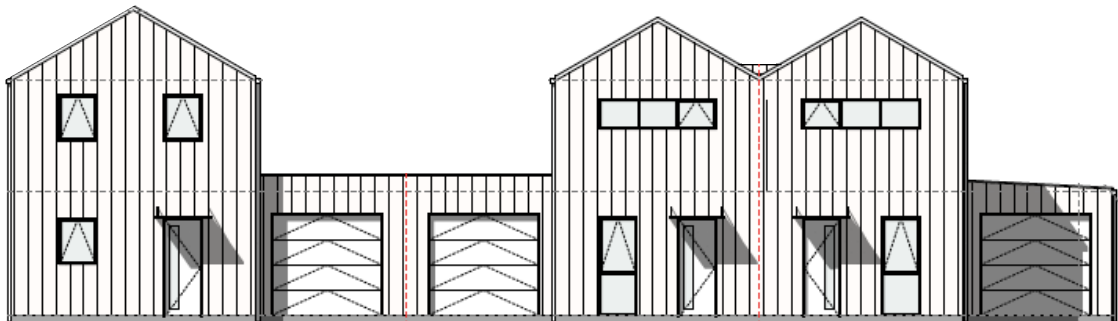


# 17 Ward Street, Addington, Christchurch City

Million Dollar Homes For Half The Price

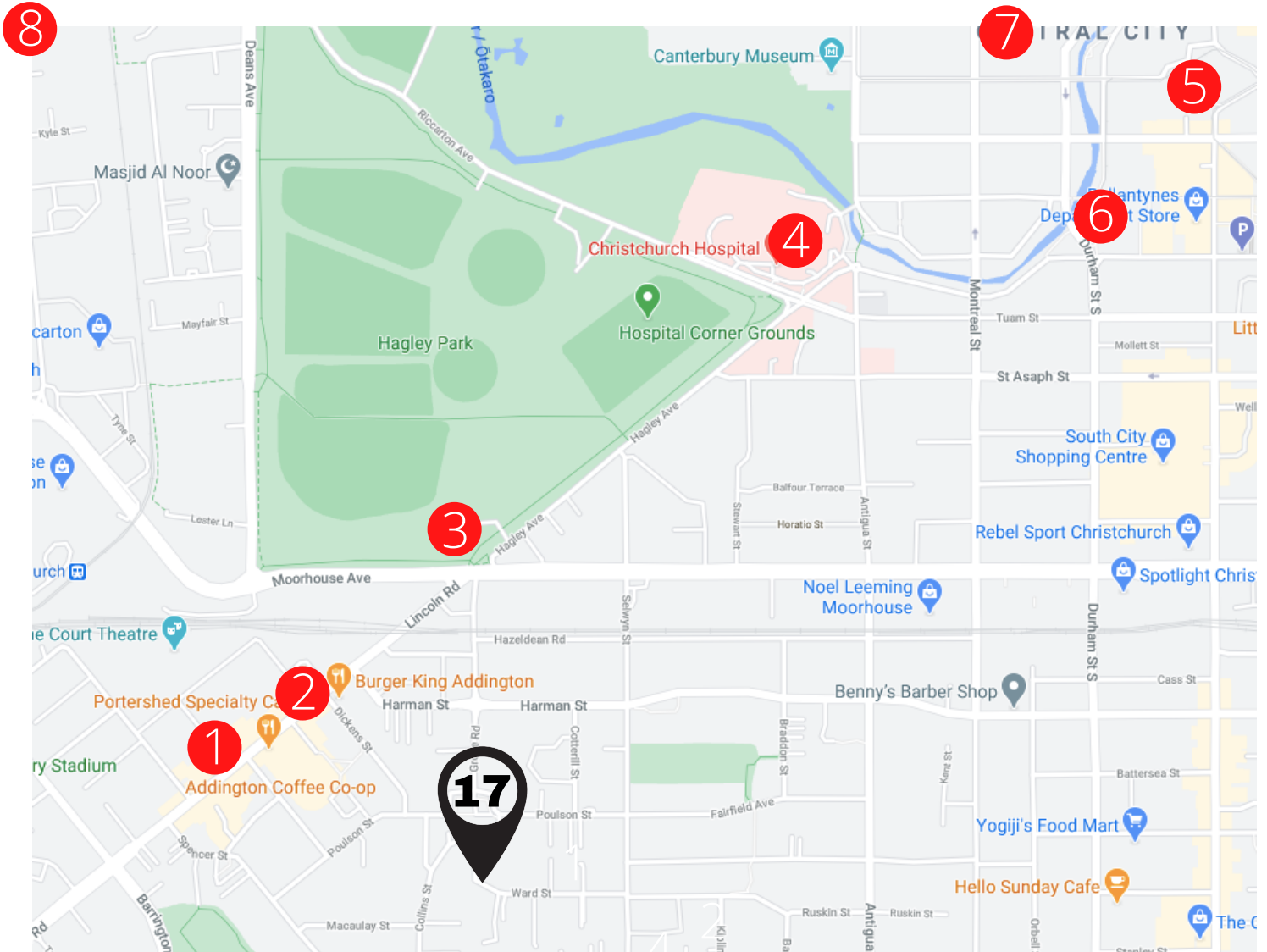
## Brookfield Modern Collection



**BROOKSFIELD**  
— TOWNHOUSES —

# Location

Located on Buffon Street, right over 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 Addington Coffee Co-op 200m
- 2 Addington Road Shops 700m
- 3 Hagley Park 900m
- 4 Hospital 1.7km

- 5 City Centre 3km
- 6 Riverside Market 2.4km
- 7 Christchurch Art Gallery 3.5km
- 8 Christchurch Airport 9.7km

# Layout And Landscaping

These Brookfield Modern Homes are spread across just over 500 square metres of land, where space and privacy are a luxury. Each Townhouse has an established new planting scheme of Olive, Maple and Cherry trees along with Grisilinea hedging and star jasmine ground cover.

