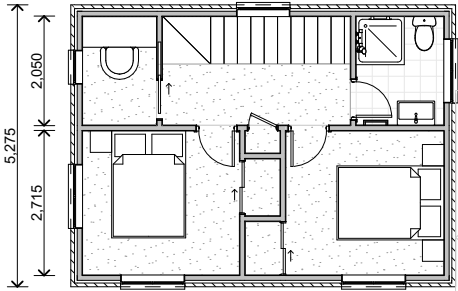
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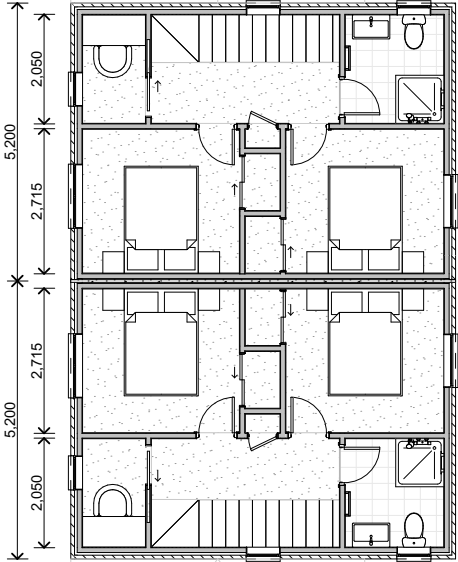
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Ground Floor Plan



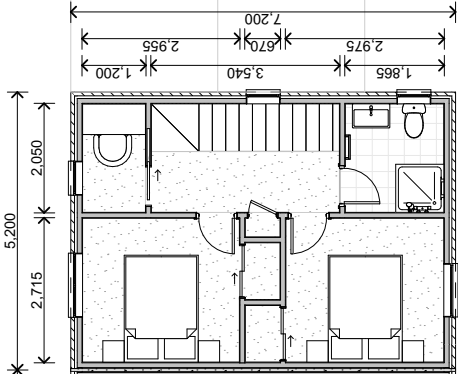
Townhouse (4)



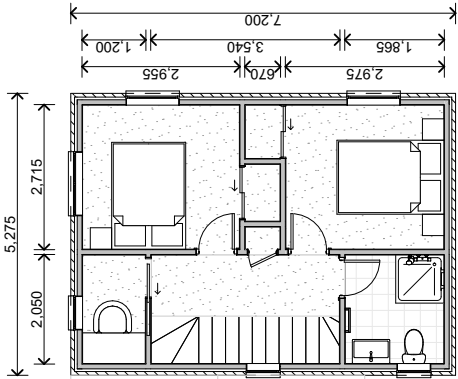
Townhouse (3)



Townhouse (2)



Townhouse (1)



