

17 Hornbrook Street, Christchurch

Brooksfield Modern



BROOKSFIELD

Location

Located on Hornbrook Street Street, just up from Waltham Park & Pool and 2 minute walk to Heathcote River or a 15 minute walk to the City. See below some of our favourite amenities and their distance from your next home or investment.

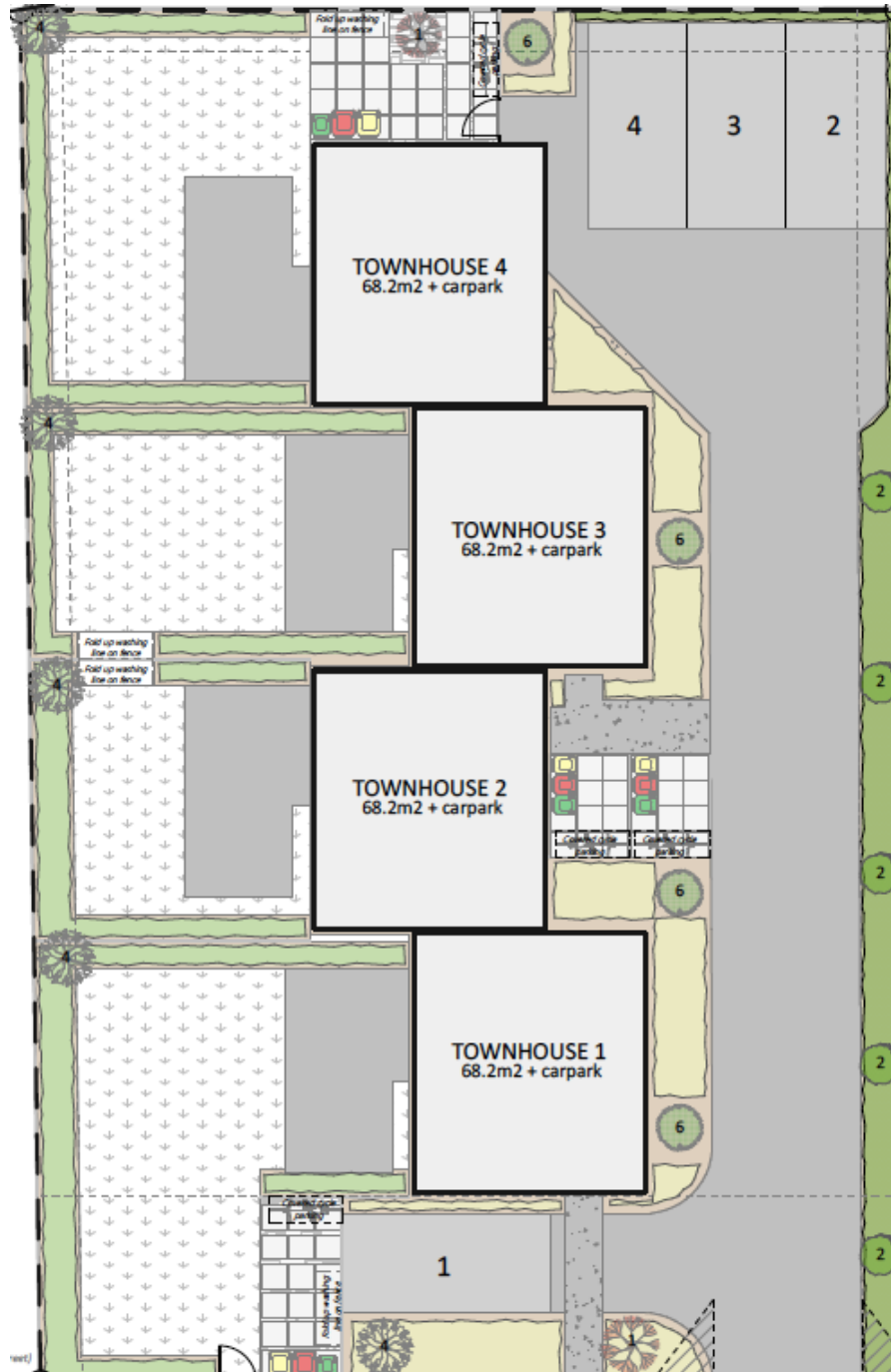


- | | |
|----------------------------|----------------------------------|
| 1 Waltham Park (20m) | 5 Cashmere, Walking tracks (2km) |
| 2 Heathcote River (100m) | 6 City Centre (2.8km) |
| 3 Colombo St Shops (1.8km) | 7 Hagley Park / Hospital (3.4km) |
| 4 Sydenham Park (1.6km) | 8 Airport (13km, 15mins) |

BROOKSFIELD

Layout

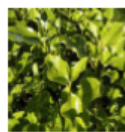
These 4 homes thoughtfully laid out and designed with space in mind. Each home comes with a large outdoor living space, lawn and a carpark. The wide driveway is lined with conifers, and established planting throughout.



