

BROOKSFIELD

18 Tasman Street, Nelson

Seven Cottage Revival Homes



Renders



View from house 1 garden








House 1 kitchen

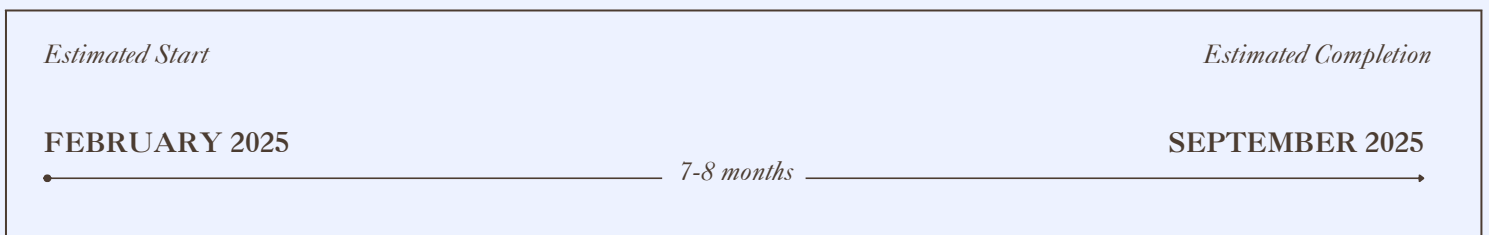
General Information

18 Tasman Street is another exceptional display of our Cottage Revival Homes.

Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	2.5	Garage	104	\$935,000
Townhouse 2	2	2.5	Garage	104	\$925,000
Townhouse 3	2	2.5	Garage	104	\$935,000
Townhouse 4	2.5	1.5	Carpark	79	\$869,000
Townhouse 5	2.5	1.5	Carpark	79	\$869,000
Townhouse 6	2.5	1.5	Garage	100	\$899,000
Townhouse 7	2.5	1.5	Garage	100	\$899,000

Build time



Location

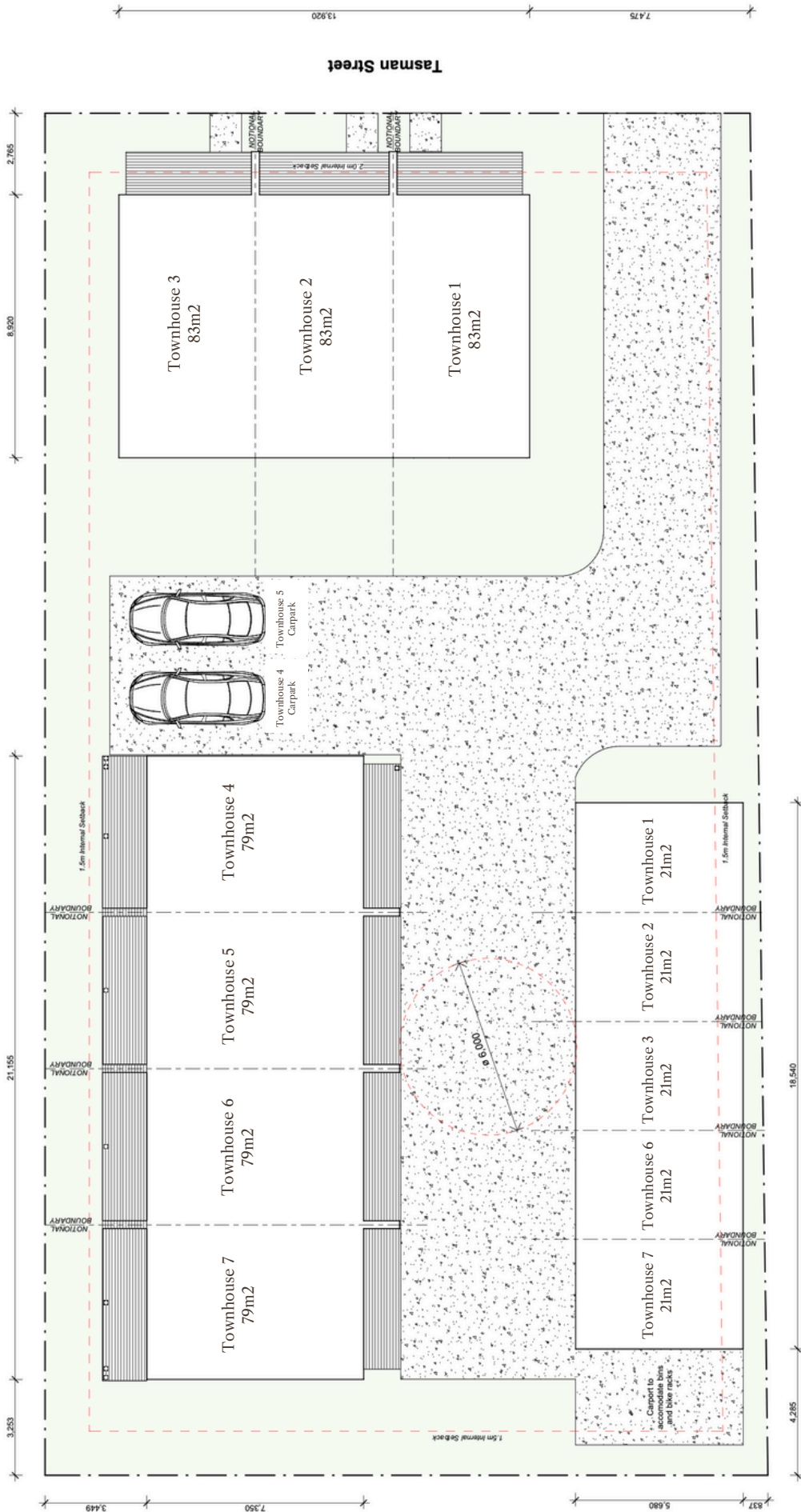
18 Tasman Street is another example of our Timber Weatherboard Homes that are bringing the character back to Nelson.

Located near 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.