3 First Floor

1:100

BROOKSFIELD

PROJECT NAME
Dobson Street Townhouses

PROJECT ADDRESS
17 Dobson Street
Sprayon
Christchurch

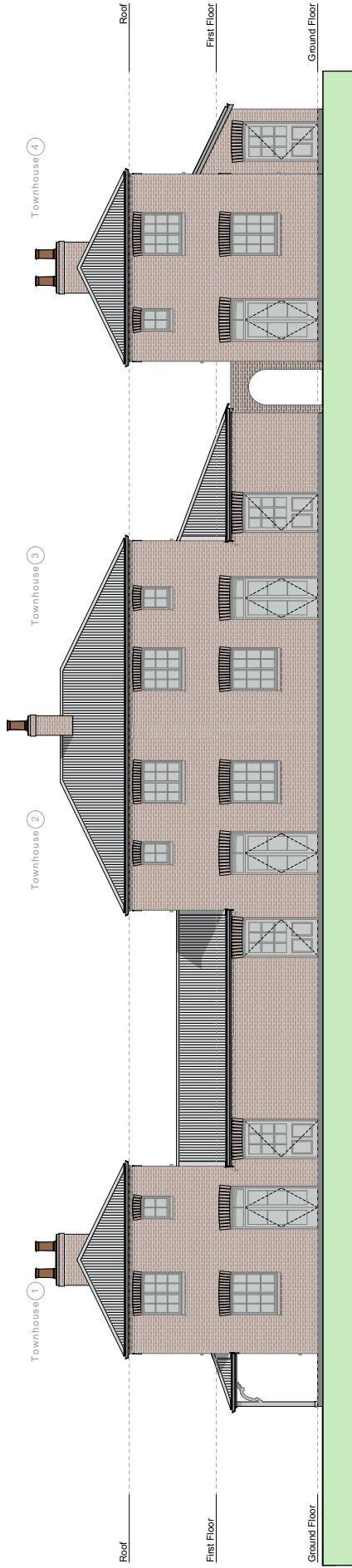
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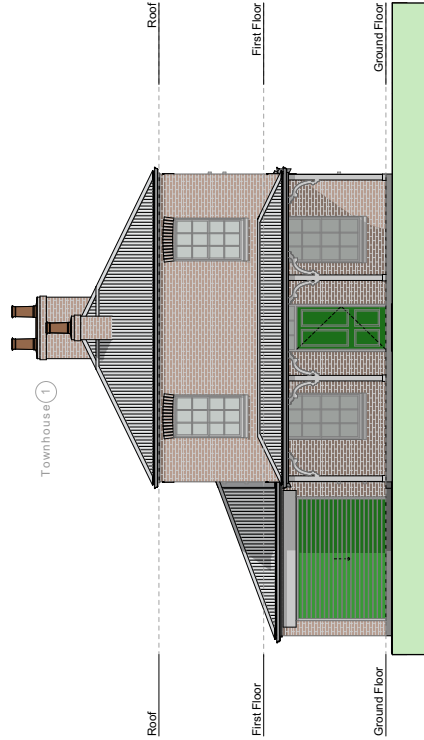
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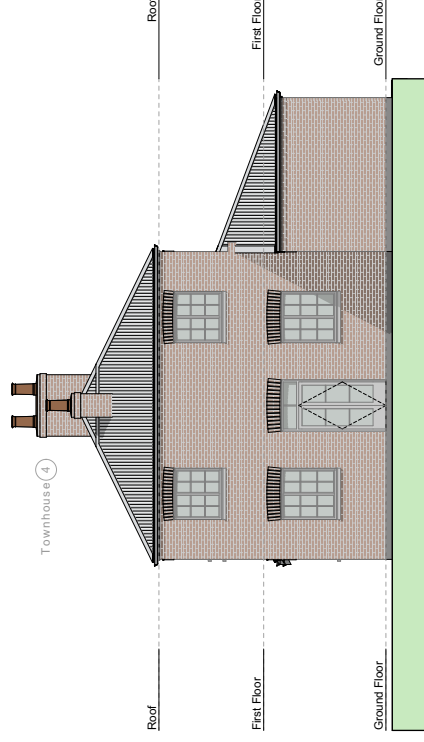
DRAWING NAME
First Floor Plan



1 North Elevation
1:125



2 East Elevation
1:125



3 West Elevation
1:125

BROOKSFIELD

PROJECT NAME
Dobson Street Townhouses

PROJECT ADDRESS
17 Dobson Street
Sprayon
Christchurch

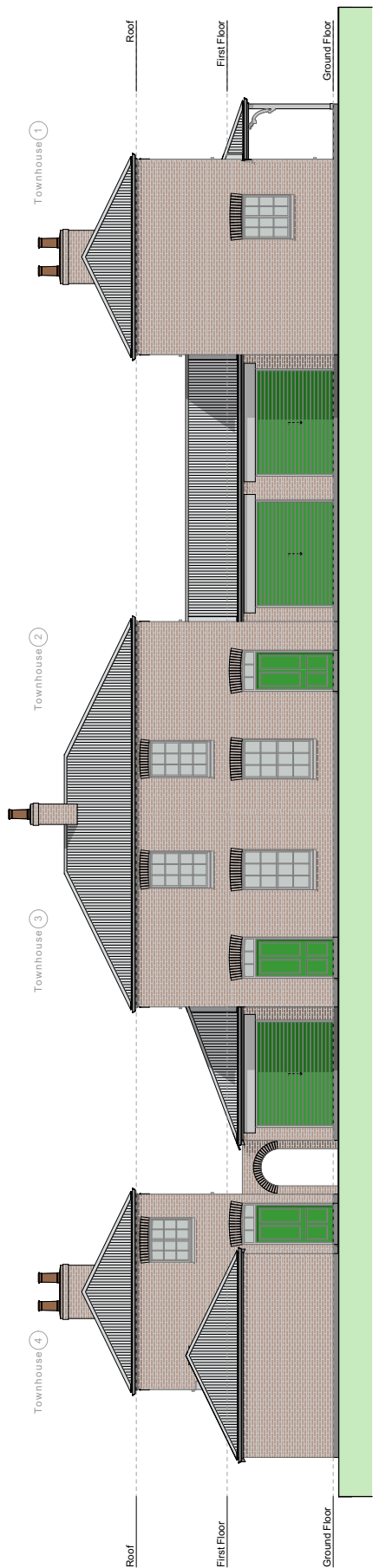
DATE
20/12/2023

SCALE
1:125

DRAWING NO.