TYPE 1 - CHERRY TREE
Prunus 'Acolade'



TYPE 2 - CONIFER
Thuja occidentalis 'Pyramidalis'



TYPE 3 - GRISELINIA
LITTORALIS HEDGE
'Broadway Mint'



TYPE 4 - KARAKA
Corynocarpus laevigatus



TYPE 5 GRASS/FERN/
SHRUB/HYDRANGEA
MIX
*Native flaxes, grasses,
tractor seats, ferns, etc.*



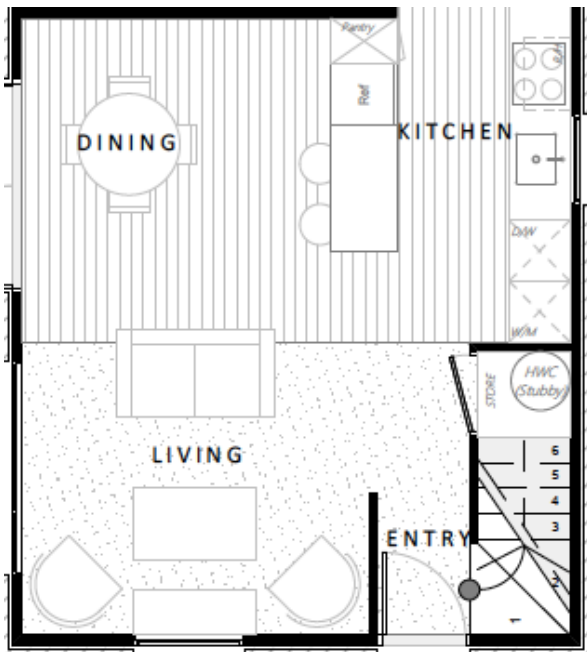
TYPE 6 MAGNOLIA
'TEDDY BEAR'
Magnolia grandiflora
'teddy bear'



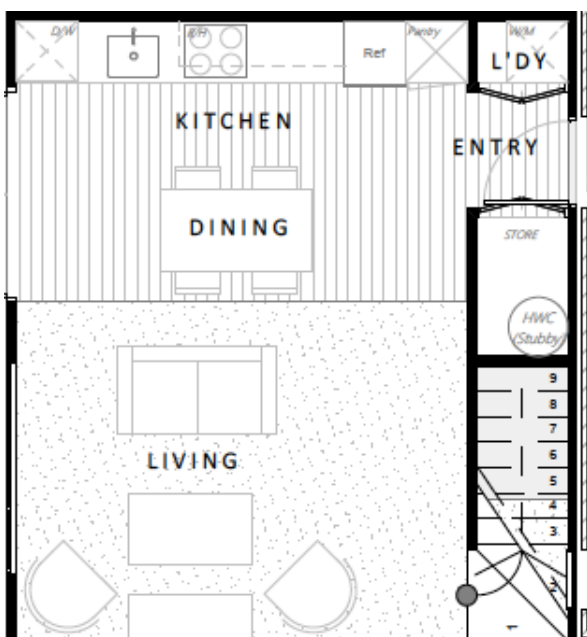
Design And Interior

There are two downstairs layouts at 17 Hornbrook Street, homes 1 & 3 have a large open plan living, dining and kitchen with an island bench. Homes 2 & 3 have a large studio kitchen / dining with a seperate laundry and under-stair storage. Upstairs in all 4 homes is the same with 2 large double bedrooms and a bathroom as-well as linen storage.

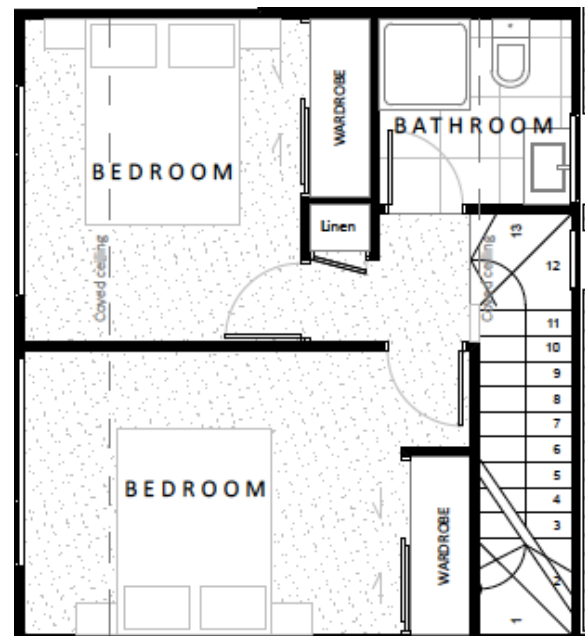
**Ground Floor
(Homes 1 & 3)**



(Homes 2 & 4)



**First Floor
(Homes 1 - 4)**



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Modern Colours & Specifications

