

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	Carpark	83	\$875,000
Apartment 1	3	2	Carpark	83	\$925,000
Apartment 2	3	2	Garage	104	\$949,000
Apartment 3	2	1	Garage	91	\$899,000
Apartment 4	2.5	1	Garage	91	\$899,000

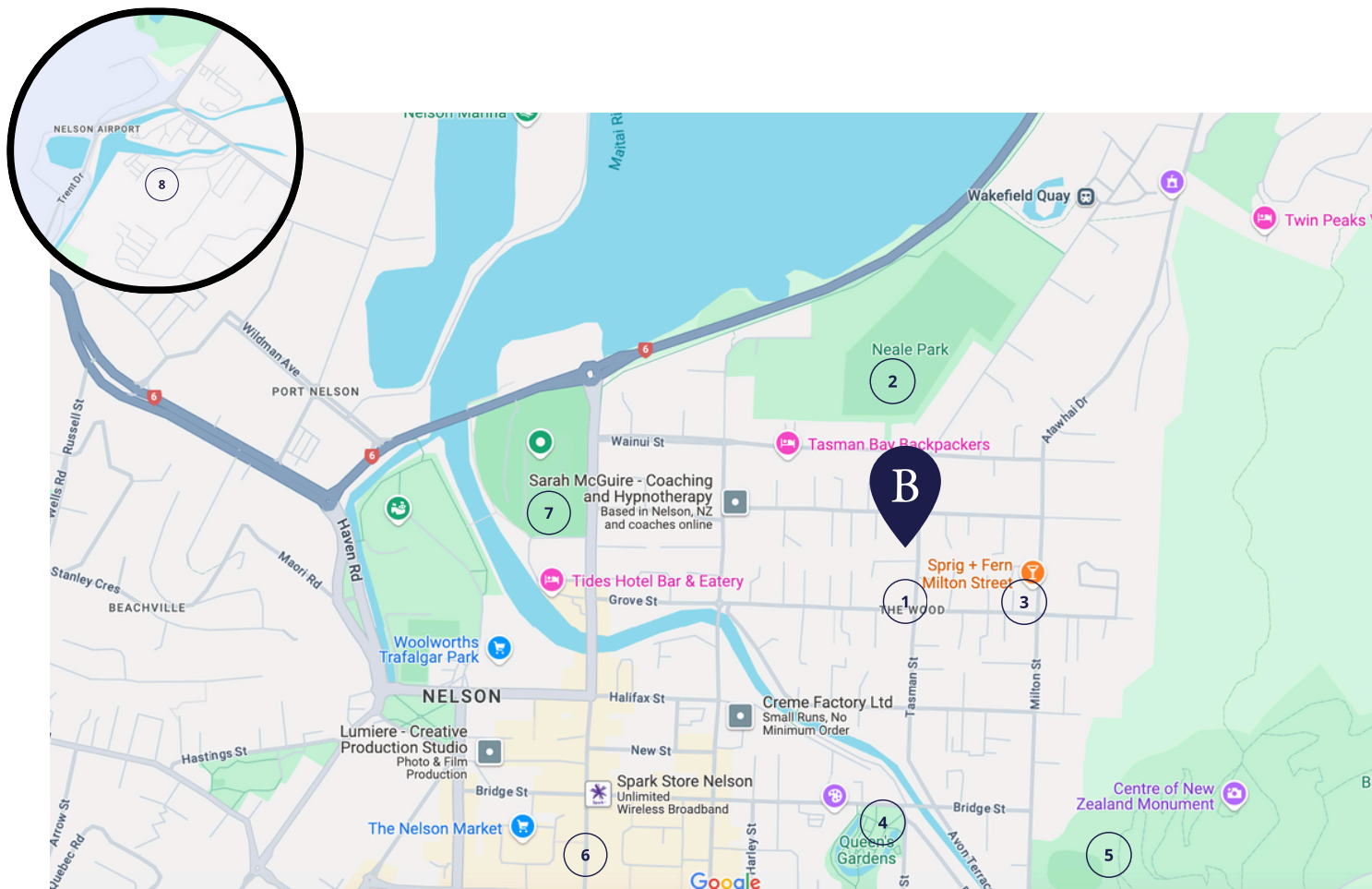
