

BROOKSFIELD

17 Ely Street, Christchurch City

17 ELY STREET

*Three Homes Designed to Look Like One Large Manor House -
Designed by Ben Pentreath Architects*

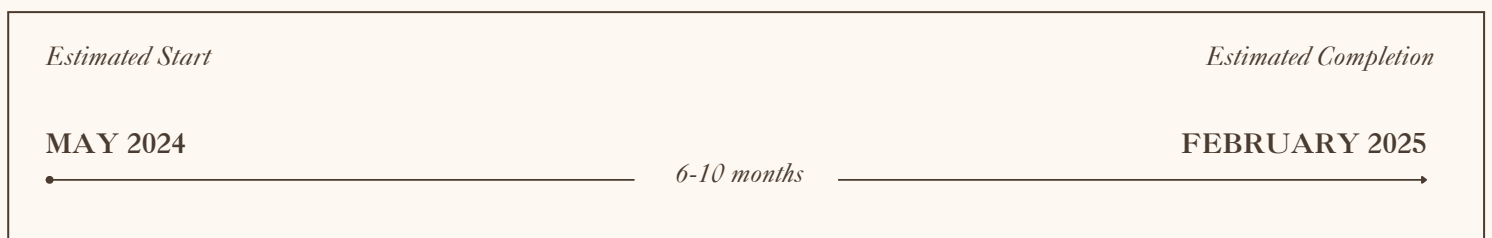


Three homes disguised as one large stately home. Live in a manor house for the price of a townhouse.

Price List

	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Home 1	2	1.5	Carpark	74	\$769,000
Home 2	3	1.5	Carpark	95	\$839,000
Home 3	2	1.5	Carpark	74	\$769,000

Build time





Your Rental Appraisal

1 March 2024



ADDRESS: Home 1 & 3, 17 Ely Street

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 - \$580 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



Your Rental Appraisal

1 March 2024



3



1.5



1

ADDRESS: Home 2, 17 Ely Street

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 **\$580 - \$600 per week** for an unfurnished, long-term rental.

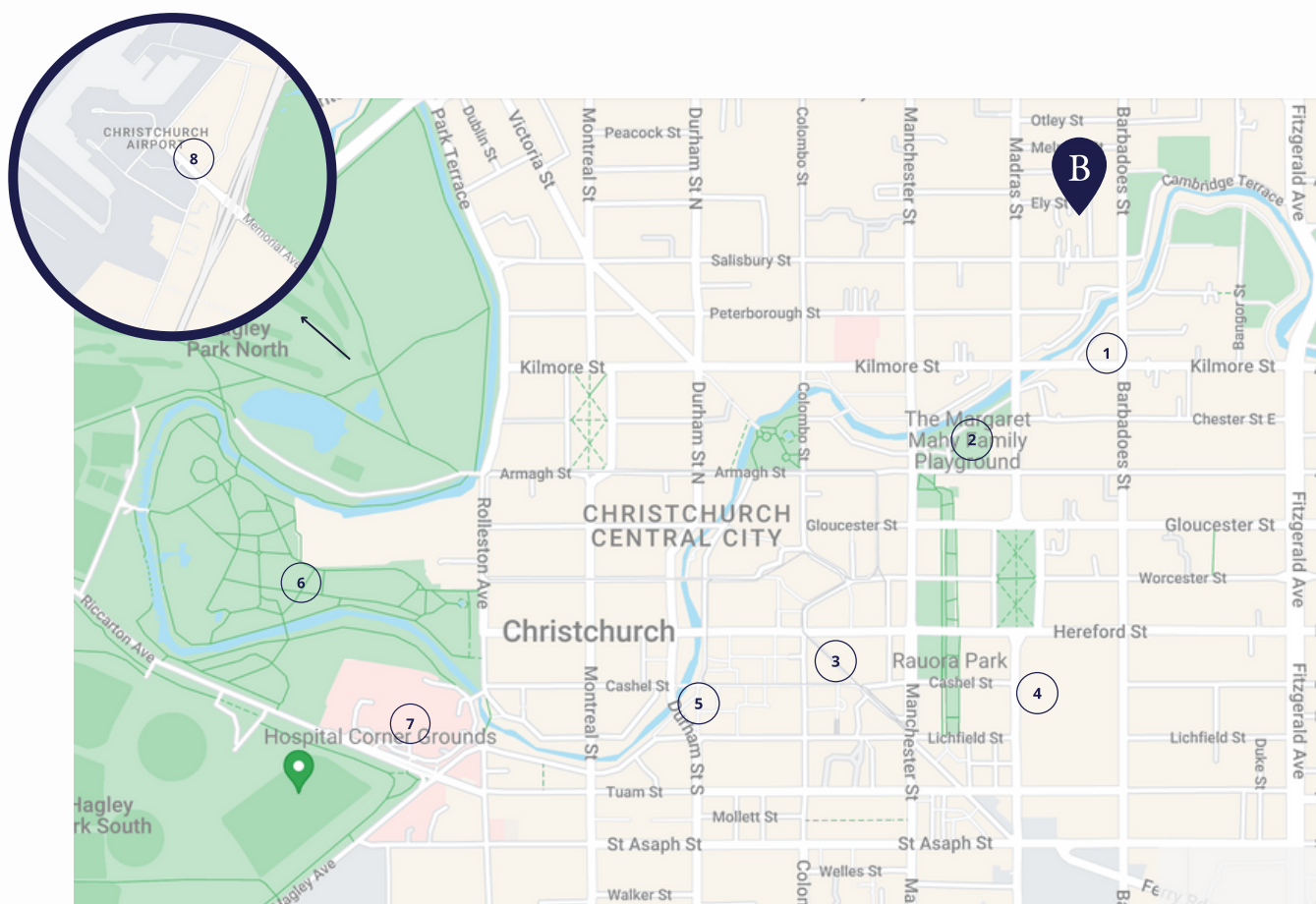
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Kind regards,

Ngaire Baker
Senior Property Manager

Location

These homes are located on the fringe of Christchurch City, offering the city on your doorstep. Not only does living in the CBD remove the need for commuting, you will find bars and restaurants on the terrace and bustling eateries scattered throughout the city, Hagley Park, and Christchurch's finest retail centers only a short walk away. Below are some of our favorite spots next to your next home or investment property.