Exterior



Cladding - Painted Brick



Doorhandle - Schlage S-6000
keyless entry

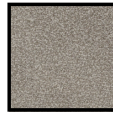


Roof - Longrun roofing

Interior



Walls - Clover Honey, 100%
natural plant based paint



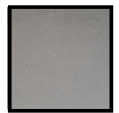
Carpet - 100% Wool



Skirtings, ceilings & doors-
Quarter Clover Honey, 100%
Natural plant based paint



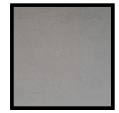
Kitchen Floor - Natural Cork



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
— T O W N H O U S E S —

Modern Plumbing & Electrical

Plumbing



Kitchen Mixer - Brushed Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Timber classic
700mm vanity



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



Robe Hooks - Bathroom



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



Bathroom heater - Serene
2068 heater



Outdoor lights - Modern up/down

BROOKSFIELD
— T O W N H O U S E S —

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD
— T O W N H O U S E S —



your rental assessment

17 Hornbrook Street, Christchurch

16 June 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **17 Hornbrook Street, Christchurch**.

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 **\$440 - \$460** 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.

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



Megan Looyer

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Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop

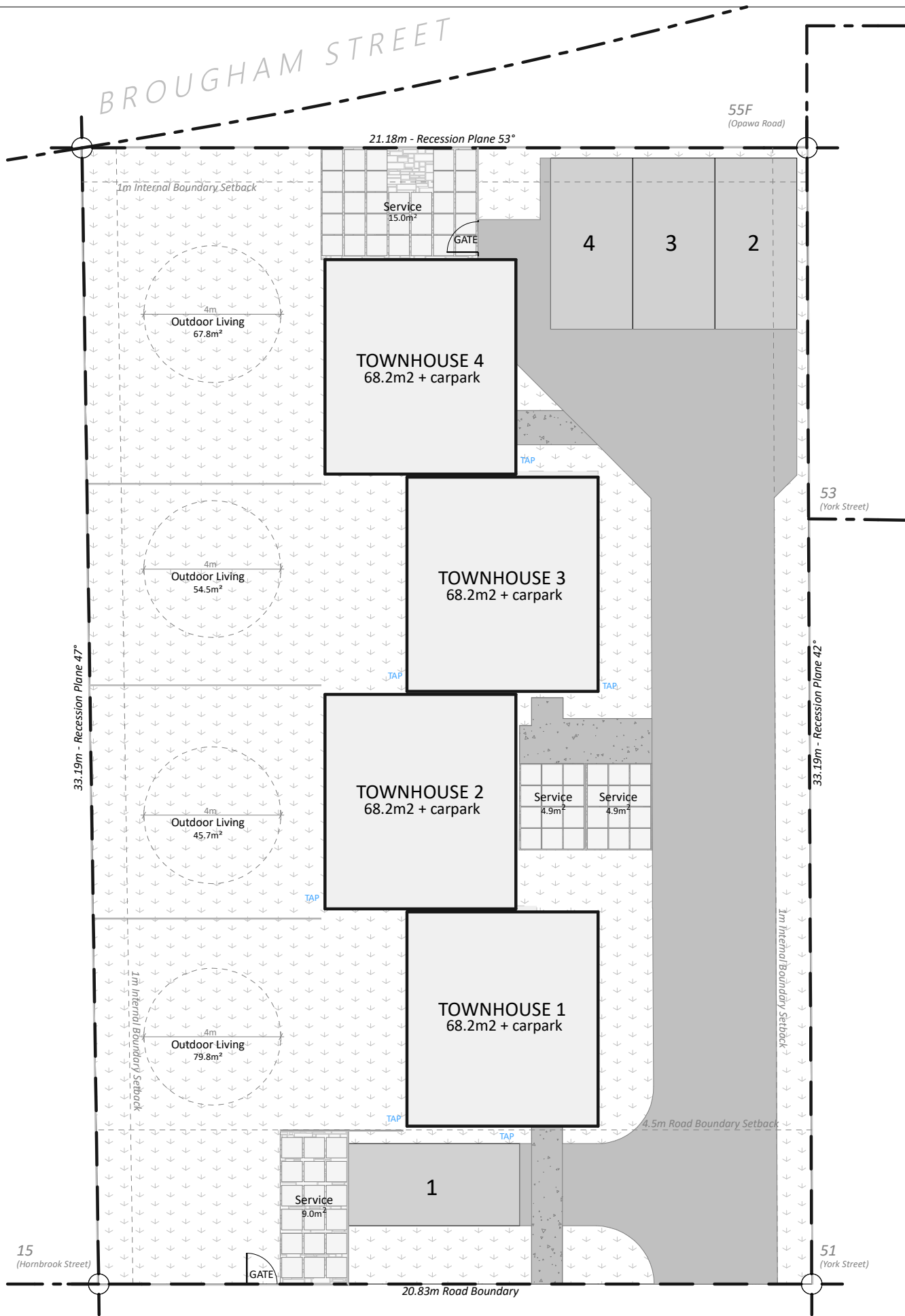
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
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A200	SITE ELEVATIONS
A201	SITE ELEVATIONS
A300	3D IMAGES