Build time

<i>Estimated Start</i>	<i>Estimated Completion</i>
FEBRUARY 2025	SEPTEMBER 2025
	

Location

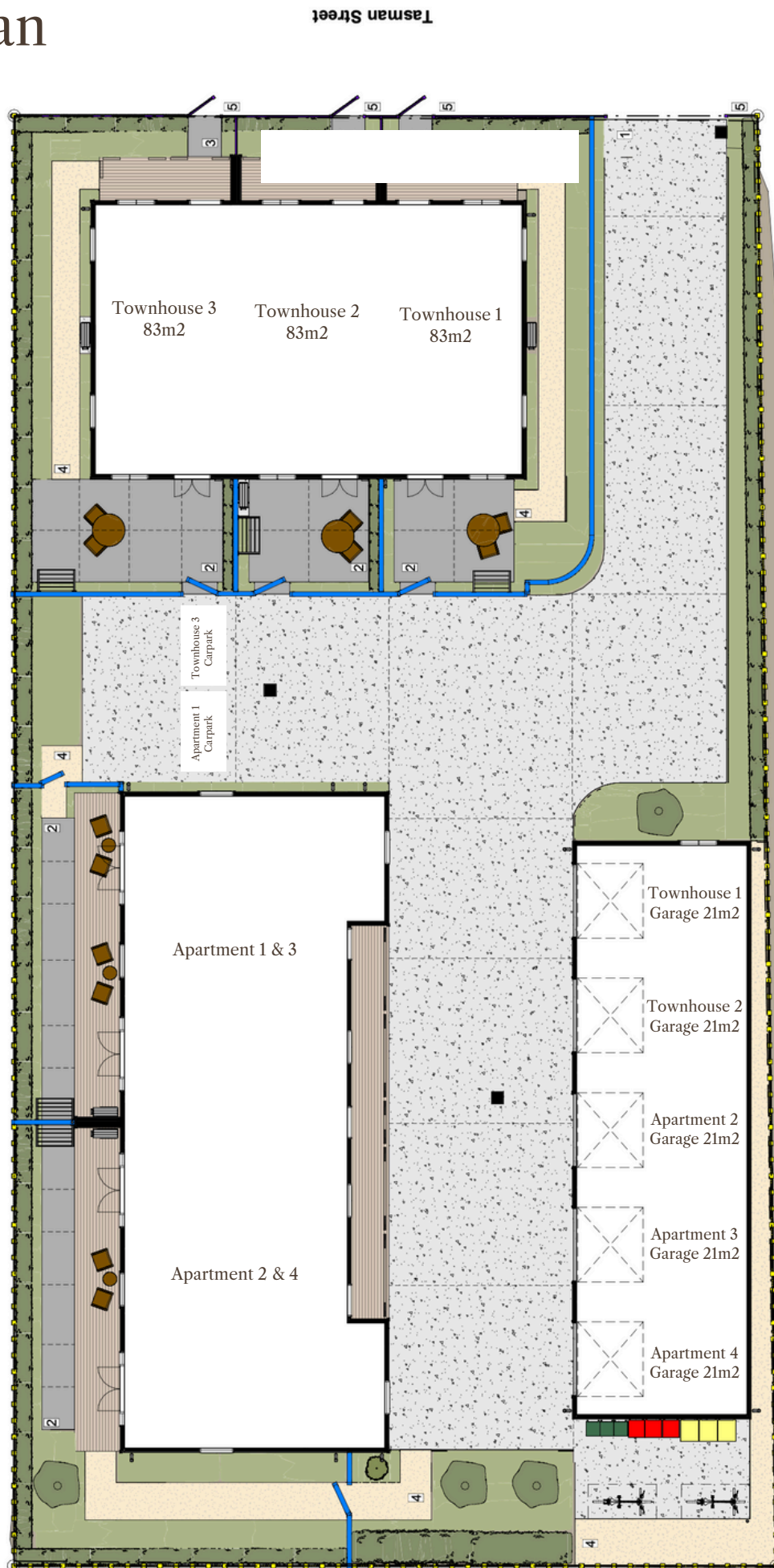
18 Tasman Street is another example of our Timber Weatherboard Homes that are bringing the character back to Nelson.