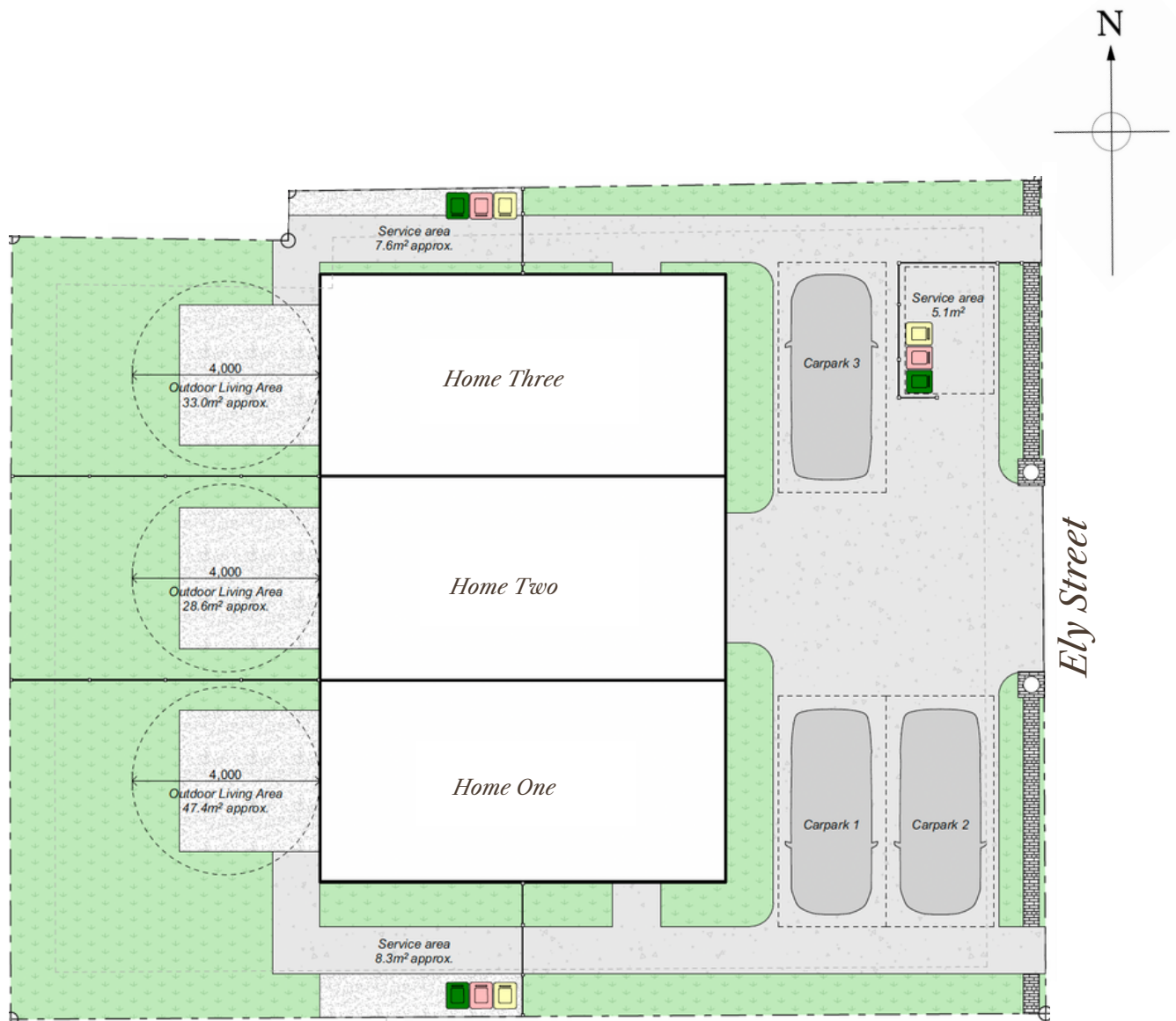


- ① Piko Wholefoods - 450m
 - ② The Margaret Mahy Family Playground- 850m
 - ③ The Crossing - 1.9km
 - ④ Te Kaha Stadium - 2.0km
- ⑤ Riverside Markets - 2km
 - ⑥ Botanical Garden - 2.7km
 - ⑦ Christchurch Hospital - 3.8km
 - ⑧ Christchurch International Airport - 10.6km (20min)

Site Layout

These three homes are designed to look like one large Colonial Revival home. The centre home is accessed through the grand front entrance and the two side homes are accessed via doors on the left and right.

17 Ely Street is thoughtfully laid out and designed with ample space and west-facing outdoor living areas, well positioned to capture all-day sun.