BROOKSFIELD
— HERITAGE —

H o r n b r o o k S t r e e t T o w n h o u s e s
1 7 H o r n b r o o k S t r e e t , W a l t h a m , C h r i s t c h u r c h



BROOKSFIELD

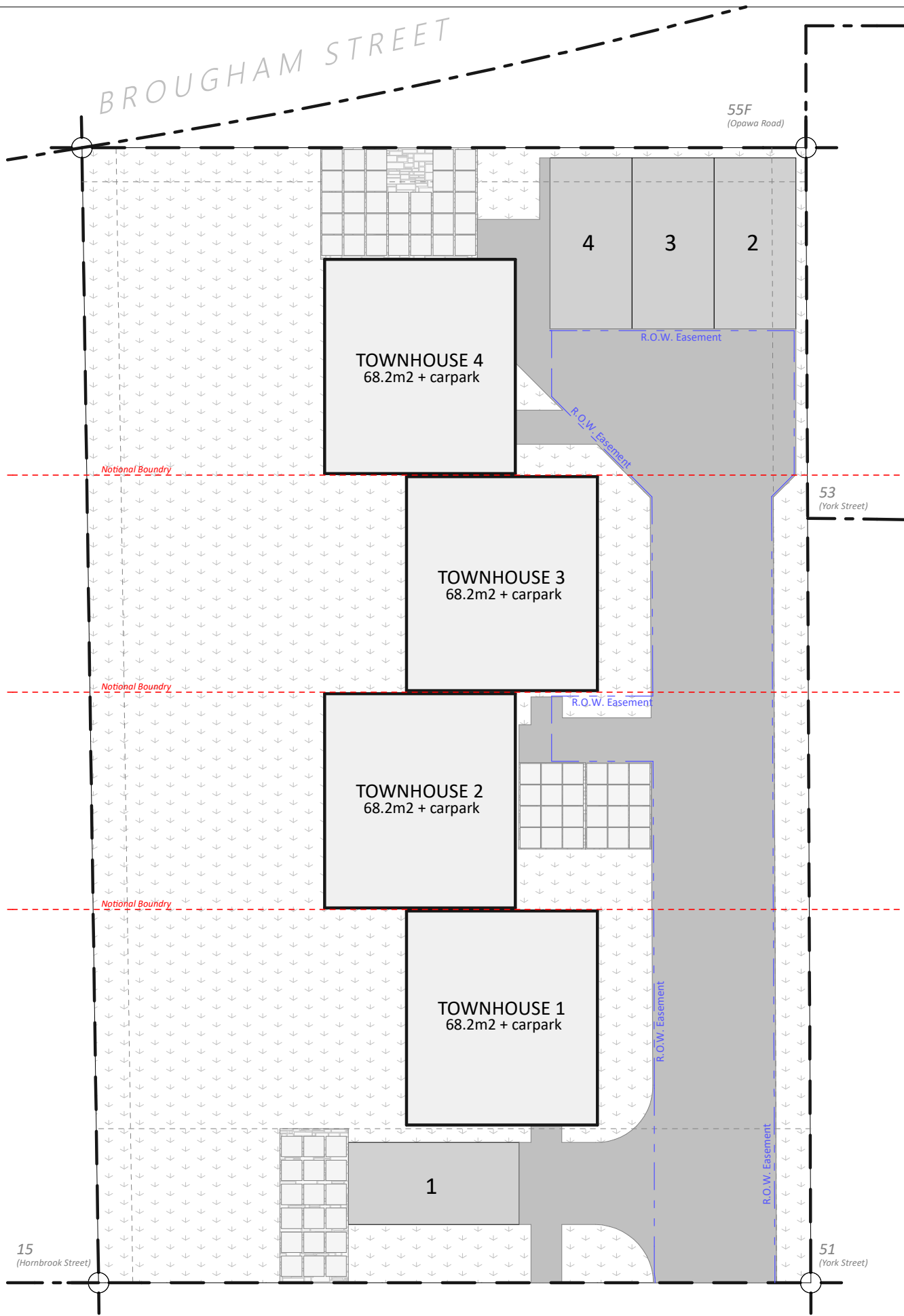
HERITAGE

PROJECT NAME
Hornbrook Street Townhouses

PROJECT ADDRESS
17 Hornbrook Street