- | | |
|-------------------------------------|------------------------------|
| ① Bobby Franks Cafe - 160m | ⑤ Botanical Reserve - 800m |
| ② Neale Park - 240m | ⑥ Nelson City Centre - 1.1km |
| ③ Sprig & Fern Milton Street - 450m | ⑦ Trafalgar Park - 1.4km |
| ④ Queens Garden - 650m | ⑧ Nelson Airport - 8.9km |

Site Plan



East & West Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m

Townhouse 1

Townhouse 2

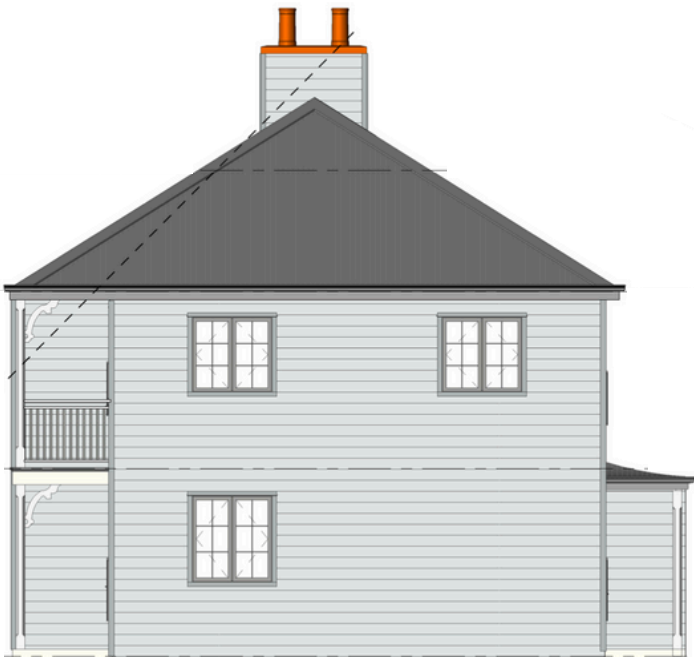
Townhouse 3



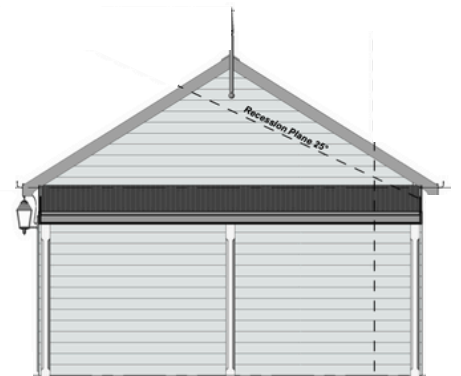
East Elevation

Townhouse 7

Townhouse 7 Garage



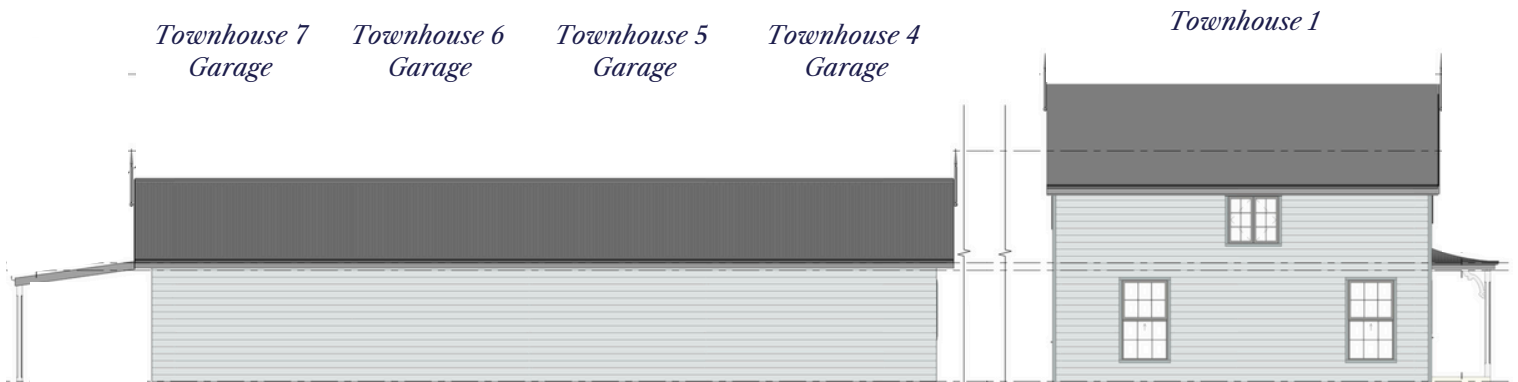
West Elevation



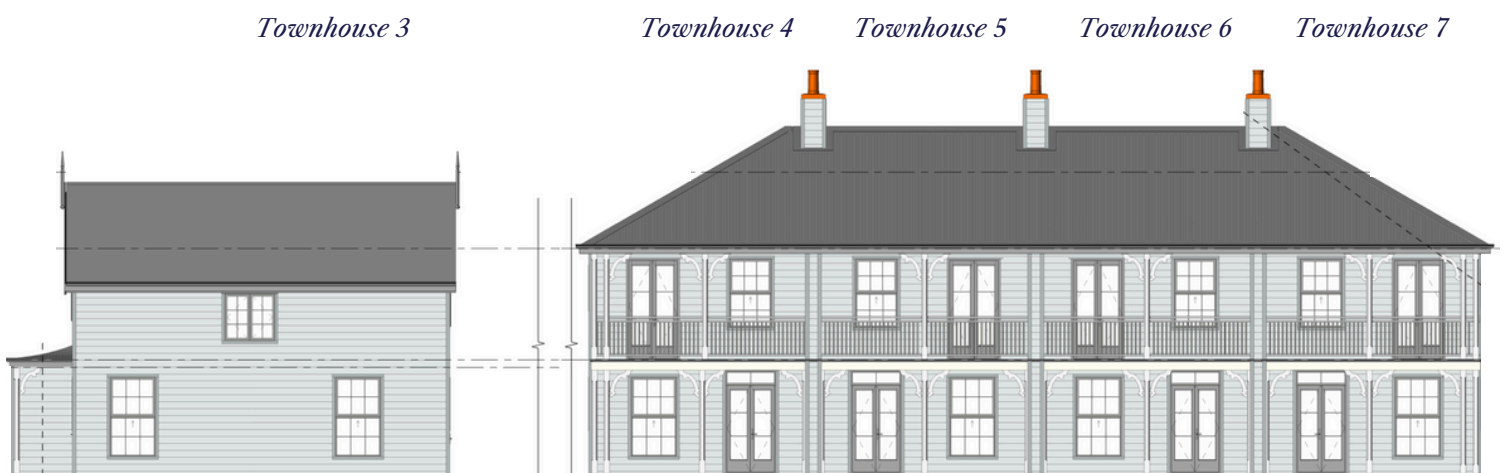
North & South Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m