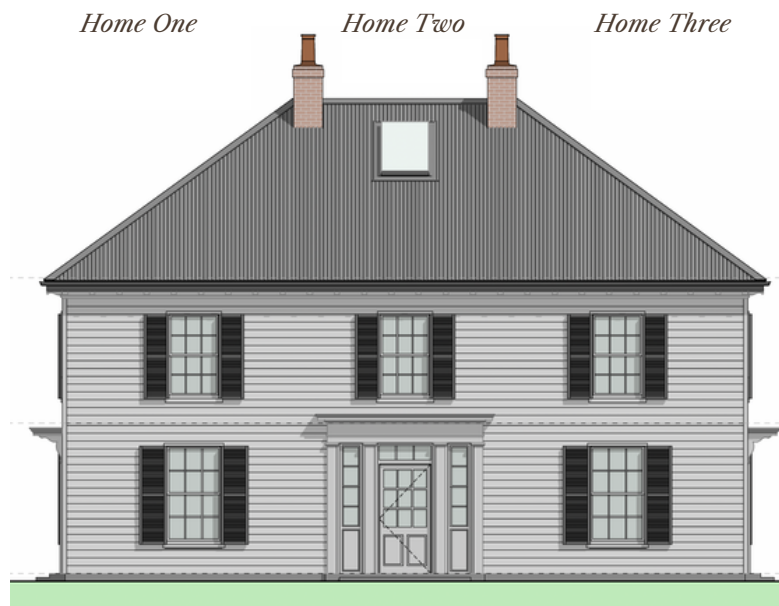


17 Ely Street, Christchurch City

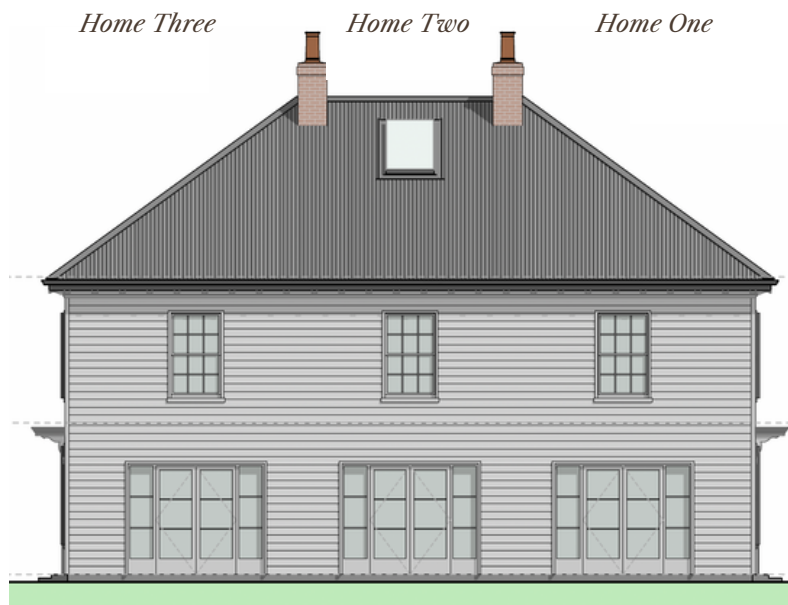
East & West Elevations

Ground Floor Stud Height of 2.55m

First Floor Stud Height: 2.45m



EAST ELEVATION



WEST ELEVATION

17 Ely Street, Christchurch City

North & South Elevations

Ground Floor Stud Height: 2.55

First Floor Stud Height: 2.45

Home One



SOUTH ELEVATION





Home Three



NORTH ELEVATION

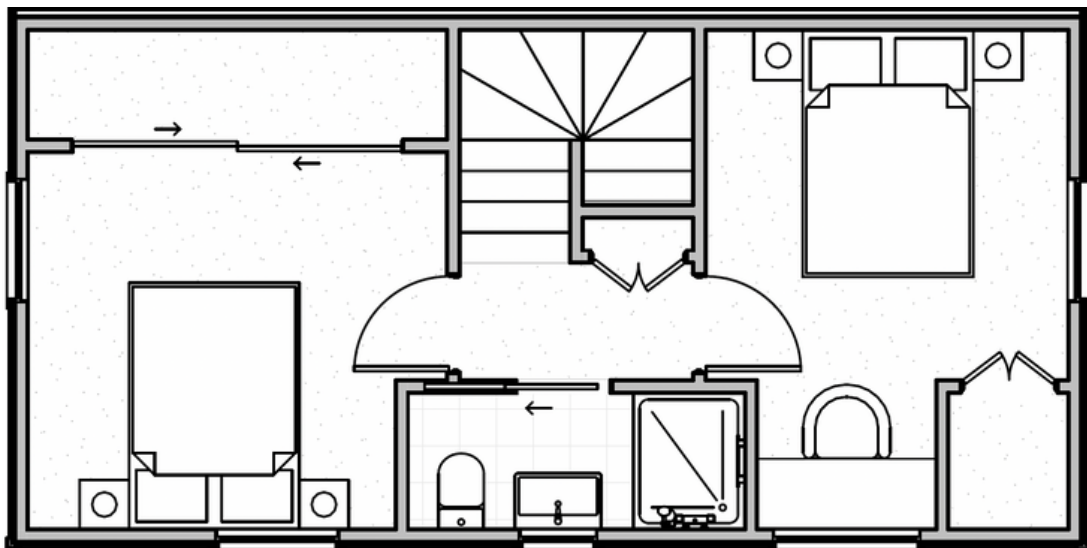
17 Ely Street, Christchurch City

Home 1 - Floor Plans

-  2
-  1.5
-  Carpark
-  74sqm



Ground Floor



First Floor

17 Ely Street, Christchurch City

Home 2 - Floor Plans



3



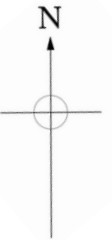
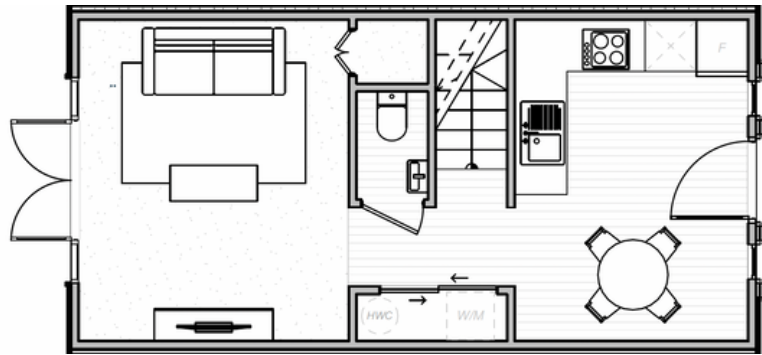
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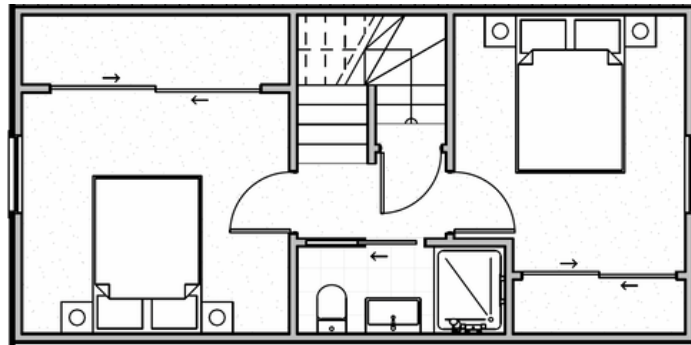
Carpark