Waltham
Christchurch

DRAWING NO. A001
REVISION A

DRAWING NO.
SITE PLAN



BROOKSFIELD
HERITAGE

PROJECT NAME
Hornbrook Street Townhouses

PROJECT ADDRESS
17 Hornbrook Street
Waltham
Christchurch

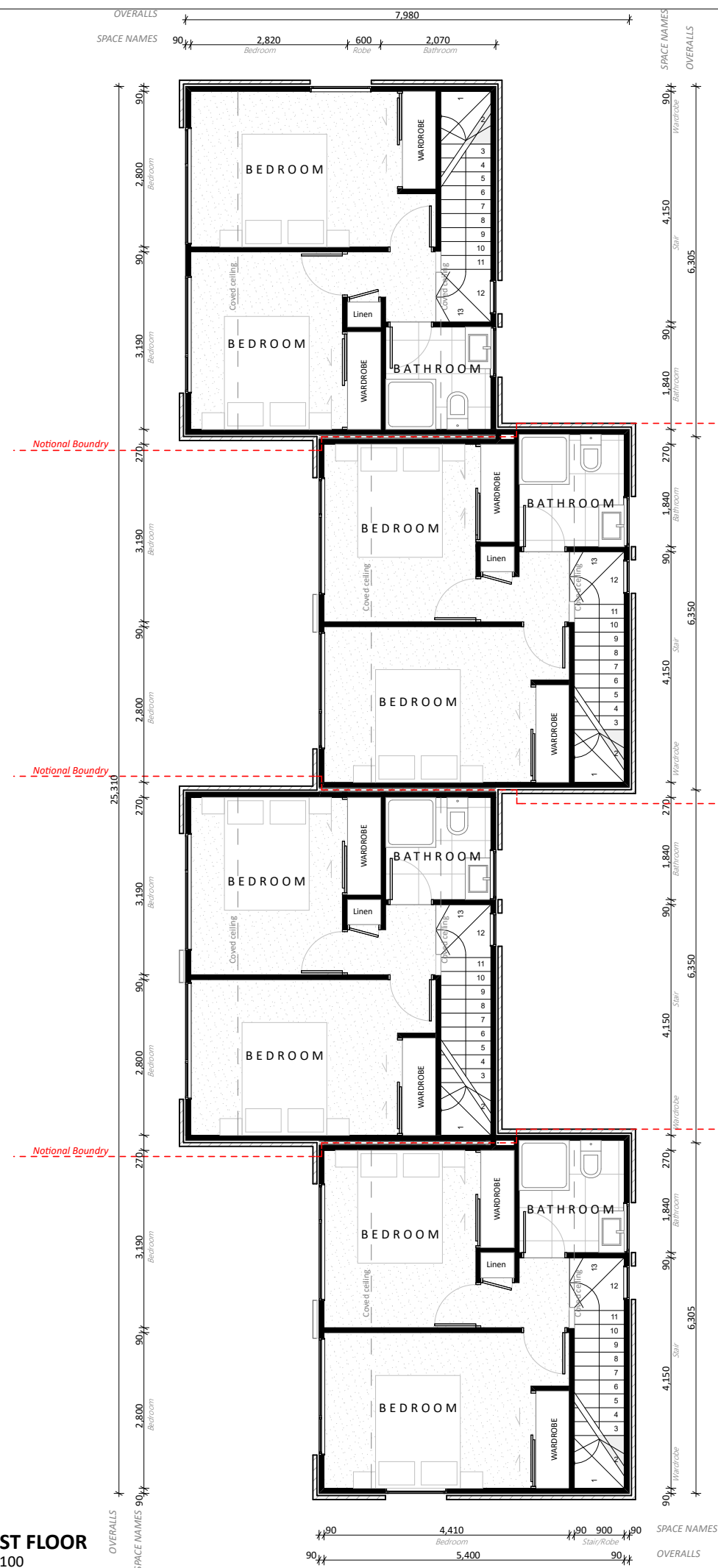
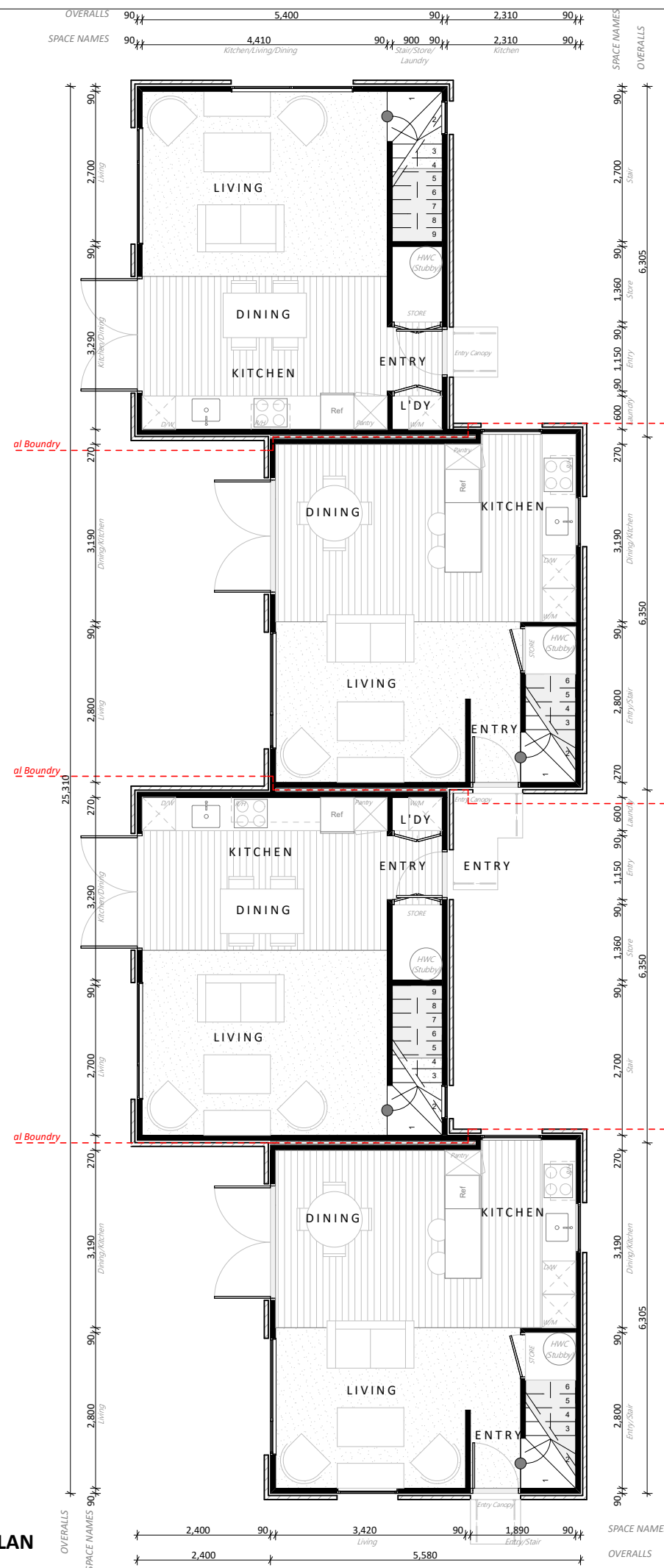
DRAWING NO. REVISION