## Layout



## Planting Legend



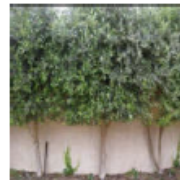
**TYPE 1 - MAPLE TREE**  
"Acer Griseum,  
Paperbark"



**TYPE 2 - CONIFER**  
"THUJA occidentalis  
"Pyramidalis"



**TYPE 3 - GRISELINIA  
HEDGE**  
"Griselinia littoralis,  
Broadway Mint"



**TYPE 4 - OLIVE TREE  
HEDGE**  
"Olea europaea Picual"



**TYPE 5 - CHERRY TREE**  
Prunus 'Accolade'



**TYPE 6 - STAR JASMINE**  
"Trachelospermum  
jasminoides"



# Design And Interior

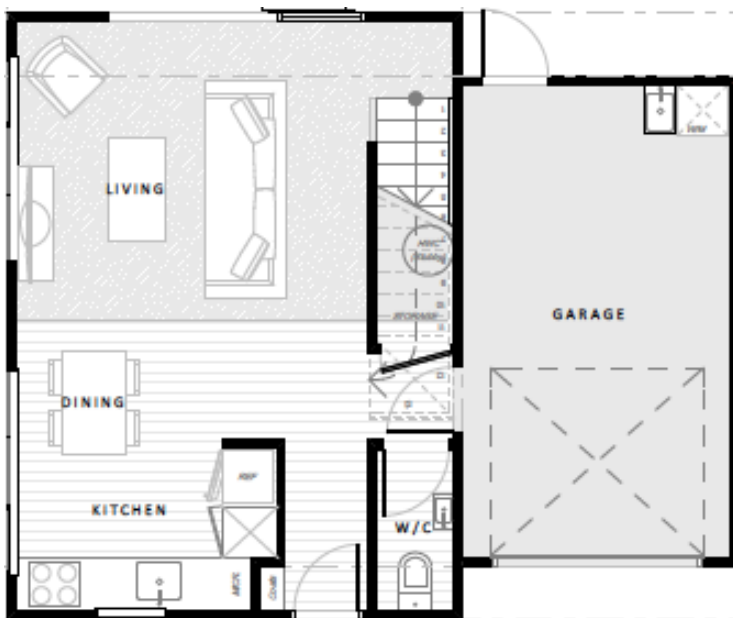
## Townhouse 1

These Brookfield Modern Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living. We are passionate about townhouse living in Christchurch.