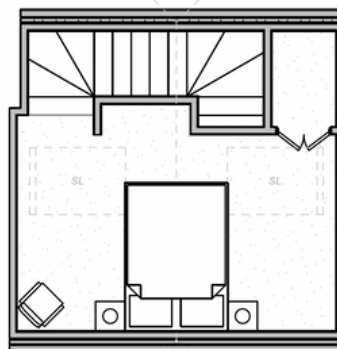
95sqm



Ground Floor



First Floor



Second Floor

17 Ely Street, Christchurch City

Home 3 - Floor Plans



2



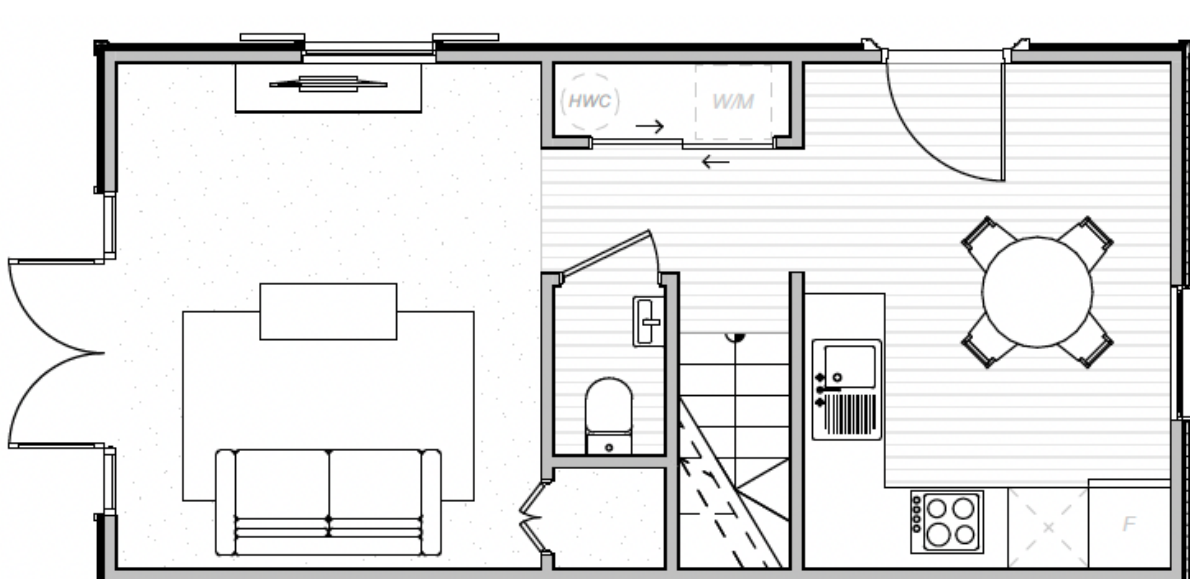
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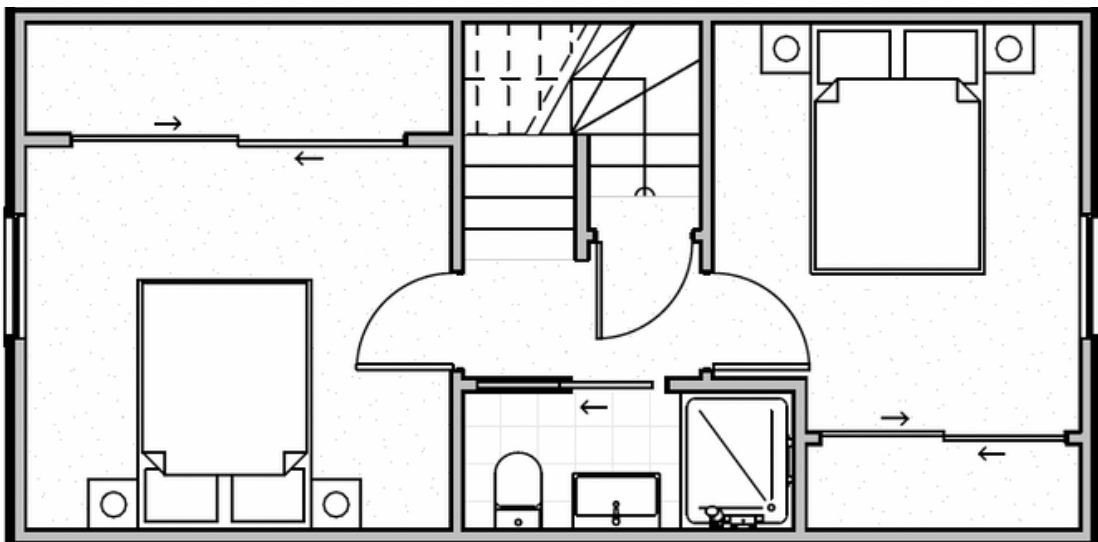
Carpark



74sqm



Ground Floor



First Floor

It's all in the details –
Standard Interior Spec

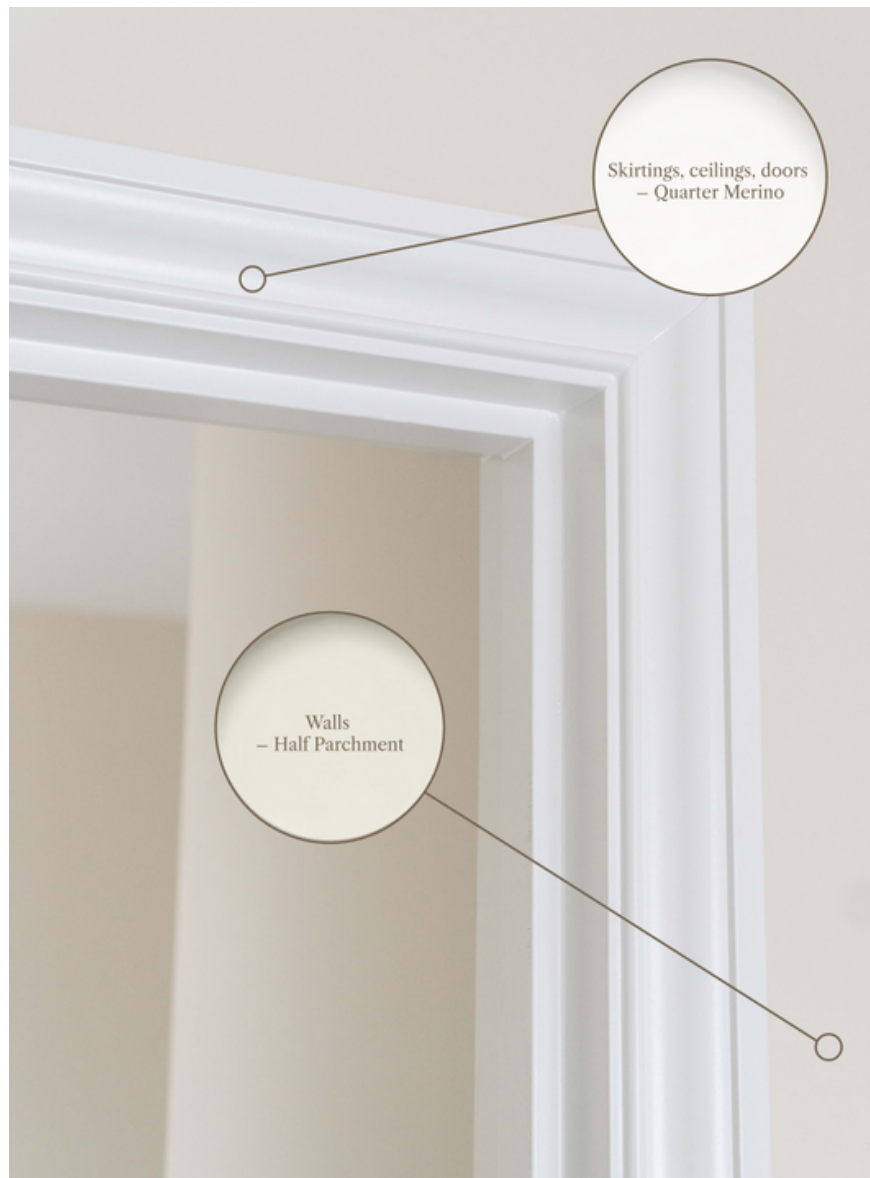
Standard interior spec

It's all in the details

These homes are the latest in our series of 'Colonial 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.