A002 A

DRAWING NO.
SITE BOUNDARY PLAN



LANDSCAPING PLAN



LEGEND - WALLS

- | | |
|---|---|
|  | <p>90mm Timber Framed wall (external wall)</p> <ul style="list-style-type: none"> - 10mm GIB Board internal lining - 40mm Drained cavity - 70mm Brick |
|  | <p>90mm Timber Framed wall (internal wall)</p> <ul style="list-style-type: none"> - 10mm GIB Board internal lining - 20mm Drained cavity - 16-20mm Fibre Cement Board |
|  | <p>90mm Timber Framed wall (internal wall)</p> <ul style="list-style-type: none"> - 10mm GIB Board internal lining both sides |
| <p>Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification.</p> | |

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbcc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.

BROOKSFIELD
—HERITAGE—

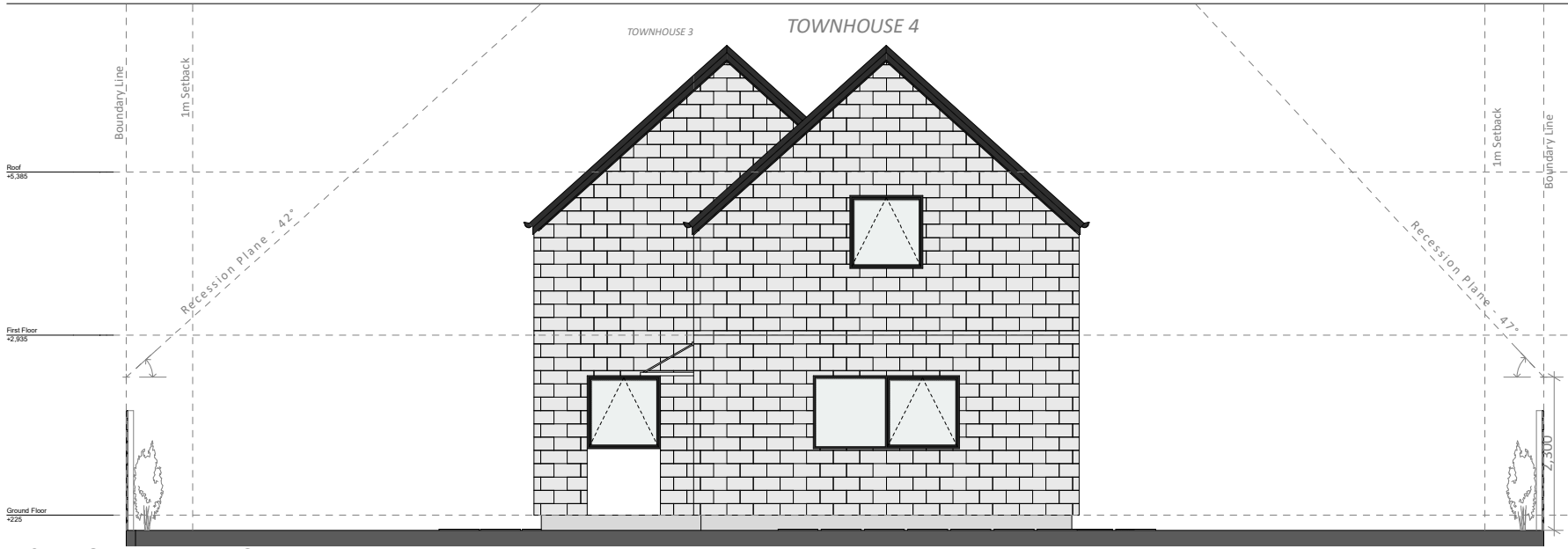
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Waltham
Christchurch