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

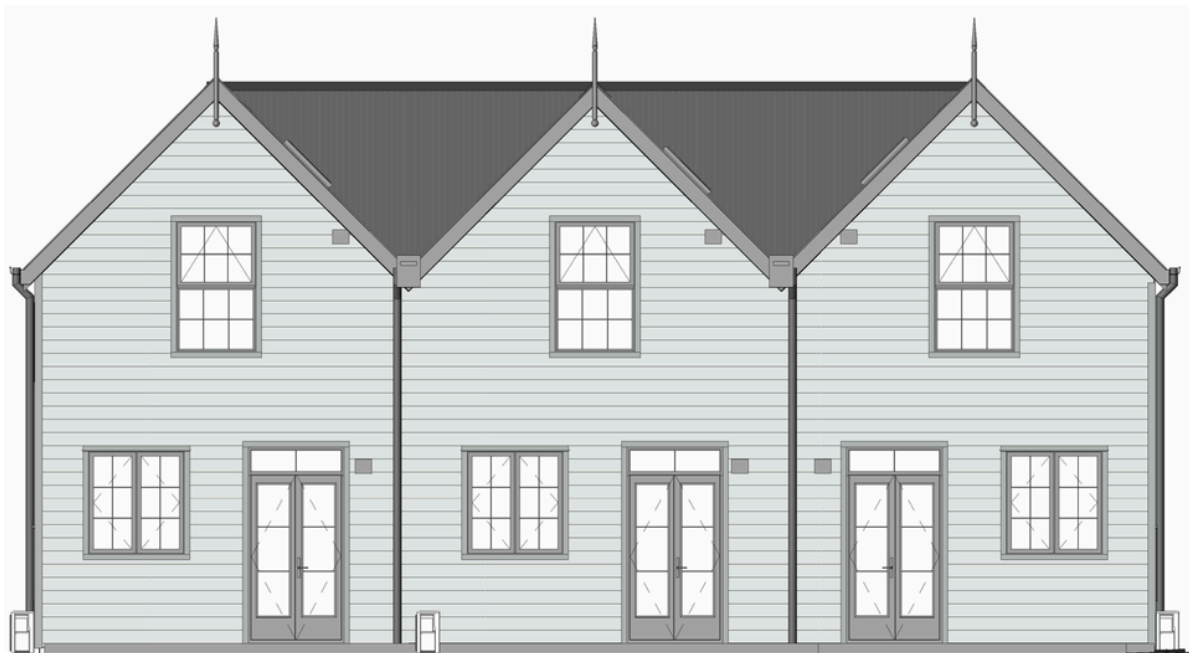


East Elevation

Townhouse 3

Townhouse 2

Townhouse 1



West Elevation

North & South Elevations

Ground Floor Stud Height - 2.55m

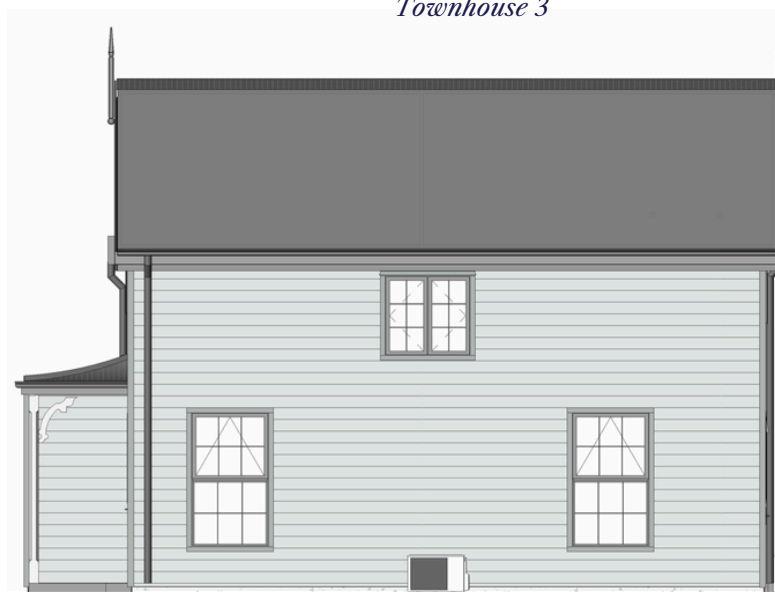