Skirtings, ceilings, doors
– Quarter Merino

Walls
– Half Parchment

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

Upgrade Options



Oak Flooring Upgrade
 • Colorado Oak
 • Congo Oak
 • Riverside Oak



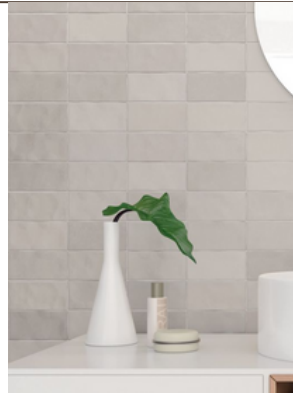
Door Handle Unlacquered Brass
 Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink
 Clotaire 500mm x 595mm



Traditional Beaded Board



Kitchen Splashback
 Fez Warm Matt



Shaker-Style Cabinetry
 • Melteca Warm White
 • Navy: Ink Breeze
 • Green: Pistachio
 Handles & Knobs
 Pictured: Tradco Unlacquered Solid Brass Cup and Knob



Kitchen Shelves



Brass Pendant



Kitchen Handles & Knobs
 1. Standard: Versailles Cup & Knobs
 2. Upgrade Option: Tradco Solid Handle and Knobs



Kitchen Tapware
 Perrin & Rowe Brushed Nickel - Ionian Two Hole Bench Mounted Mixer With White Porcelain Levers

Price Directory:

Electrical		Kitchen		Floor Coverings	
Pendant (Client to Supply)	\$259.00	Shaker Style Kitchen	TBC by Kitchen Designer	Change Carpet to Timber Tiles	\$45.00/sqm Floating
Additional Exterior Heritage Light	\$297.00	Upper Cabinetry	TBC by Kitchen Designer	Change Carpet to Oak Flooring	\$100.00/sqm Floating
		Island	TBC by Kitchen Designer	Change Timber Tiles to Oak Flooring	\$70.00/sqm Floating
Bathroom		Tradco Solid Cup Handles	\$5.00/handle	Other	
Shower Over Bath (Included Cavity Slider)	\$3420.00	Tradco Solid Knobs	\$10.00/knob	Beaded Board (Floor To Ceiling)	\$317.00/sqm
Fully Tiled Single Shower	\$1035.00	Butlers Sink	\$1500.00	Door Handle Upgrade	\$350.00/handle
Fully Tiled Double Shower	\$1725.00	Splashback	\$132.00/sqm	Extra Heatpump (7kw)	\$4105.00
Shower Nook (H300mm x W200mm)	\$ 880.00	Perrin & Rowe Kitchen Mixer Upgrade		Kitchen Shelves	\$200.00/shelf
Bathroom Floor & Wall Tiles (Tiles over \$46.00/sqm is an additional cost to clients)		• Brushed Nickel	\$1330.00		
		• Polished Brass	\$1600.00		

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.*

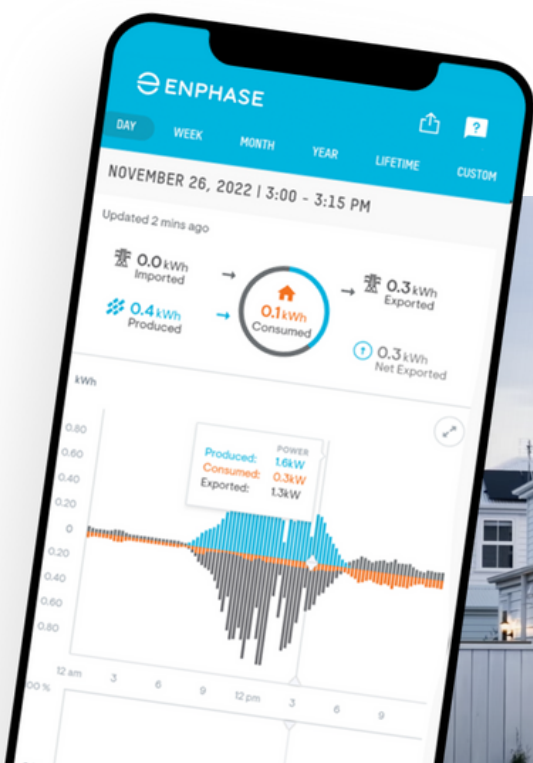
The system we install in Brooksfeld homes includes an ‘Enphase’ individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

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.

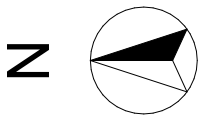
You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.