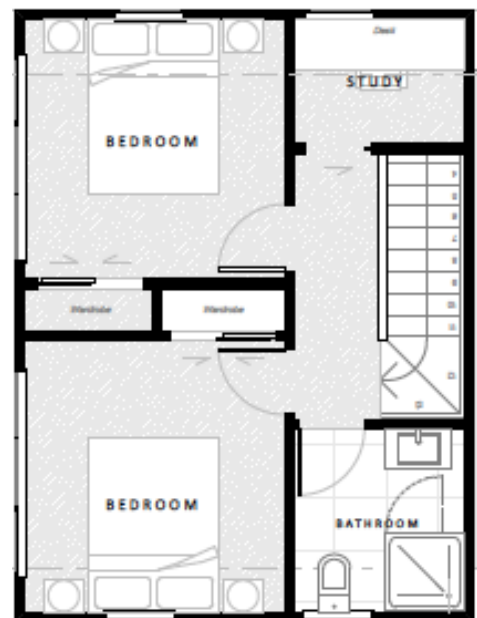
These Homes are entered through a modern portico. Each of these homes have a studio style kitchen with stone bench tops, soft close drawers and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard, guest toilet and an internally accessed garage with a laundry.

The second level is accessed via the sunny stairwell thanks to the large ranch slider at the foot of the stairs. Upstairs are two large bedrooms, a study and a bathroom with tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

### Ground Floor



### First Floor



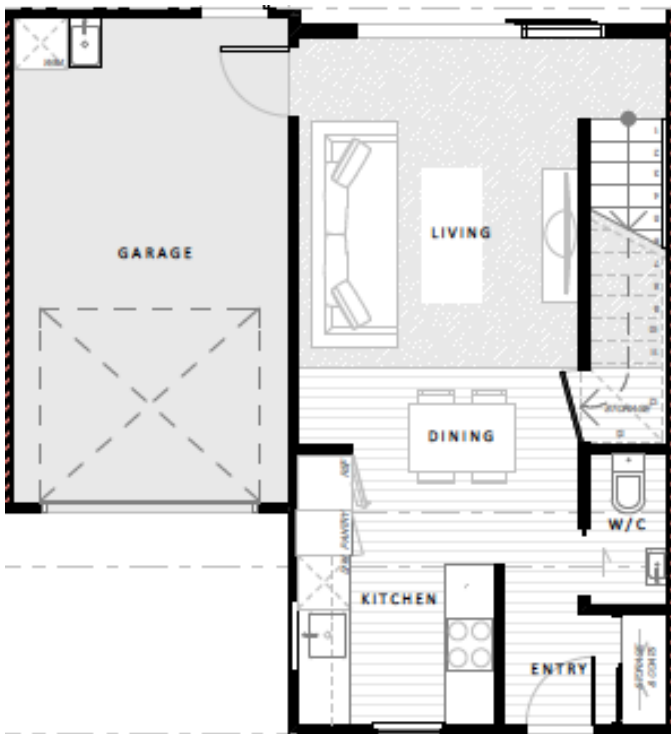
# Design And Interior

## Townhouse 2 & 3

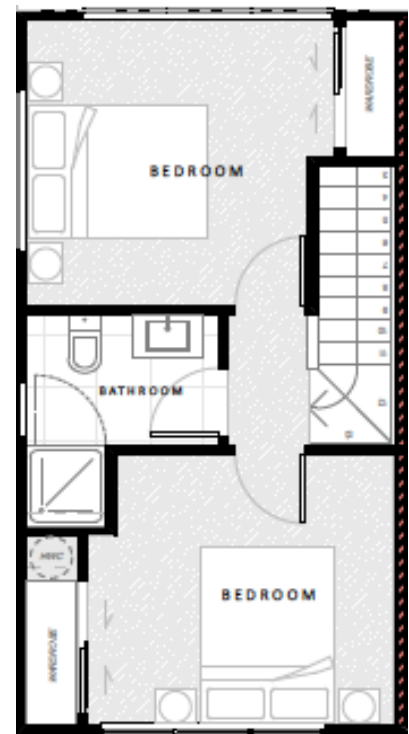
These Homes are entered through a modern portico. They have a studio style kitchen with stone bench tops and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard and easily accessible laundry cupboard, while also having a guest toilet and coat/storage cupboard as you enter.