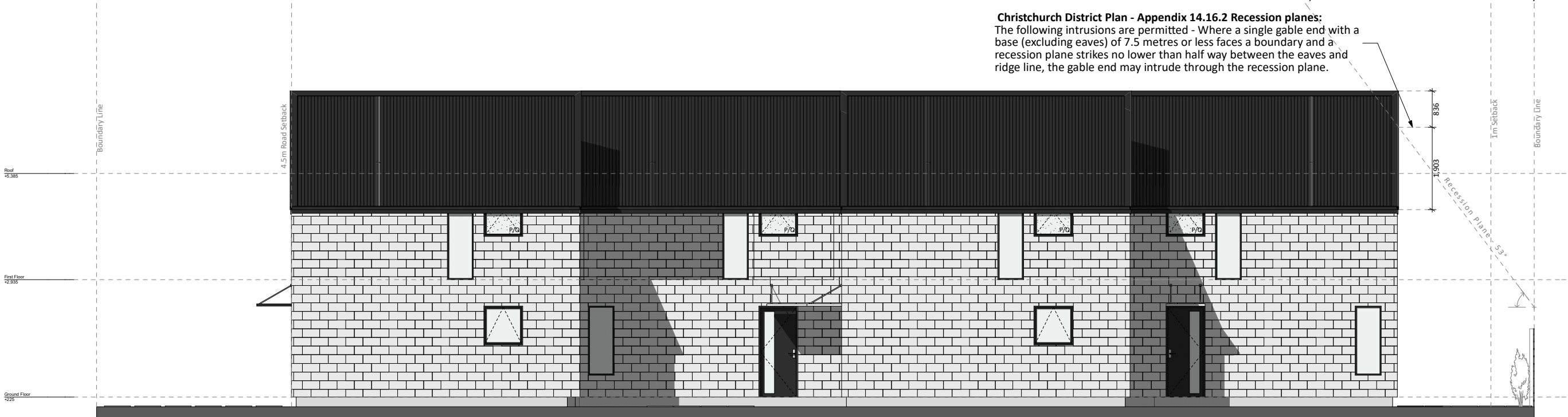
DRAWING NO.	REVISION
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A100 A

DRAWING NO.
FLOOR PLANS



E-01 NORTH ELEVATION
SCALE 1:100



E-02 EAST ELEVATION
SCALE 1:100



E-05 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.

Brick

- 70 Series brick on 40mm drained cavity system over wall underlay.
- Colour to be selected by Brooksfield Living.

Fibre Cement Board

- 16-20mm painted fibre cement board. Colour to be selected by Brooksfield Living.

P/O

- Permanently Obscured Glass**
- As required by Christchurch District Plan 14.4.2.8

Entry Canopy

- Auraa entrance canopy

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

Christchurch District Plan - Appendix 14.16.2 Recession planes:

The following intrusions are permitted - Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.