First Floor Stud Height - 2.4m

Townhouse 1



South Elevation

Townhouse 3



North Elevation

North & South Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m

Apartment 2 & 4

Apartment 1 & 3



South Elevation

Apartment 1 & 3

Apartment 2 & 4



North Elevation

East & West Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m

Apartment 1 & 3







East Elevation

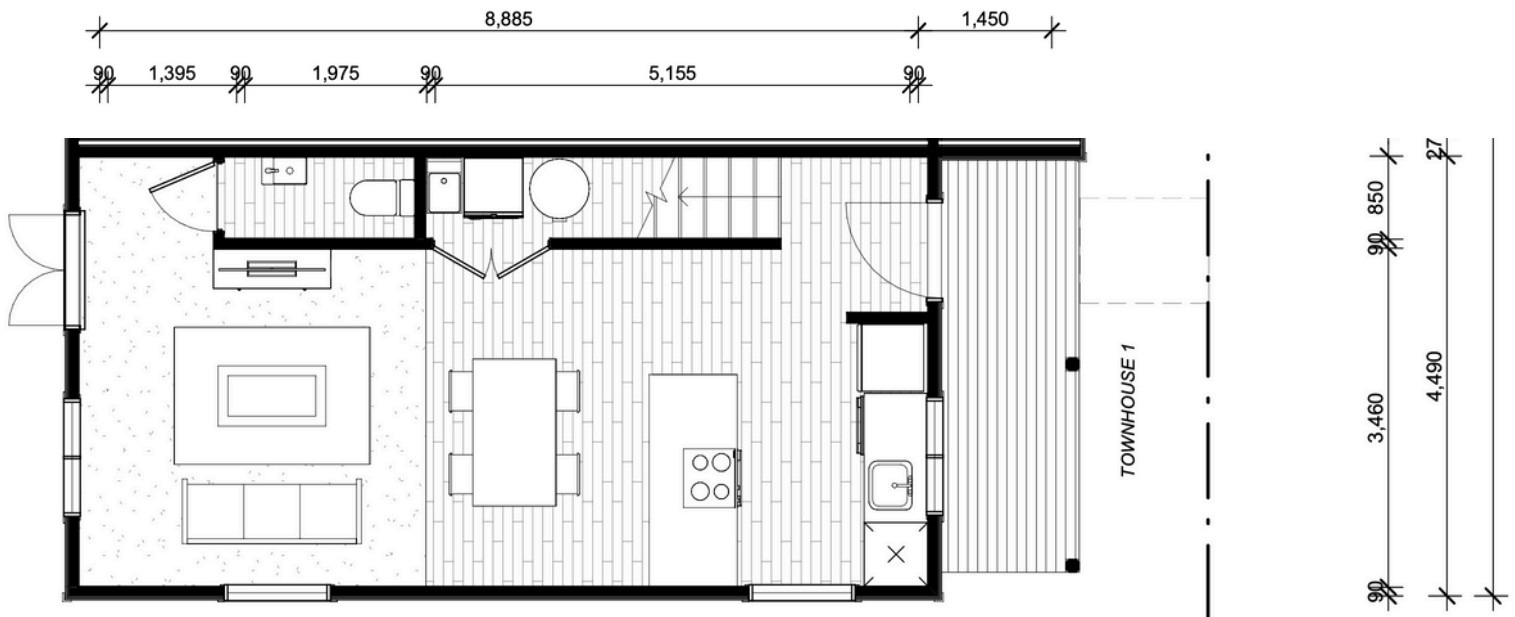
Apartment 2 & 4



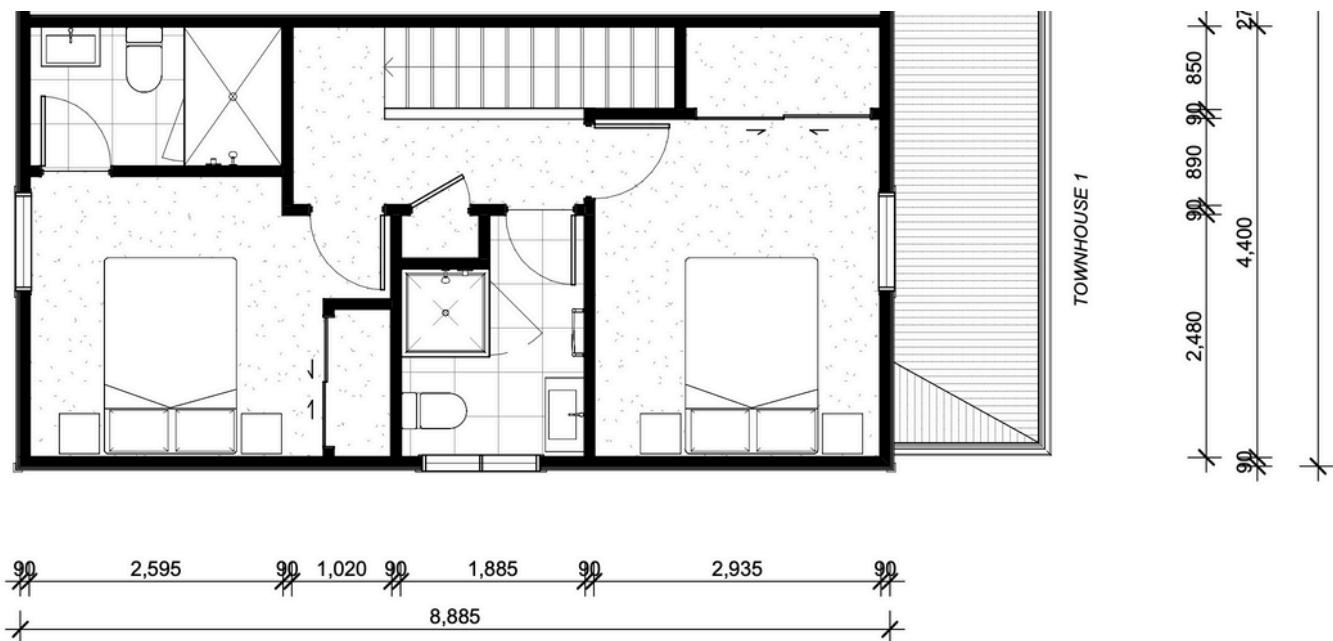
West Elevation

Floor Plans – Townhouse 1

- 
 2
- 
 2.5
- 
 Garage
- 
 104qm
*(incl Garage
 21m²)*