The second level is accessed via the sunny stairwell thanks to the large ranch slider at the foot of the stairs. Upstairs are two large bedrooms and a bathroom with tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

### Ground Floor

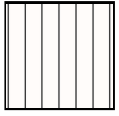


### First Floor



# Colours & Specifications

## Exterior



Cladding - White  
Eurotray



Doorhandle - Schlage S-6000  
keyless entry



Roof - White  
Longrun roofing

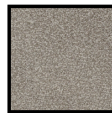


Wool Insulation

## 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 - Forest  
Cedar tile planks



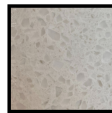
Bathroom Wall Tile -  
Metro Ashgrey Gloss



Kitchen Cabinets - Bestwood  
Ranfurly Oak



Bathroom Floor Tile -  
Metro Ashgrey Matt



Kitchen Bench - Stone -  
Coronet Peak



Roller Blinds - White - to all living  
areas



Splashback - Subway Tiles



Venetian Blinds - White -  
Bedrooms

# Plumbing & Electrical

## Plumbing



Kitchen Mixer - Brusked 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



Outdoor lights - Modern up/down



Bathroom heater - Serene  
2068 heater

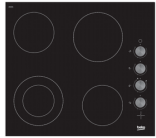
# Appliances



Oven - Beko Stainless Steel 5 function oven



Rangehood - Beko 60cm stainless steel



Cook Top - Beko 60cm ceramic cooktop



Dishwasher - Beko stainless steel B/U dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet



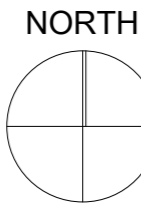
**SHEET INDEX**

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	SITE ELEVATIONS
A201	SITE ELEVATIONS
A300	3D IMAGES



**BROOKSFIELD**  
— LIVING —

**W a r d S t r e e t T o w n h o u s e s**  
1 7 W a r d S t r e e t , A d d i n g t o n , C h r i s t c h u r c h



WARD STREET



0. SITE PLAN  
SCALE 1:150



**PROJECT INFO:**

Address: 17 Ward Street  
Addington  
Christchurch

Legal Description: Pt Lot 3, DP 2211  
Title: CB11B/290

Site Area: 501m<sup>2</sup> (more or less)  
Building Area: 162.1m<sup>2</sup>  
Site Coverage: 32.4%

Planning Zone: Residential Medium Density Zone(RMD)  
Natural Hazards: Liquefaction management Area (LMA)

Wind Zone: Low  
Earthquake Zone: 2  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3  
Land Zone: TC2

**SITE PLAN LEGEND**

- Boundary Line
- Boundary setback as per TA 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.
- Outdoor tap  
- Brass outdoor hose tap

**SITE PLAN GENERAL NOTES**

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

**BROOKSFIELD**  
LIVING

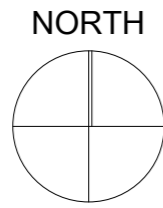
PROJECT NAME  
Ward Street Townhouses

PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION

**A001** **A**

DRAWING NO.  
**SITE PLAN**



WARD STREET



**0. SITE BOUNDARY PLAN**  
SCALE 1:150

**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:		TOWNHOUSE 2:		TOWNHOUSE 3:	
Ground Floor Area:	55.3m <sup>2</sup>	Ground Floor Area:	53.2m <sup>2</sup>	Ground Floor Area:	53.2m <sup>2</sup>
First Floor Area:	36.8m <sup>2</sup>	First Floor Area:	35.9m <sup>2</sup>	First Floor Area:	35.9m <sup>2</sup>
Total Floor Area:	92.1m <sup>2</sup>	Total Floor Area:	89.1m <sup>2</sup>	Total Floor Area:	89.1m <sup>2</sup>
Property Area:	159.5m <sup>2</sup>	Property Area:	152.5m <sup>2</sup>	Property Area:	188.7m <sup>2</sup>

**BROOKSFIELD**  
LIVING

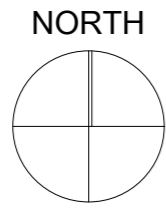
PROJECT NAME  
Ward Street Townhouses

PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION

**A002** **A**

DRAWING NO.  
**SITE BOUNDARY PLAN**



WARD STREET



**0. LANDSCAPING PLAN**  
SCALE 1:150

2.0x1.5m Clear visibility with planting not over 1000mm in height

2.0x1.5m Clear visibility with planting not over 1000mm in height

**LANDSCAPING LEGEND**

- Grass / lawn Area
- Planting area  
- native grasses planted, 1 / m2 approx to suit  
- medium bark chip finished
- Bark Area  
- medium bark chip finished
- Paver  
- 600x600 concrete pavers
- Patio  
- formed with 100mm concrete slab
- Gobi Block  
- Firth Gobi Block paving with gravel/stone chip finish