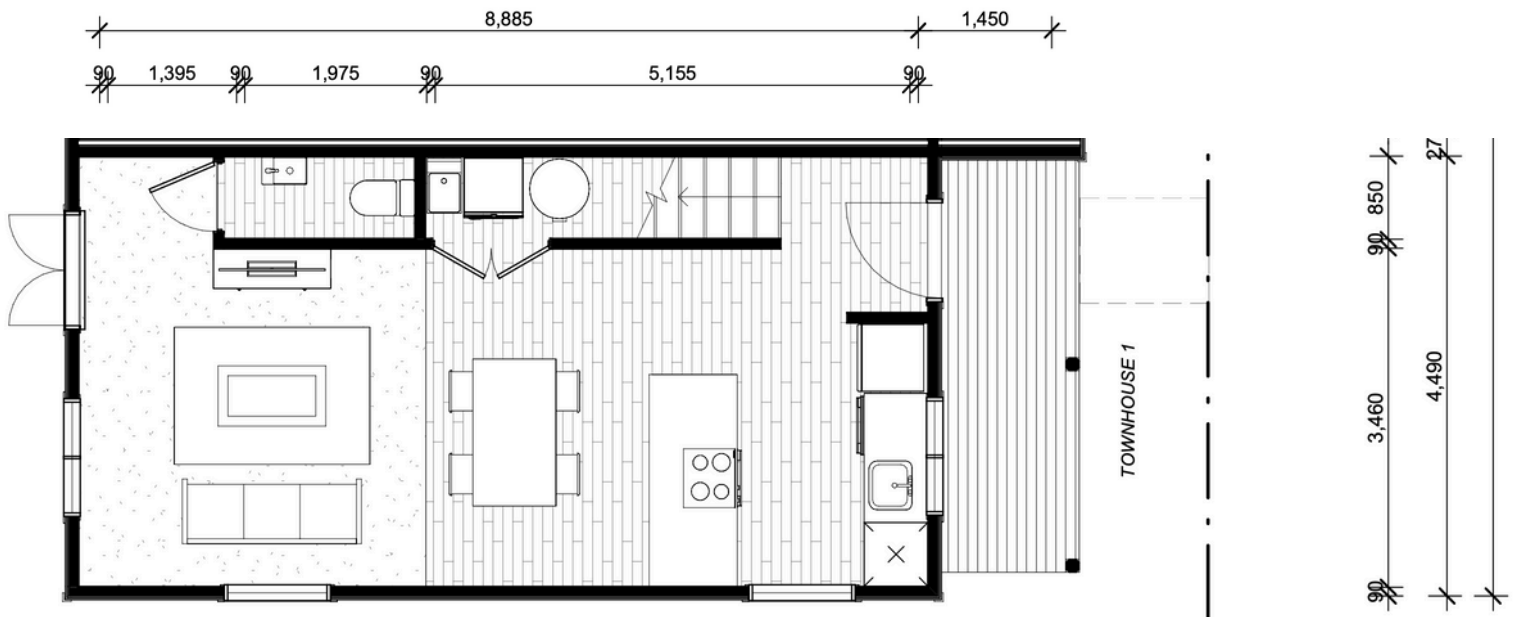
South Elevation



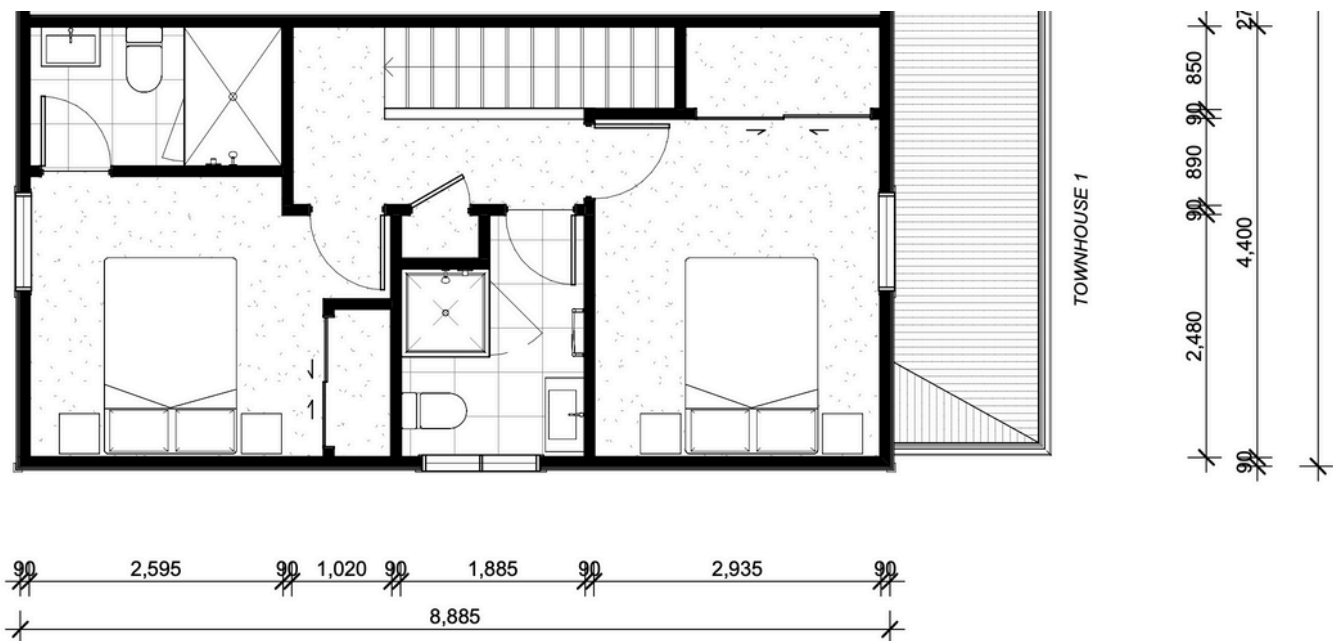
North Elevation

Floor Plans – Townhouse 1

-  2
-  2.5
-  Garage
21m²
-  83qm







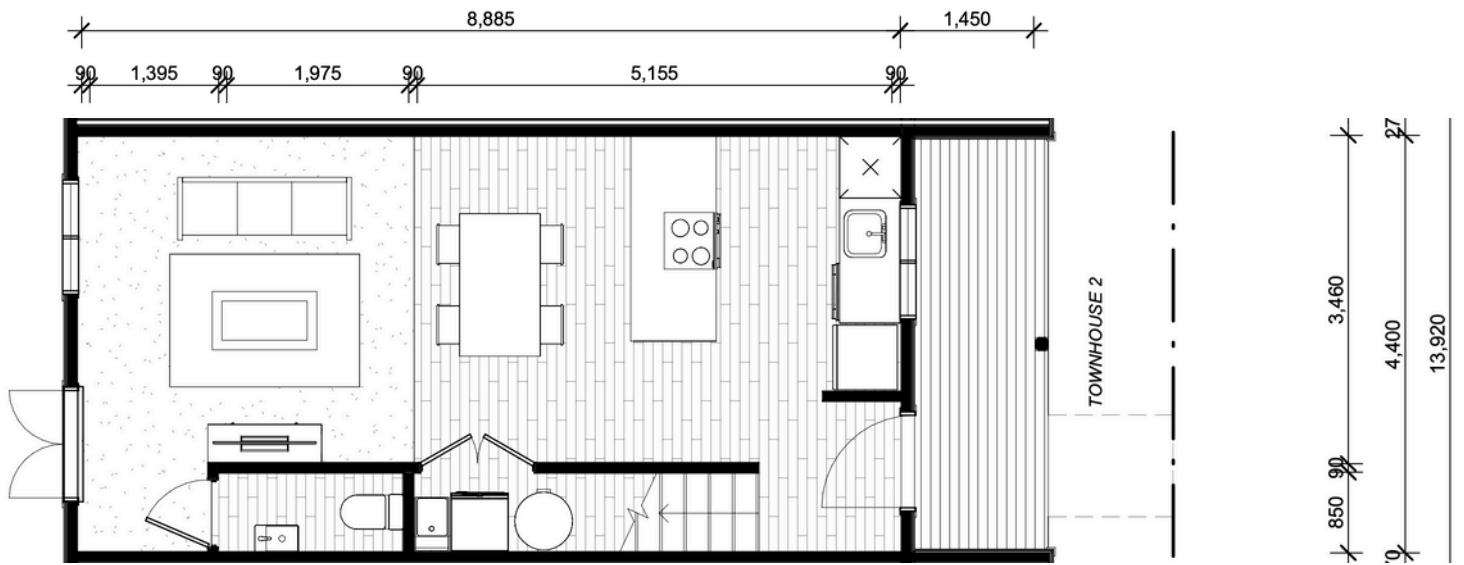
Ground floor