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



17 Ely Street –
Architects Plans



ELY STREET



BROOKSFIELD

PROJECT NAME
Ely Street Townhouses

PROJECT ADDRESS
17 Ely Street
Christchurch Central City
Christchurch

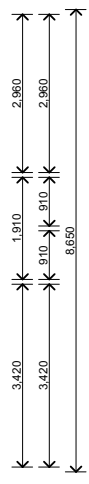
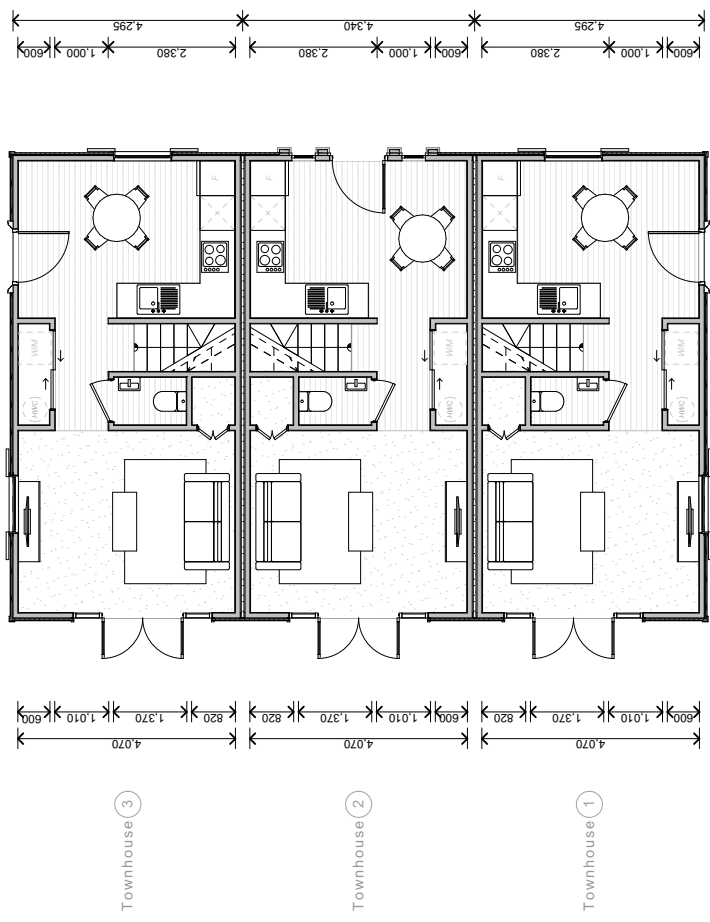
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23/01/2024

SCALE
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A 101

DRAWING NAME
Site Plan

1 Site Plan
1:100



2 Ground Floor Plan
1:100

BROOKSFIELD

PROJECT NAME
Ely Street Townhouses

PROJECT ADDRESS
17 Ely Street
Christchurch Central City
Christchurch

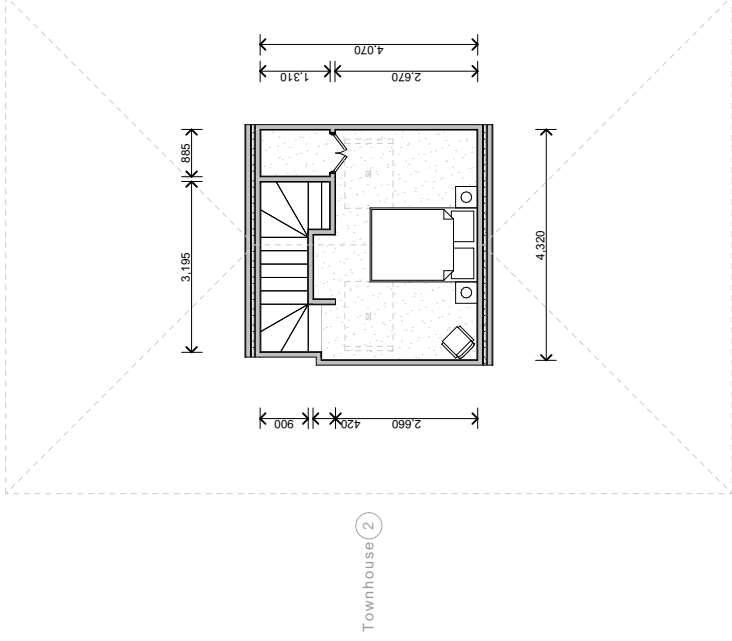
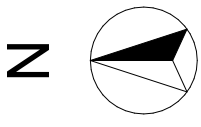
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DRAWING NO.

A105

DRAWING NAME
Ground Floor Plan



BROOKSFIELD

PROJECT NAME
Ely Street Townhouses

PROJECT ADDRESS
17 Ely Street
Christchurch Central City
Christchurch

DATE
23/01/2024

SCALE
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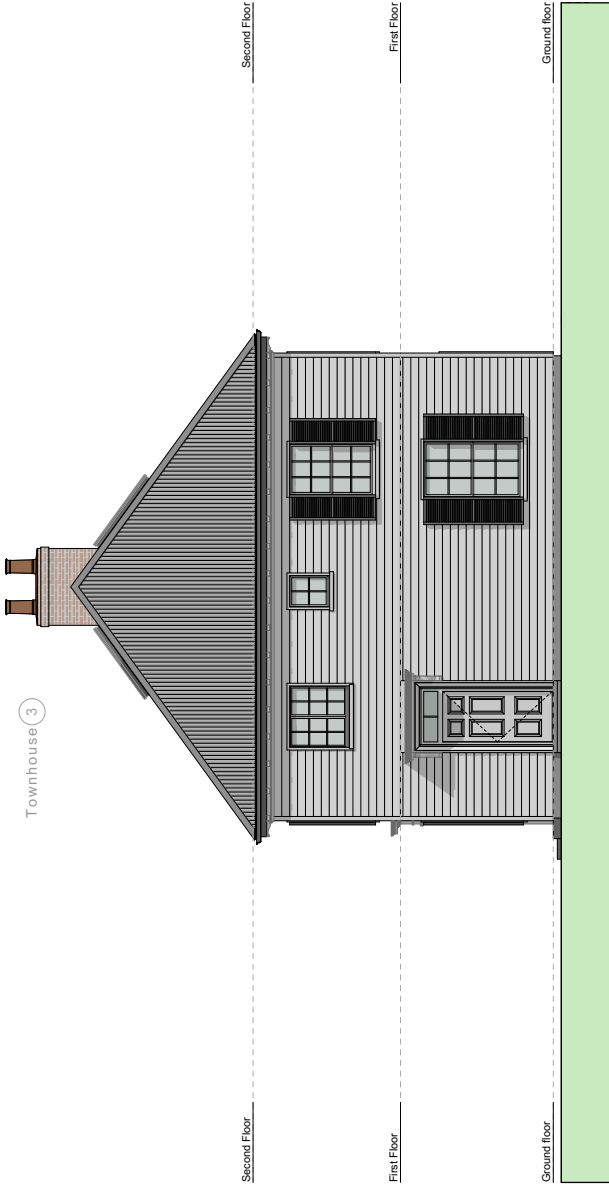
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Second Floor Plan