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**



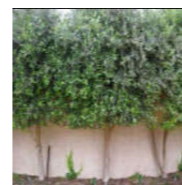
**TYPE 1 - MAPLE TREE**  
"Acer Griseum,  
Paperbark"



**TYPE 2 - CONIFER**  
"THUJA occidentalis  
"Pyramidalis"



**TYPE 3 - GRISELINIA HEDGE**  
"Griselinia littoralis,  
Broadway Mint"



**TYPE 4 - OLIVE TREE HEDGE**  
"Olea europaea Picual"



**TYPE 5 - CHERRY TREE**  
Prunus 'Accolade'



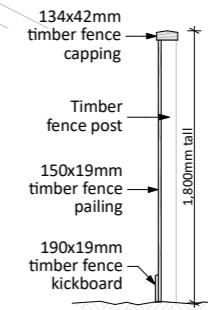
**TYPE 6 - STAR JASMINE**  
"Trachelospermum  
jasminoides"



**LETTERBOX**



- 3x Box Design letterbox on front boundary fence with Street number and unit lettering



**FENCE DETAIL**  
SCALE 1:50

**BROOKSFIELD**  
LIVING

PROJECT NAME  
Ward Street Townhouses

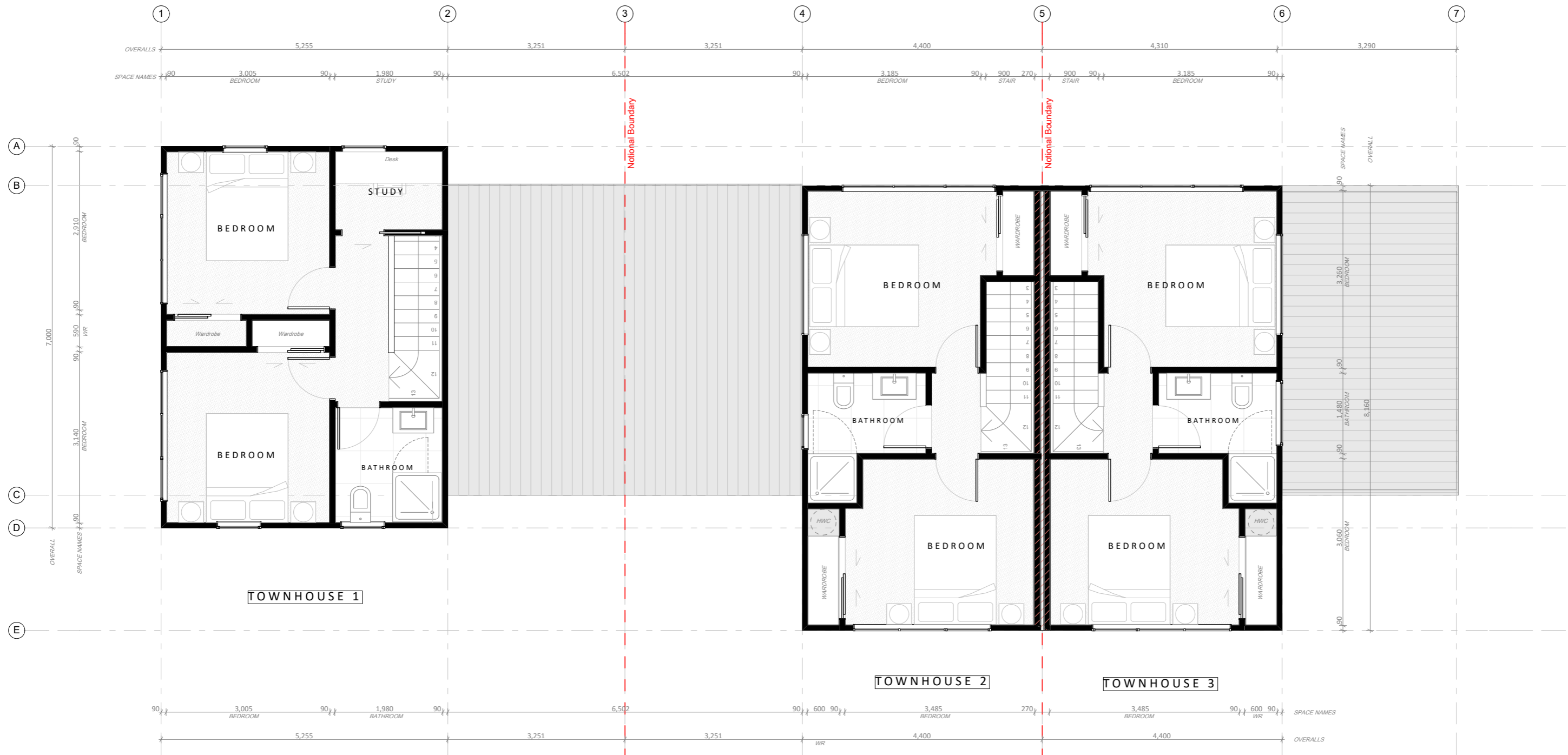
PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION