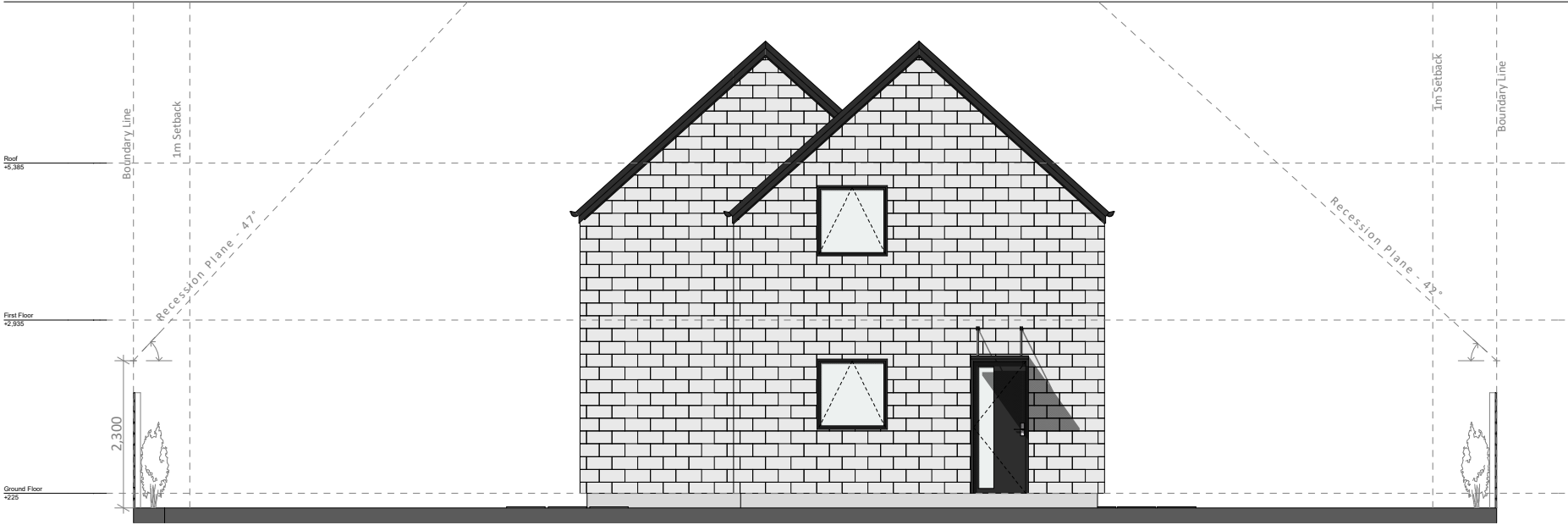
BROOKSFIELD
— H E R I T A G E —

PROJECT NAME
Hornbrook Street Townhouses

PROJECT ADDRESS
17 Hornbrook Street
Waltham
Christchurch

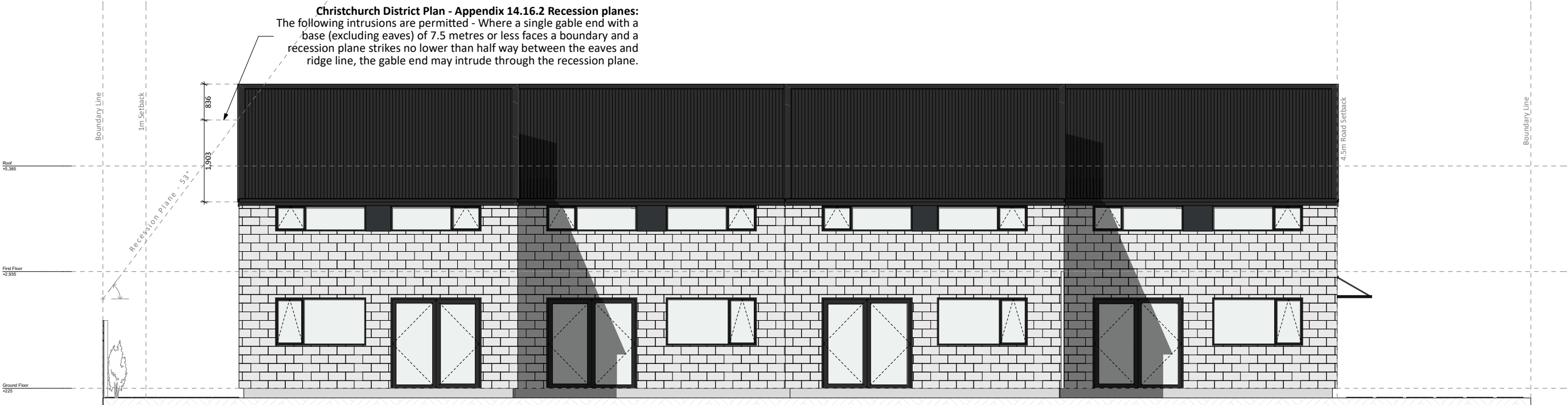
DRAWING NO. REVISION
A200 **A**

DRAWING NO.
SITE ELEVATIONS



E-03 SOUTH ELEVATION
SCALE 1:100

- LEGEND**
- Roof**
 - Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
 - Colour to be selected by Brooksfield Living.
 - Brick**
 - 70 Series brick on 40mm drained cavity system over wall underlay.
 - Colour to be selected by Brooksfield Living.
 - Fibre Cement Board**
 - 16-20mm painted fibre cement board. Colour to be selected by Brooksfield Living.
 - Permanently Obscured Glass**
 - As required by Christchurch District Plan 14.4.2.8
 - Entry Canopy**
 - Aural entrance canopy
- 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



E-04 WEST ELEVATION
SCALE 1:100

BROOKSFIELD
— H E R I T A G E —

PROJECT NAME
Hornbrook Street Townhouses

PROJECT ADDRESS
17 Hornbrook Street
Waltham
Christchurch

DRAWING NO. A201
DRAWING NO. SITE ELEVATIONS

REVISION A



Street View - Render



Drive View - Render



Development Overview - North



Development Overview - South

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Hornbrook Street Townhouses

PROJECT ADDRESS
17 Hornbrook Street
Waltham
Christchurch

DRAWING NO. REVISION
A300 A

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	1 Carpark	69m2	\$599,000.00
House 2	2	1	1 Carpark	69m2	\$599,000.00
House 3	2	1	1 Carpark	69m2	\$599,000.00
House 4	2	1	1 Carpark	69m2	\$599,000.00

Expected Start

October 2021

Expected Completion

April 2022

Title Type

Fee Simple

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



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