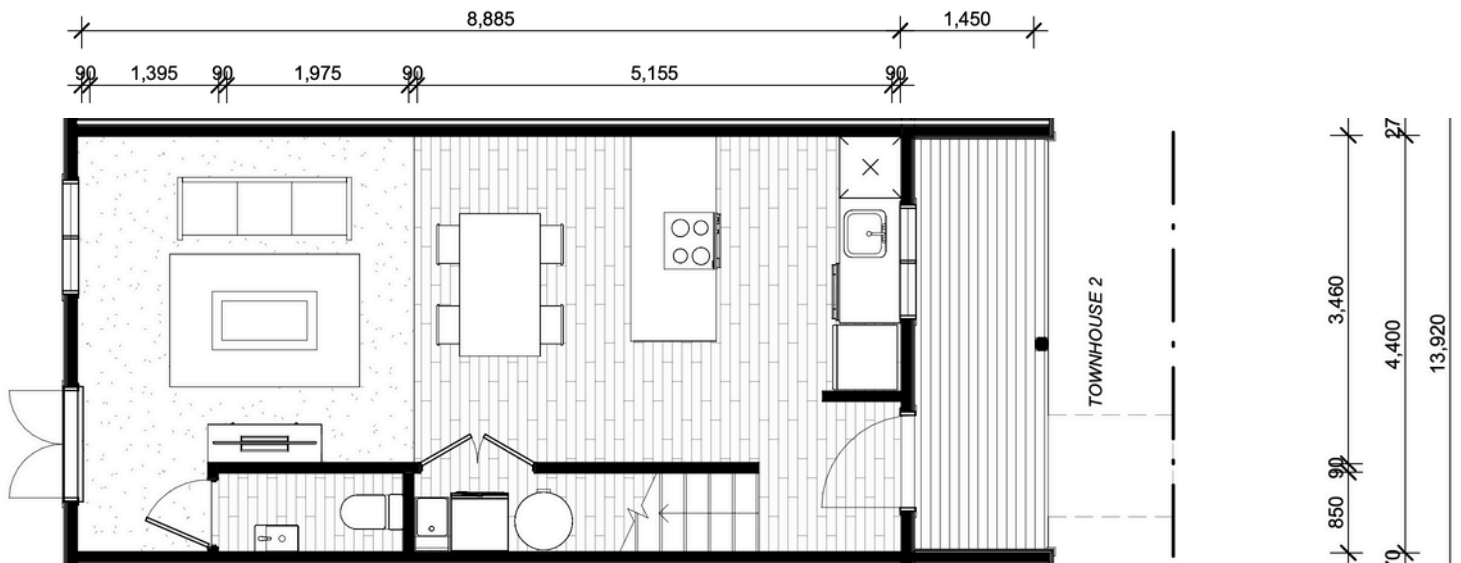
Ground floor



First floor

Floor Plans – Townhouse 2

- 
 2
- 
 2.5
- 
 Garage
- 
 104sqm
*(incl Garage
 21m²)*



Floor Plans – Townhouse 3



2



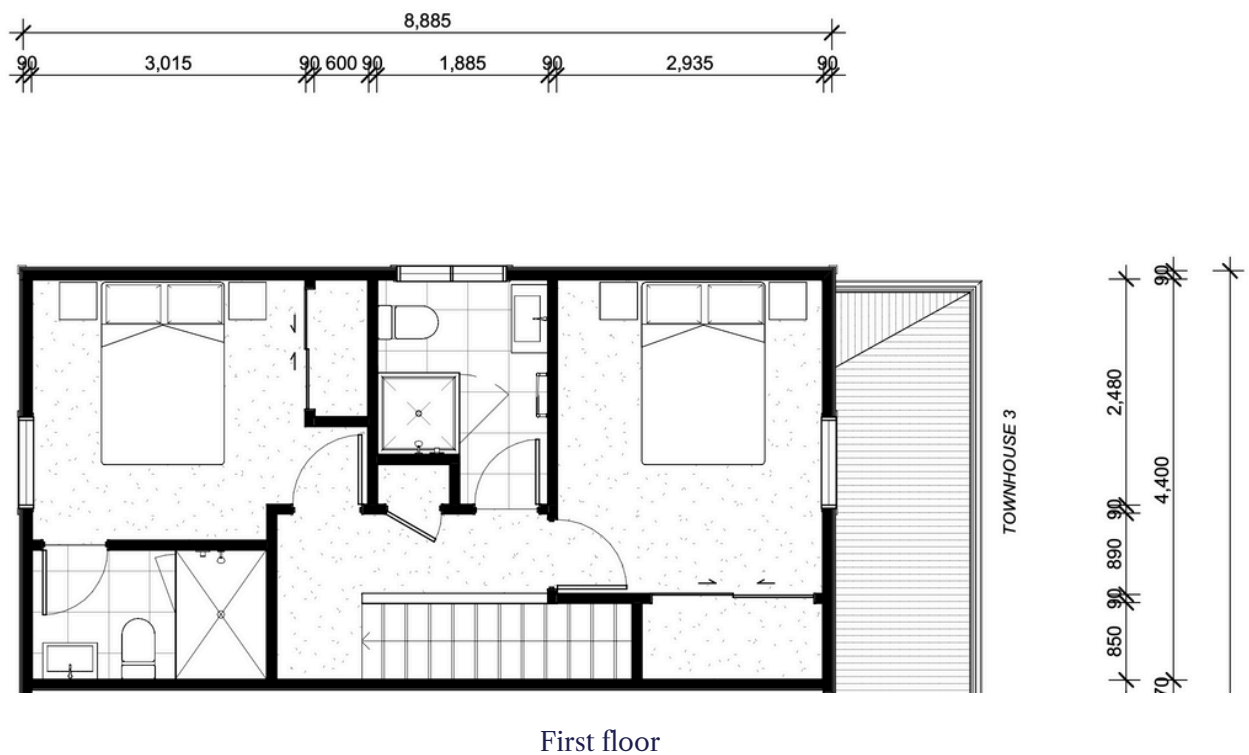
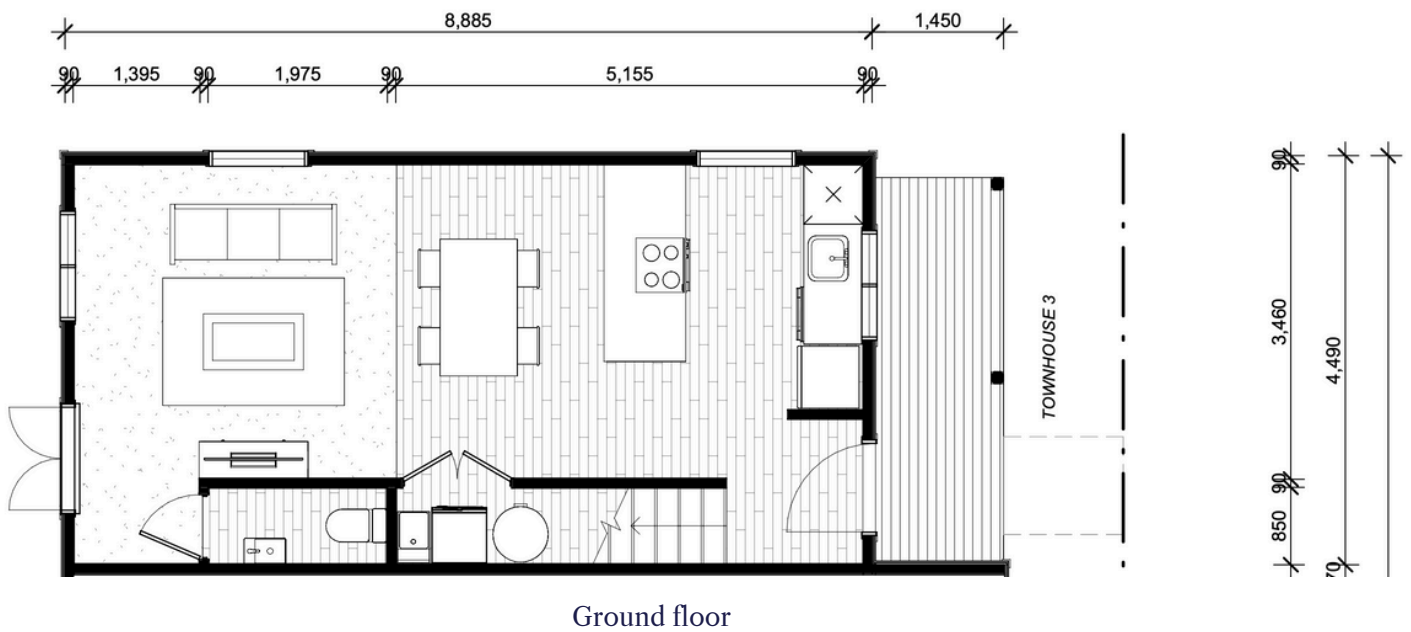
2.5