**A003** **A**

DRAWING NO.  
**LANDSCAPING PLAN**





**2. FIRST FLOOR**  
SCALE 1:75

**LEGEND - WALLS**

- 
 90mm Timber Framed wall (external wall)  
 - 10mm GIB Board internal lining  
 - 20mm drained cavity  
 - Architect Roof Company Vertical Roof Tray Cladding
  
- 
 90mm Timber Framed wall (internal wall)  
 - 10mm GIB Board internal lining both sides
  
- 
 Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications  
 Refer to FINISHES PLAN for wall lining specification.

**BROOKSFIELD**  
LIVING

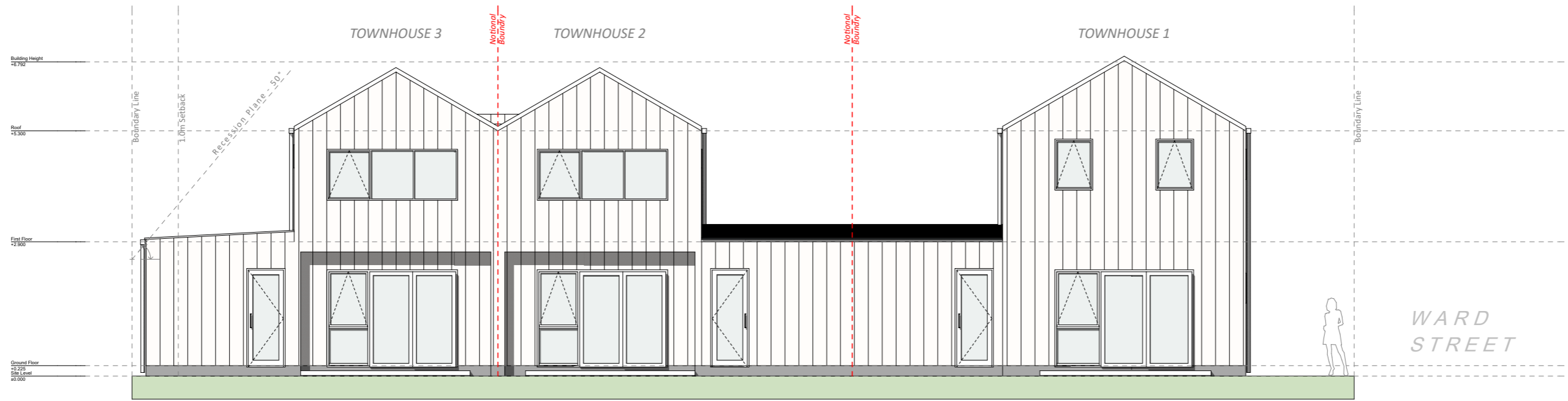
PROJECT NAME  