A 301

DRAWING NAME
Elevations - North,
East & West



4 South Elevation
1:125

BROOKSFIELD

PROJECT NAME
Dobson Street Townhouses

PROJECT ADDRESS
17 Dobson Street
Sprayon
Christchurch

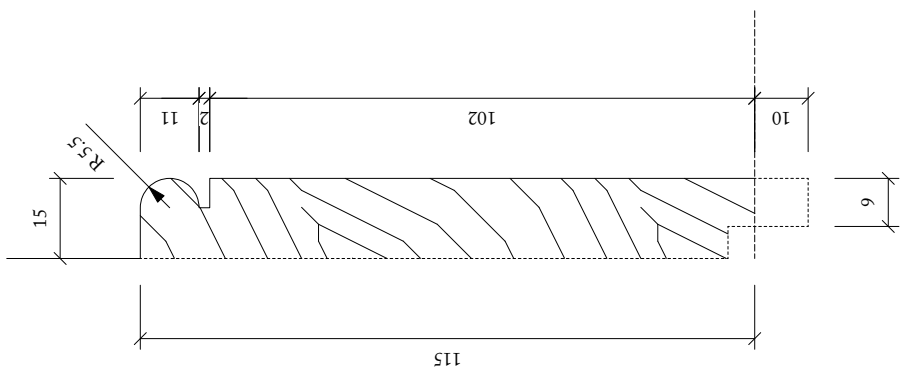
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20/12/2023

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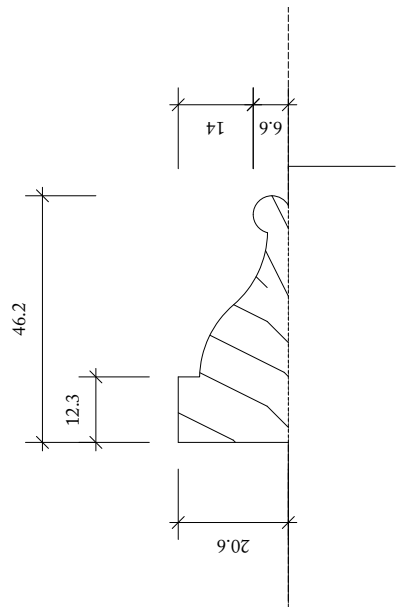
DRAWING NO.