Second Floor Plan

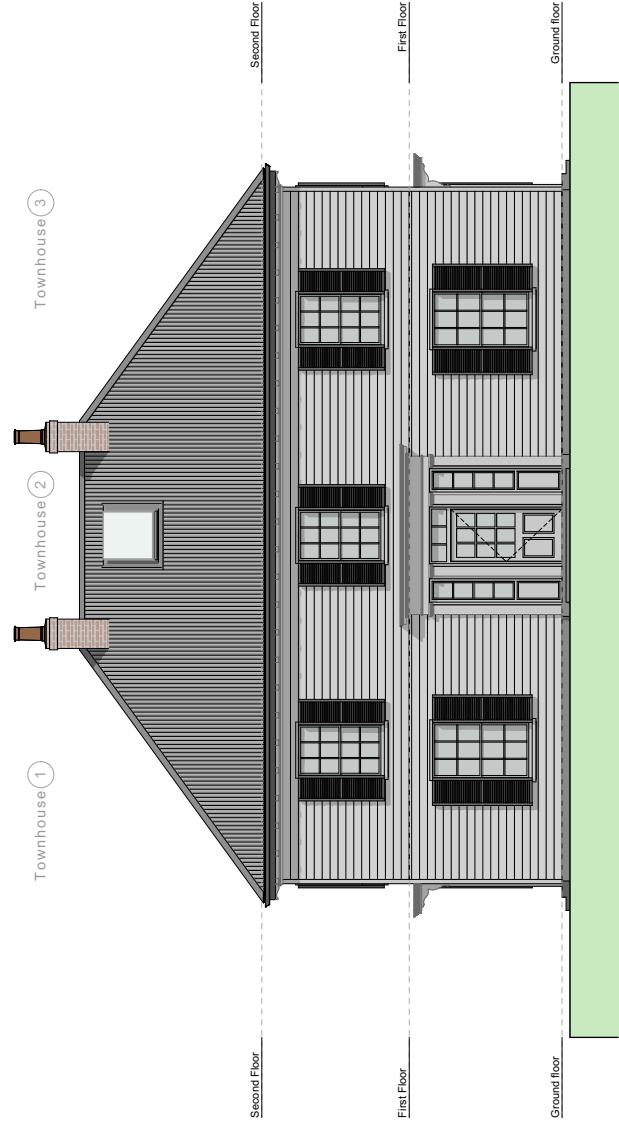
4

1:100



1 North Elevation

1:100



2 East Elevation

1:100

BROOKSFIELD

PROJECT NAME
Ely Street Townhouses

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17 Ely Street
Christchurch Central City
Christchurch

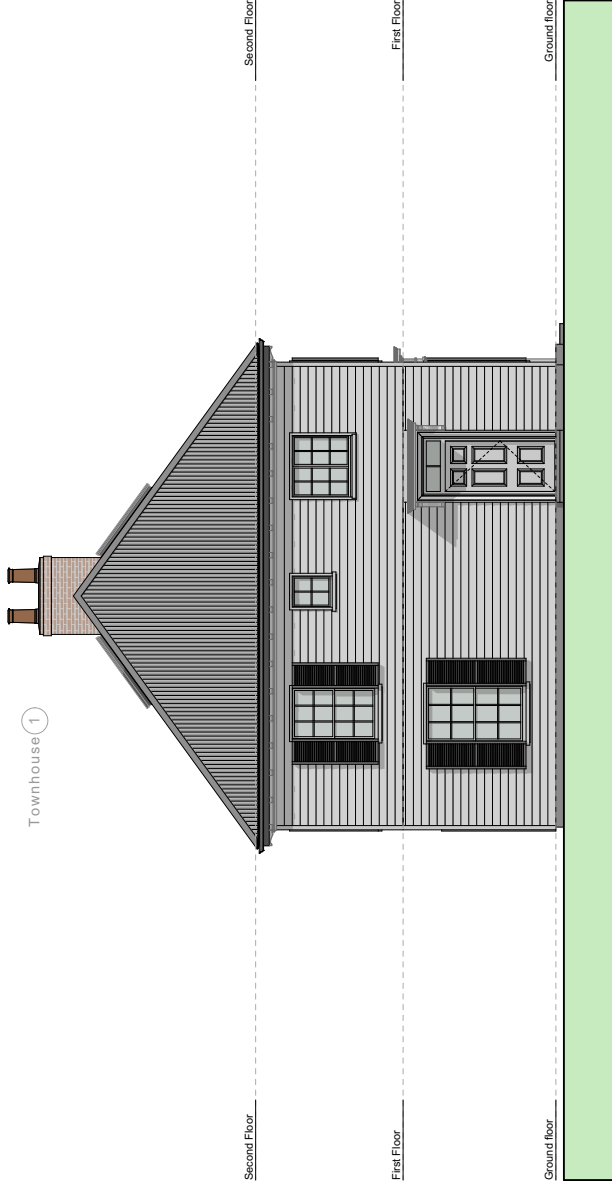
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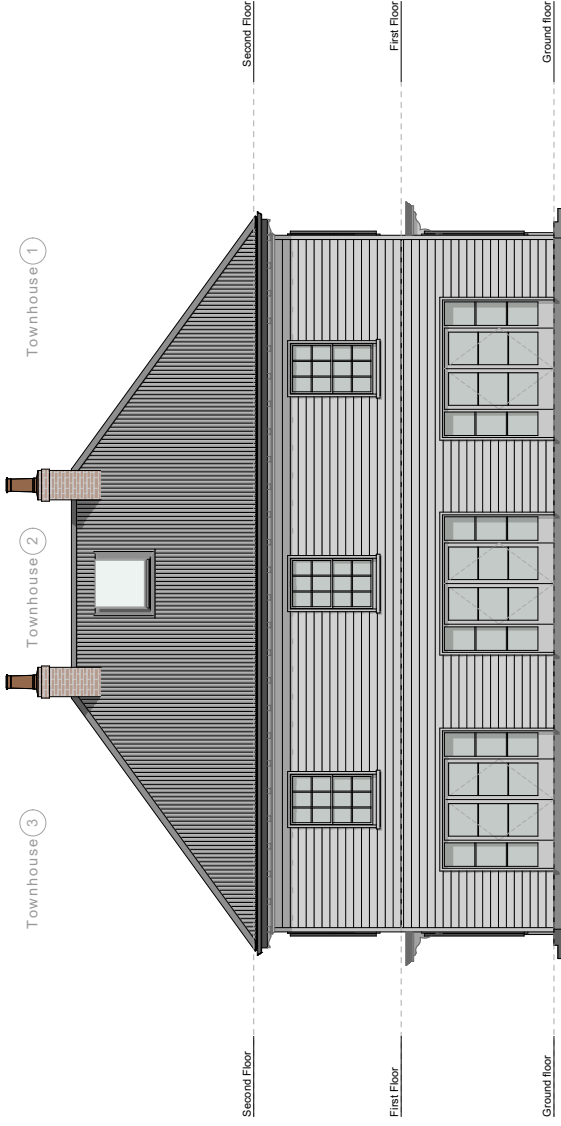
A 301