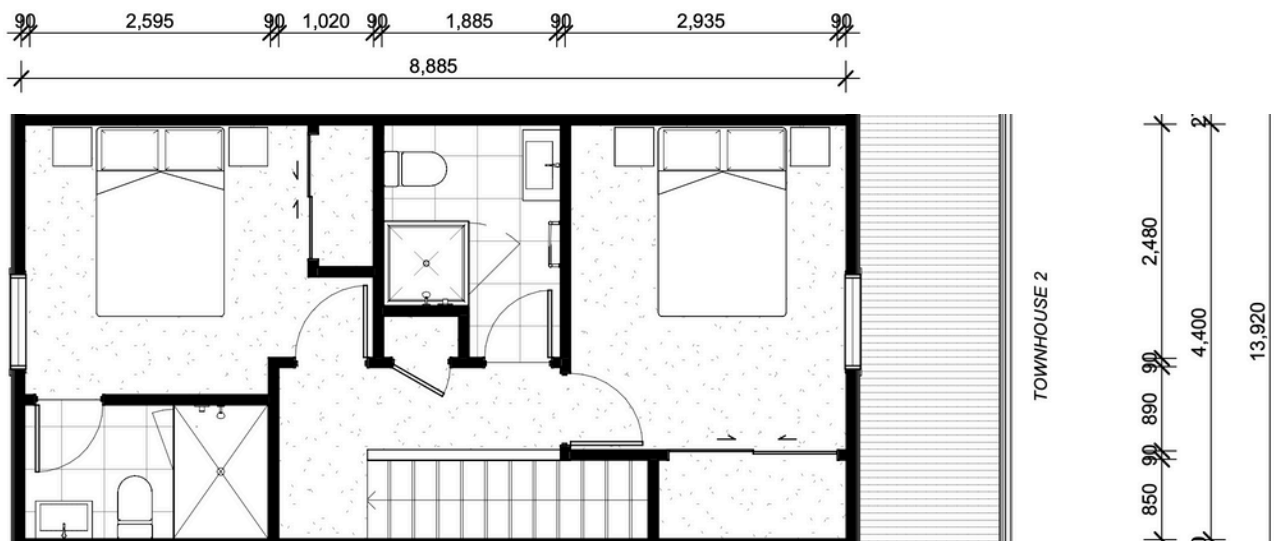
First floor

Floor Plans – Townhouse 2

-  2
-  2.5
-  Garage
21m²
-  83sqm



Ground floor



First floor

Floor Plans – Townhouse 3



2



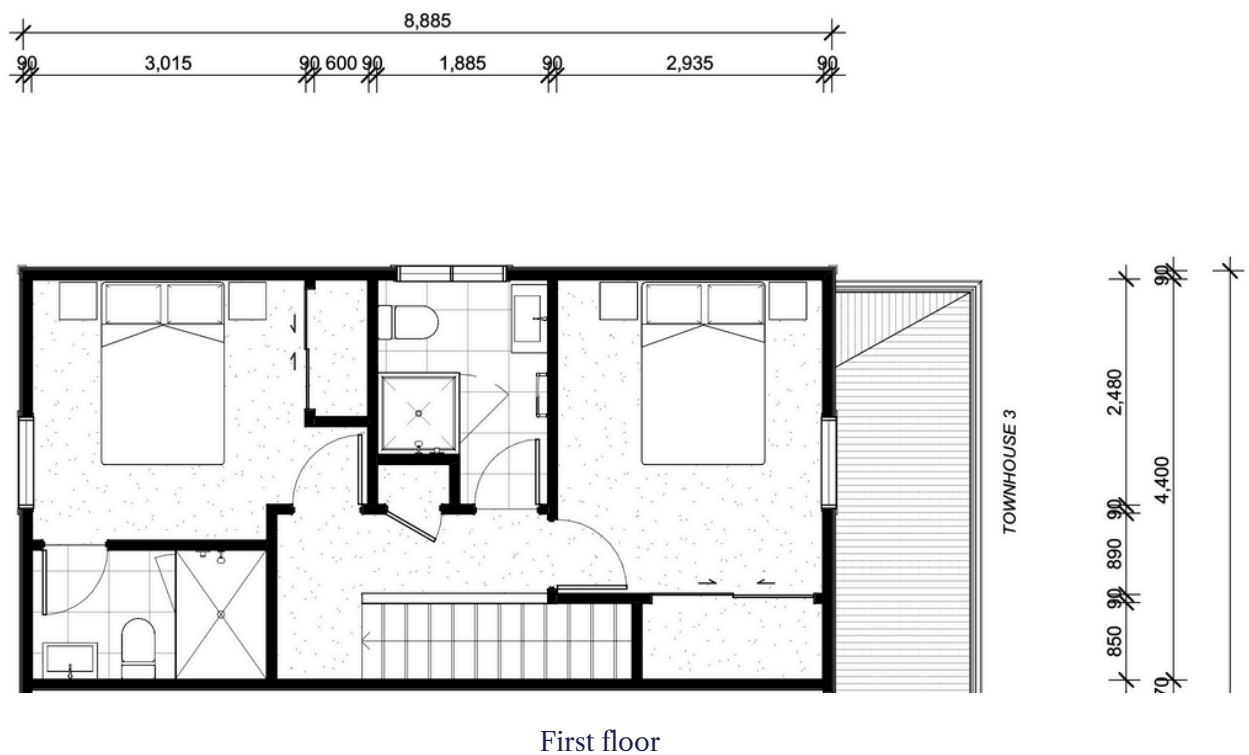
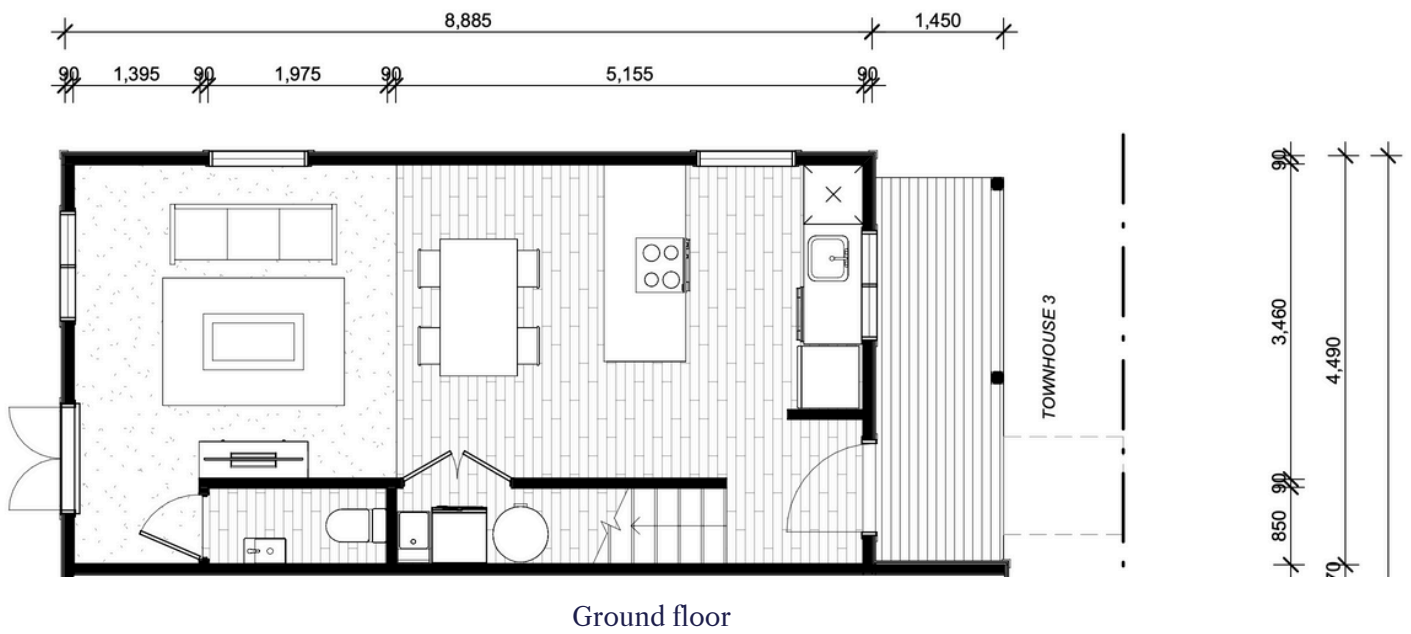
2.5