Ward Street Townhouses

PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION




**A101** **A**

DRAWING NO.  
**FIRST FLOOR PLAN**



**E01 ELEVATION NORTH**  
SCALE 1:100

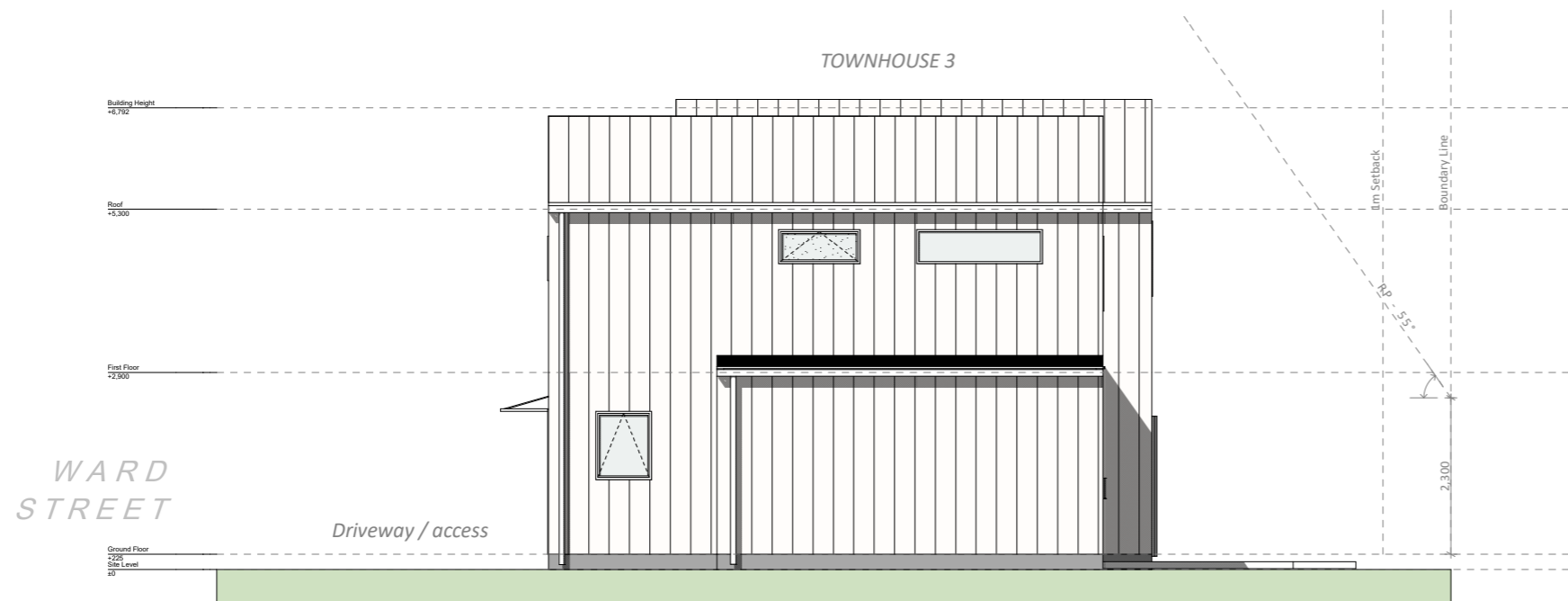
**LEGEND**

-  **Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay  
- White Finish
-  **Vertical Sheet**  
Architect Roof Company TARC Snap Lock vertical wall Cladding, 460mm width pannel, installed as per manufacturers specifications on 20mm drained cavity system over Ecoply - White finish
-  **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