DRAWING NAME
**Elevations - North
& East**



3 South Elevation

1:100



4 West Elevation

1:100

BROOKSFIELD

PROJECT NAME
Ely Street Townhouses

PROJECT ADDRESS
17 Ely Street
Christchurch Central City
Christchurch

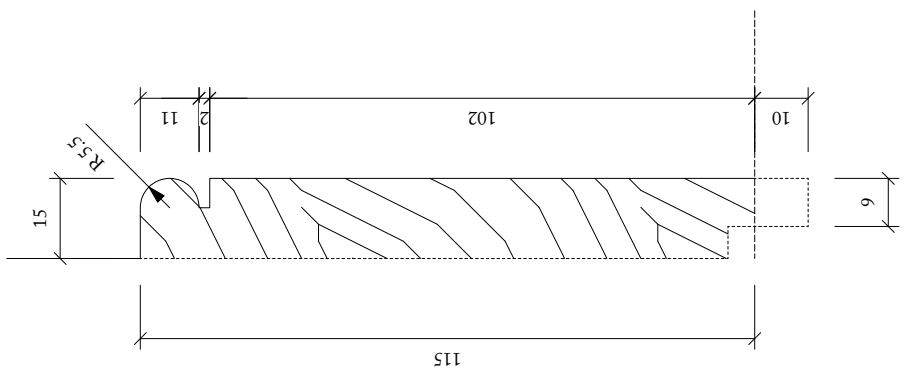
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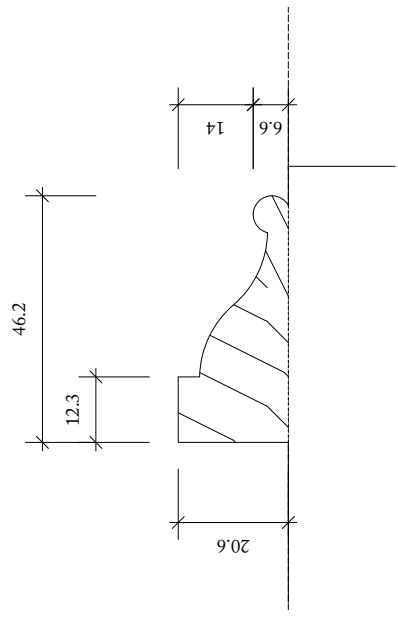
DRAWING NO.

A 302

DRAWING NAME
**Elevations - South
& West**



2 SKIRTING
1:1 @ A3



1 ARCHITRAVE
1:1 @ A3

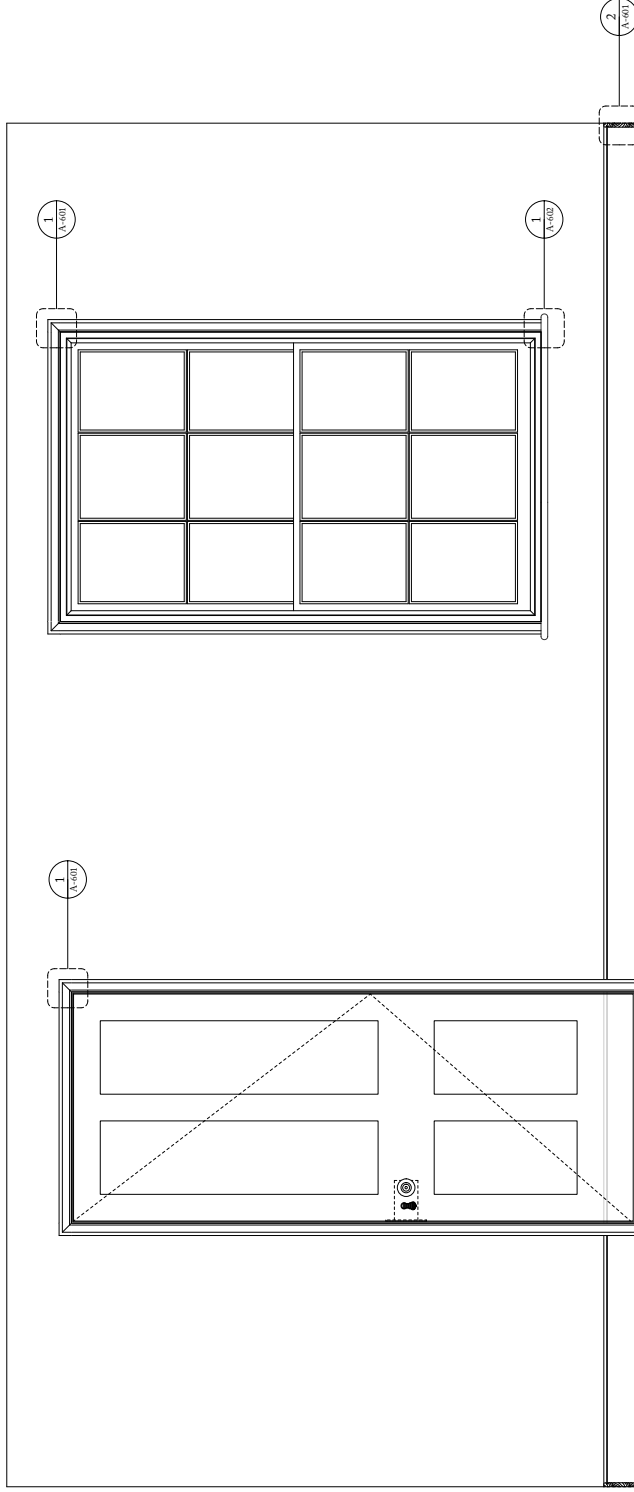


Ben Pentreath

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benpentreath.com

PROJECT:	BROOKSFIELD		
TITLE:	STANDARD PROFILES TYPE B		
DRAWING NO.:	A-01	REV. NO.:	-
SCALE:	N/A	DRAWN BY:	RI
DATE:	27/04/23	CHECKED BY:	RI
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Skirting and Architrave Profile - Homes 1-3



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

PROJECT: BROOKSFIELD

TITLE: STANDARD PROFILES
TYPE B ELEVATION

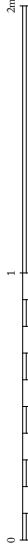
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DATE: 27/04/23 CHECKED BY: BEI

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Skirting and Architrave Profile - Homes 1 - 3



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.