Garage
21m²

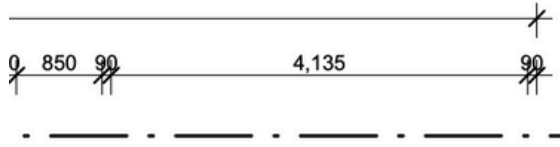


83sqm



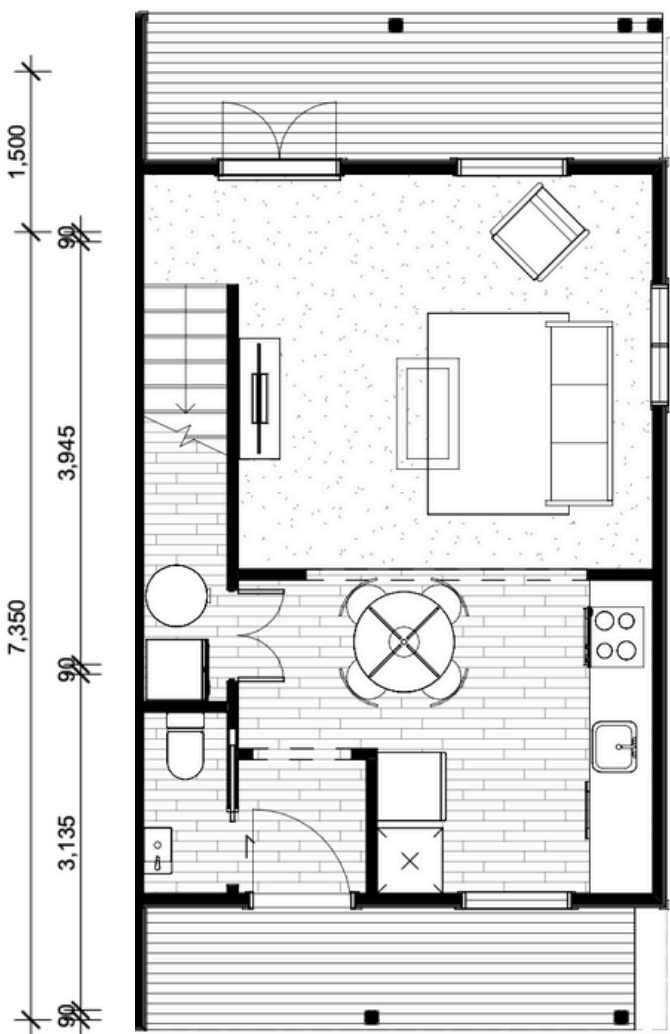
Floor Plans – Townhouse 4

-  2.5
-  1.5
-  Carpark
-  79sqm

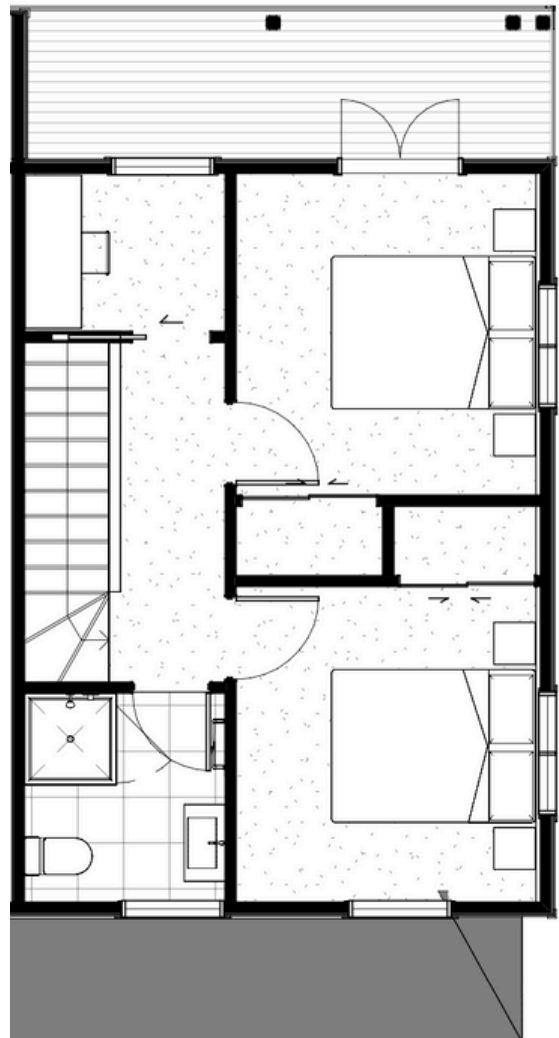


TOWNHOUSE 4

TOWNHOUSE 4

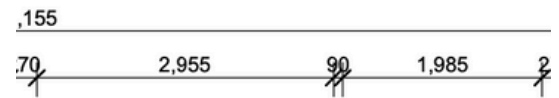
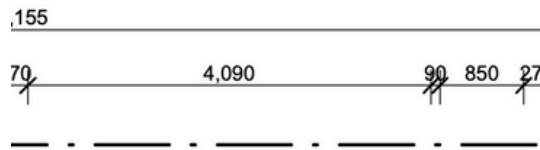
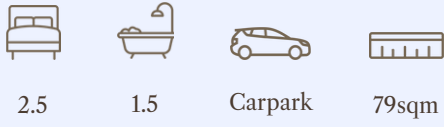


Ground floor



First floor

Floor Plans – Townhouse 5

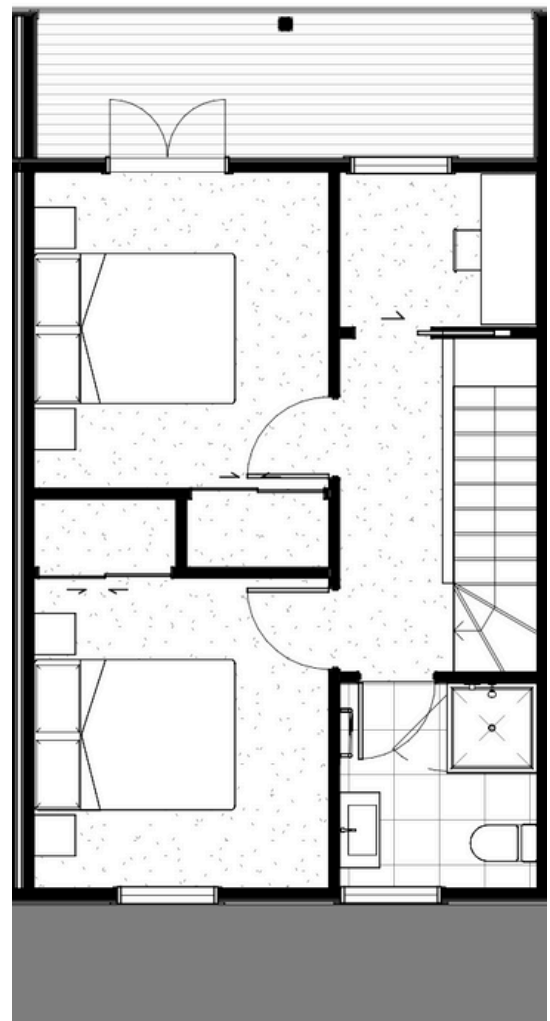


TOWNHOUSE 5

TOWNHOUSE 5



Ground floor



First floor

Floor Plans – Townhouse 6



2.5



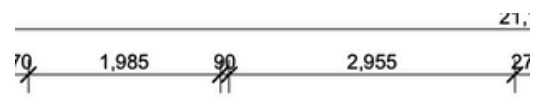
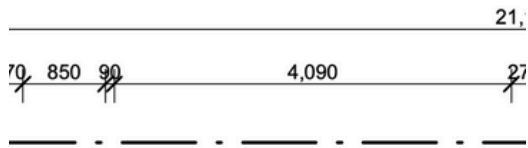
1.5