**E02 ELEVATION EAST**  
SCALE 1:100

**BROOKSFIELD**  
LIVING

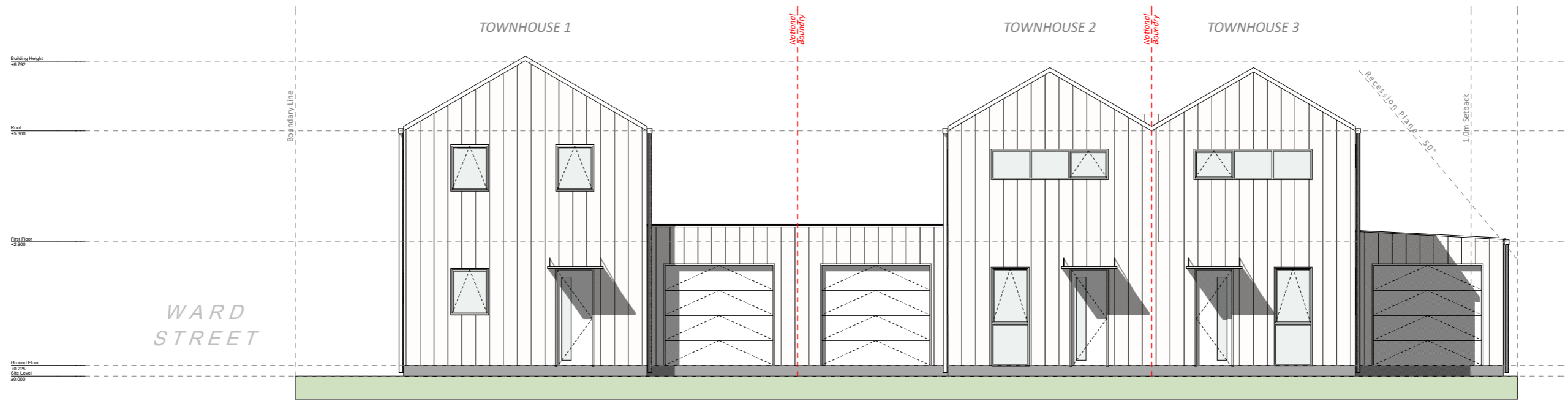
PROJECT NAME  
Ward Street Townhouses

PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION




**A200 A**

DRAWING NO.  
**SITE ELEVATIONS**



**E03 ELEVATION SOUTH**  
SCALE 1:100

**LEGEND**

-  **Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay  
- White Finish
-  **Vertical Sheet**  
Architect Roof Company TARC Snap Lock vertical wall Cladding, 460mm width pannel, installed as per manufacturers specifications on 20mm drained cavity system over Ecoply - White finish
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- As required by Christchurch District Plan 14.4.2.8

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**E04 ELEVATION WEST**  
SCALE 1:100

**BROOKSFIELD**  
LIVING

PROJECT NAME  
Ward Street Townhouses

PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION

**A201** **A**

DRAWING NO.  
**SITE ELEVATIONS**





Street View 1 - Render



Street View 2 - Render



Street View 3 - Render

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**BROOKSFIELD**  
LIVING

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PROJECT NAME  
Ward Street Townhouses

PROJECT ADDRESS  
17 Ward Street  
Addington  
Christchurch

DRAWING NO. REVISION

**A300** **A**

DRAWING NO.  
**3D IMAGES**

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# your rental assessment

Townhouse 1-3, 17 Ward Street, Addington

25 Jan 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **Townhouse 1-3, 17 Ward Street, Addington.**

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 **\$475 - \$500** 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**  
Business Development Manager  
M 027 217 1273 | P 03 930 1323  
E [megan.looyer@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)  
W [grenadierrentshop.co.nz](http://grenadierrentshop.co.nz)

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

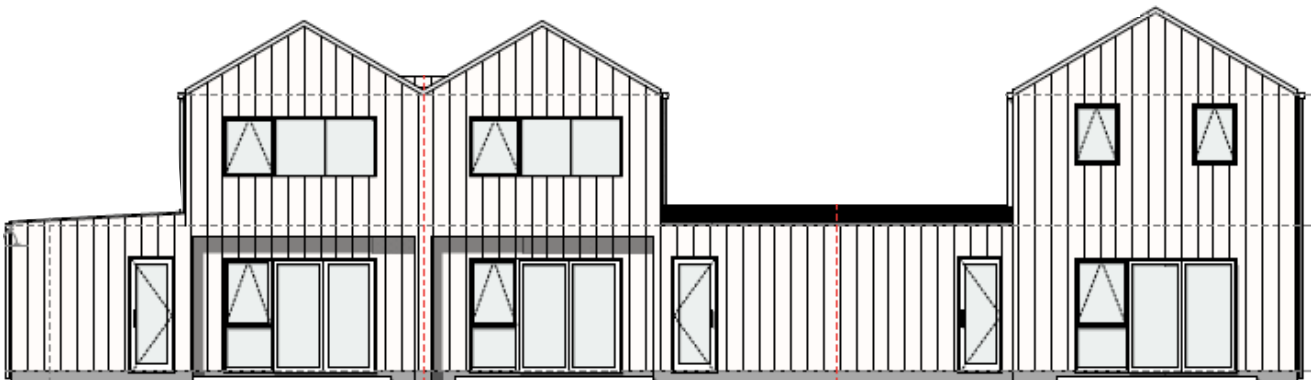
**BROOKSFIELD**  
LIVING

**Harcourts** Grenadier Rent Shop

# Price List

House	Bedrooms	Bathrooms	Garage	House Size	Land Size	Price
House 1	2 + Study	1.5	Garage	92m2	160m2	\$570,000.00
House 2	2	1.5	Garage	90m2	163m2	\$560,000.00
House 3	2	1.5	Garage	90m2	189m2	\$575,000.00

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



BROOKSFIELD  
— TOWNHOUSES —