A 302

DRAWING NAME
Elevations - South



2 SKIRTING
1:1 @ A3

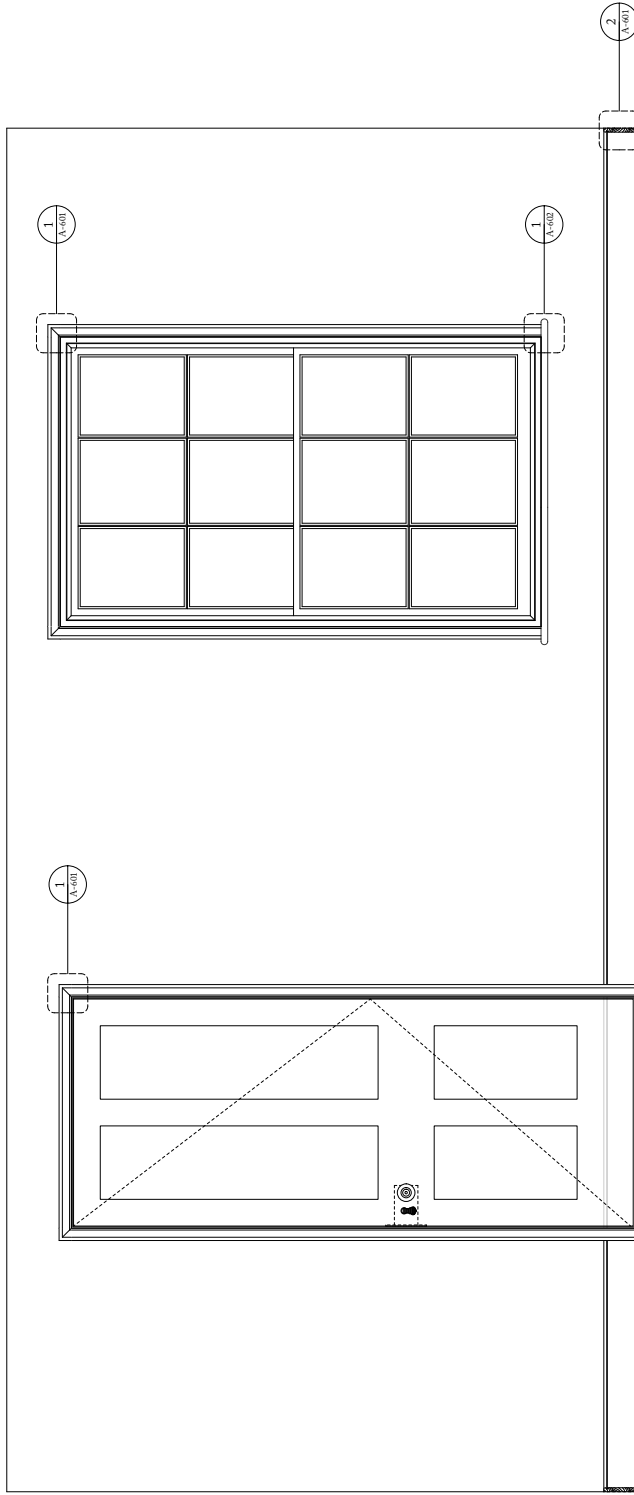


1 ARCHITRAVE
1:1 @ A3



Ben Pentreath		1st Floor Office, Court Lamb, Gosnell Street London, W1A 2AB T: +44 (0)20 7400 8424 benpentreath.com	
PROJECT:	BROOKSFIELD	DRAWING NO.:	A-01
TITLE:	STANDARD PROFILES TYPE B	REV. NO.:	-
		SCALE:	N/A
		DATE:	27/04/23
		DRAWN BY:	RII
		CHECKED BY:	RII
All dimensions to be checked on site. This drawing is for information only. It is not to be reproduced without permission.			

Skirting and Architrave Profile - Homes 1 - 4



Ben Pentreath

1st Floor Office, Cairn
Lamb, Gosnell Street
London, W1A 1AA
T: +44 (0)20 7400 8424
benpentreath.com

PROJECT:	BROOKSFIELD		
TITLE:	STANDARD PROFILES TYPE B ELEVATION		
DRAWING NO.:	A-01	REV. NO.:	-
SCALE:	1:100 @ A1 1:200 @ A3	DRAWN BY:	BEI
DATE:	27/04/23	CHECKED BY:	BEI
<small>All dimensions to be checked on site. This drawing is for information only. It is not to be reproduced without permission.</small>			

Skirting and Architrave Profile - Homes 1 - 4



About Brooksfeld –
Why we build the homes we build

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.



Benefits you should know about –
Other ways we look after you
and your purchase

Benefits you should know about

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.*

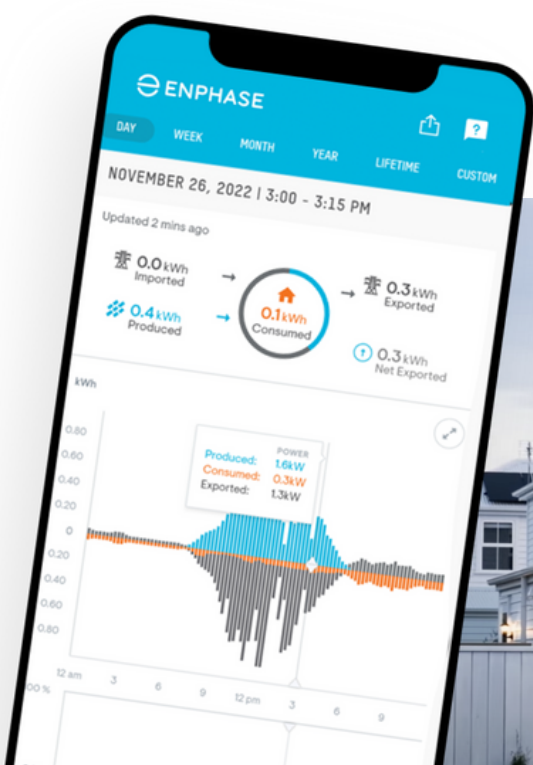
The system we install in Brooksfeld homes includes an ‘Enphase’ individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

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, this is 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 wi-fi connection and the Enphase app.


Each part of the system comes with a product warranty:

Green Catch Solar Diverter	5 years
Jinko Solar Panels	25 years
Enphase IQ7A Microinverter	10 years





B R O O K S F I E L D

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