Garage
21m²

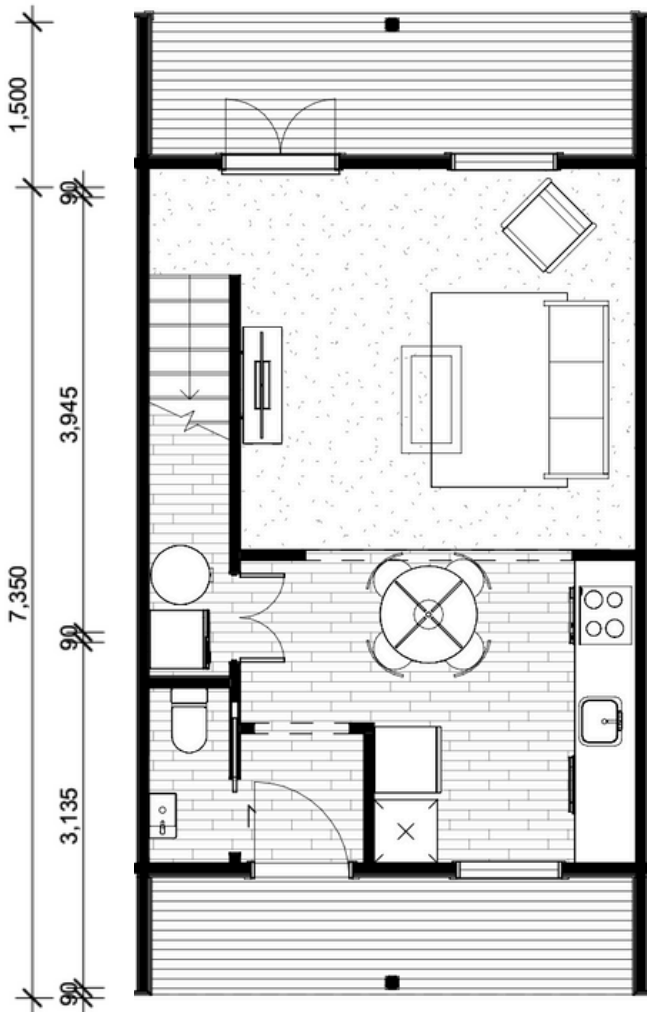


79sqm

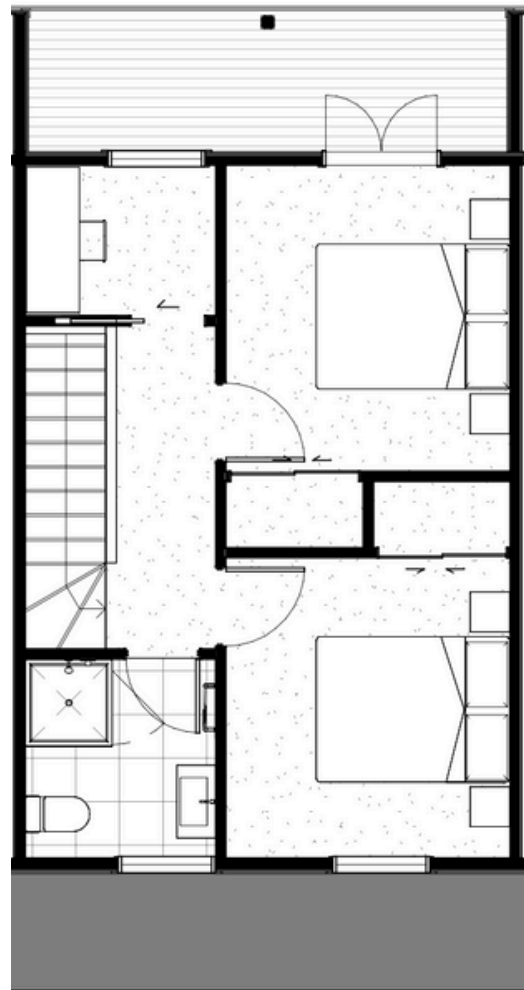


TOWNHOUSE 6

TOWNHOUSE 6



Ground floor



First floor

Floor Plans – Townhouse 7



2.5



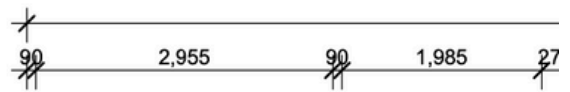
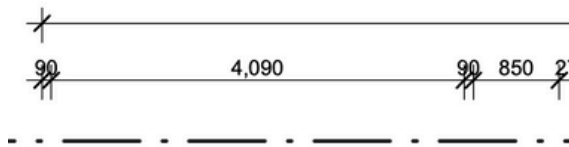
1.5



Garage
21m²

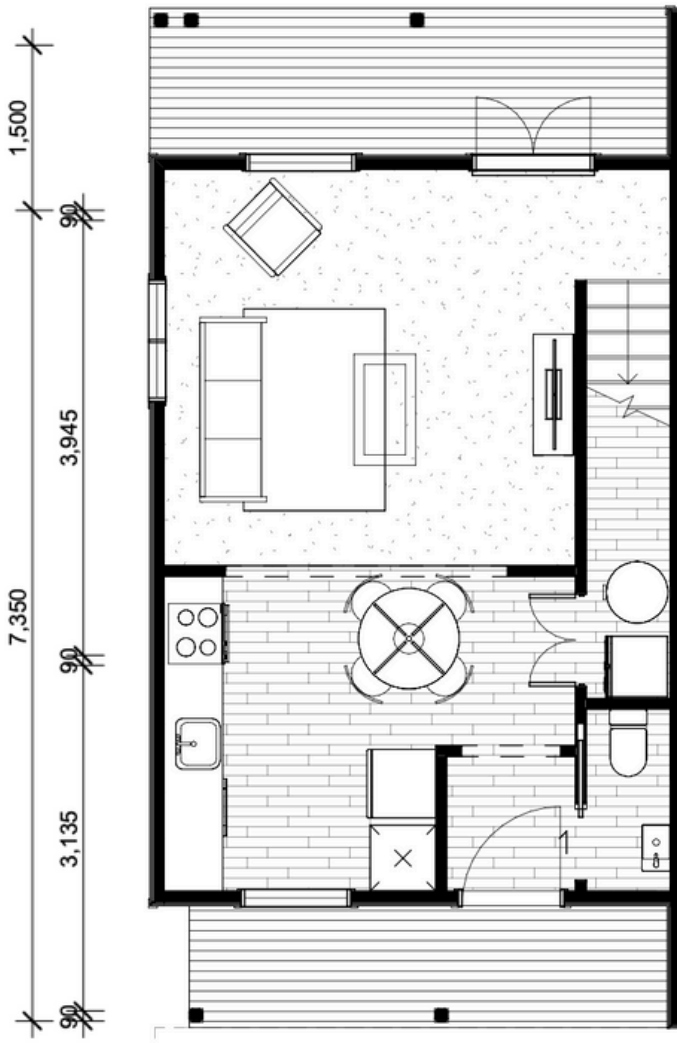


79sqm

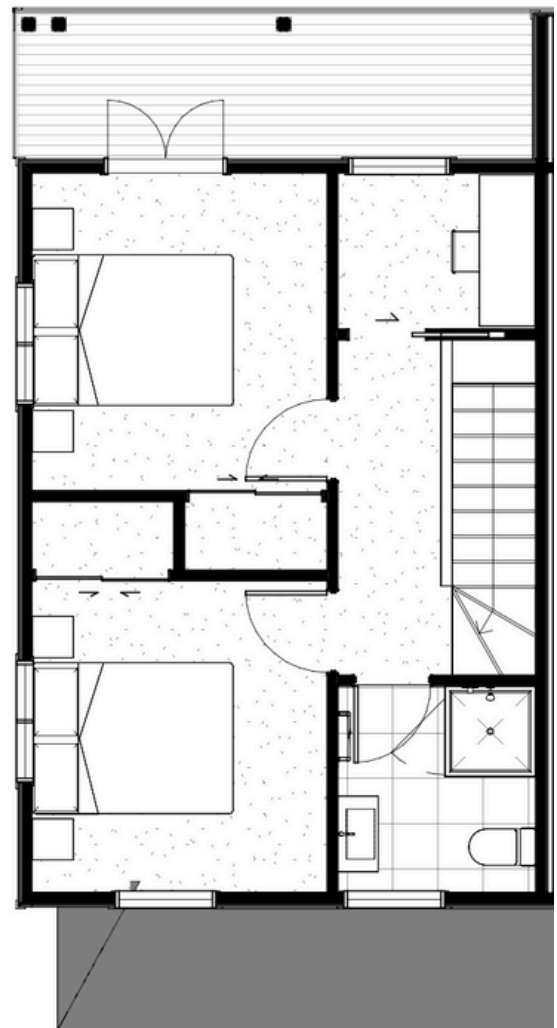


TOWNHOUSE 7

TOWNHOUSE 7



Ground floor



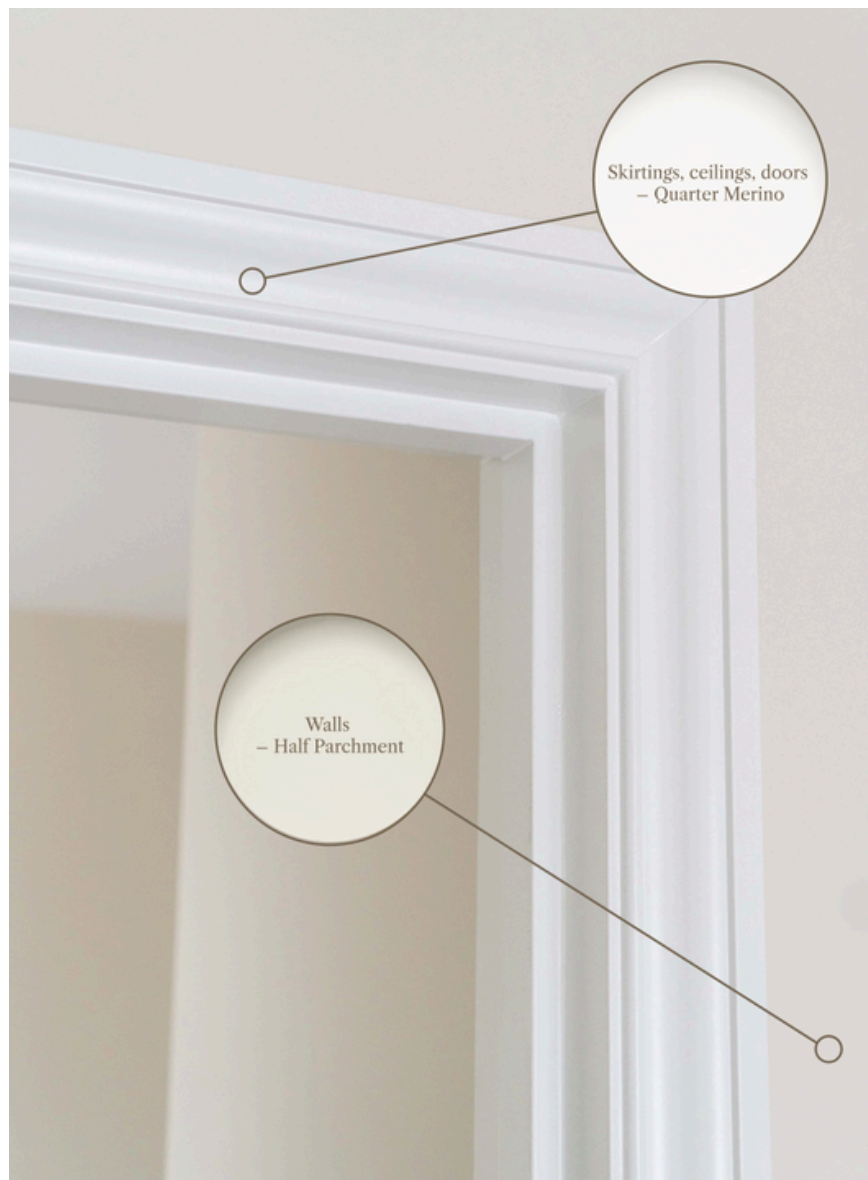
First floor

It's all in the details –
Standard Interior Spec

Colouring & detailing

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

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.



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

Tapware
Posh Canterbury Basin Mixer



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

Not Pictured:

Bathroom

Shower - Acrylic Tray & Glass Wall
900x900
Shower - Posh Domaine Brass Rail
Heated Towel Rail - Elan 7 Rail
Warmer
Heater - Weiss FH24SS

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 - Fisher & Paykel Single Drawer DD60ST4NX9
Range Hood - Applco Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

Garage

Fully Carpeted

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.*

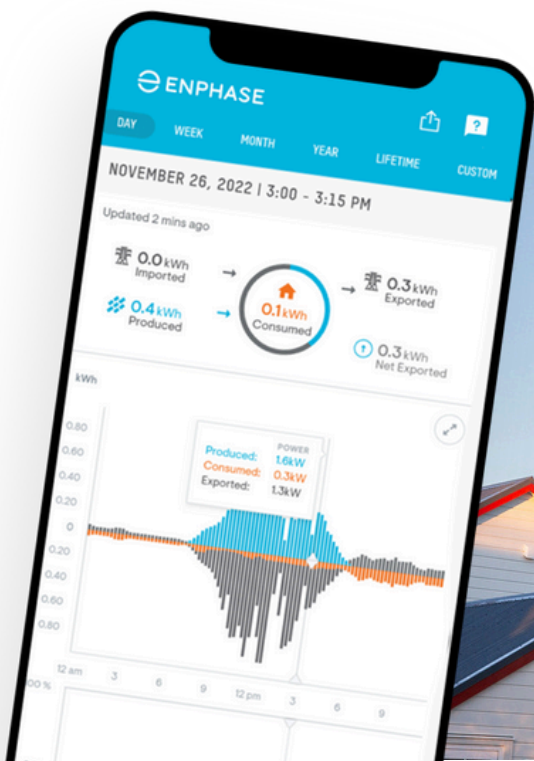
The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

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
Trina Vertex S 415watt all black	25 years
Enphase IQ7A Microinverter	10 years



Upgrade Options



Oak Flooring Upgrade

- Colorado Oak
- Congo Oak
- Riverside Oak



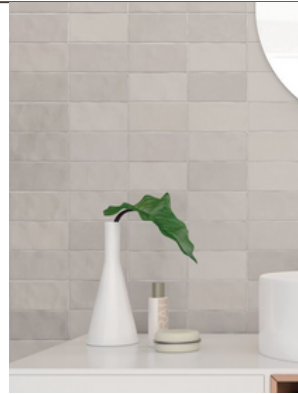
Door Handle Unlacquered Brass
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink
Clotaire 500mm x 595mm



Traditional Panelling



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

10 October 2024

Brooksfield

Dear Brooksfield

Re: 7 Townhouses - 18 Tasman Street, Nelson - Rental Assessment We write to confirm that if the properties were placed on to the market to let with us at this time, taking into consideration current market trends and the renting of similar properties, we would estimate a figure of \$680-\$750 per week, to be realistic subject to restrictions on tenancies. The property may be initially offered at a higher rental amount depending on time available to secure tenants. The above figure is given reflecting the current condition of the properties on the basis of an unfurnished medium to long term tenancy. If a property were to be improved by way of decoration and facilities or if you wish to market the property for rent at a later date then we would recommend a fresh assessment be made. If we are instructed to rent the properties we will immediately prepare details and notify all prospective occupants whose requirements match, Summit have an extensive database of prospective tenants and can give our Landlord clients up to 99% occupancy rates.

Please contact me if you have any questions and we look forward to hearing from you should we be requested to rent the properties on your behalf.

^s
Paul Meeson
Property Manager

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.





B R O O K S F I E L D

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