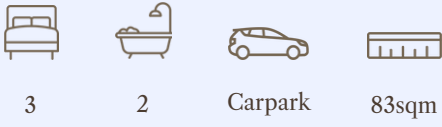
Carpark



83sqm



Floor Plans – Apartment 1



Ground floor

Floor Plans – Apartment 2



3



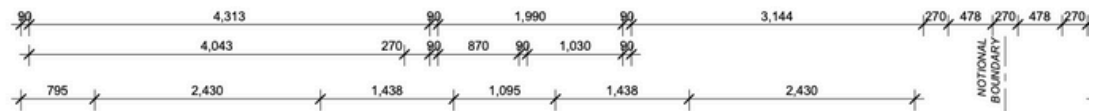
2



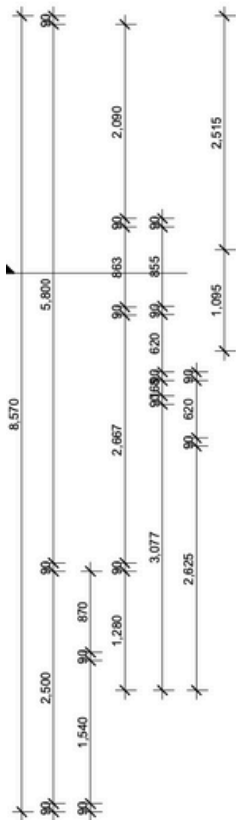
Garage



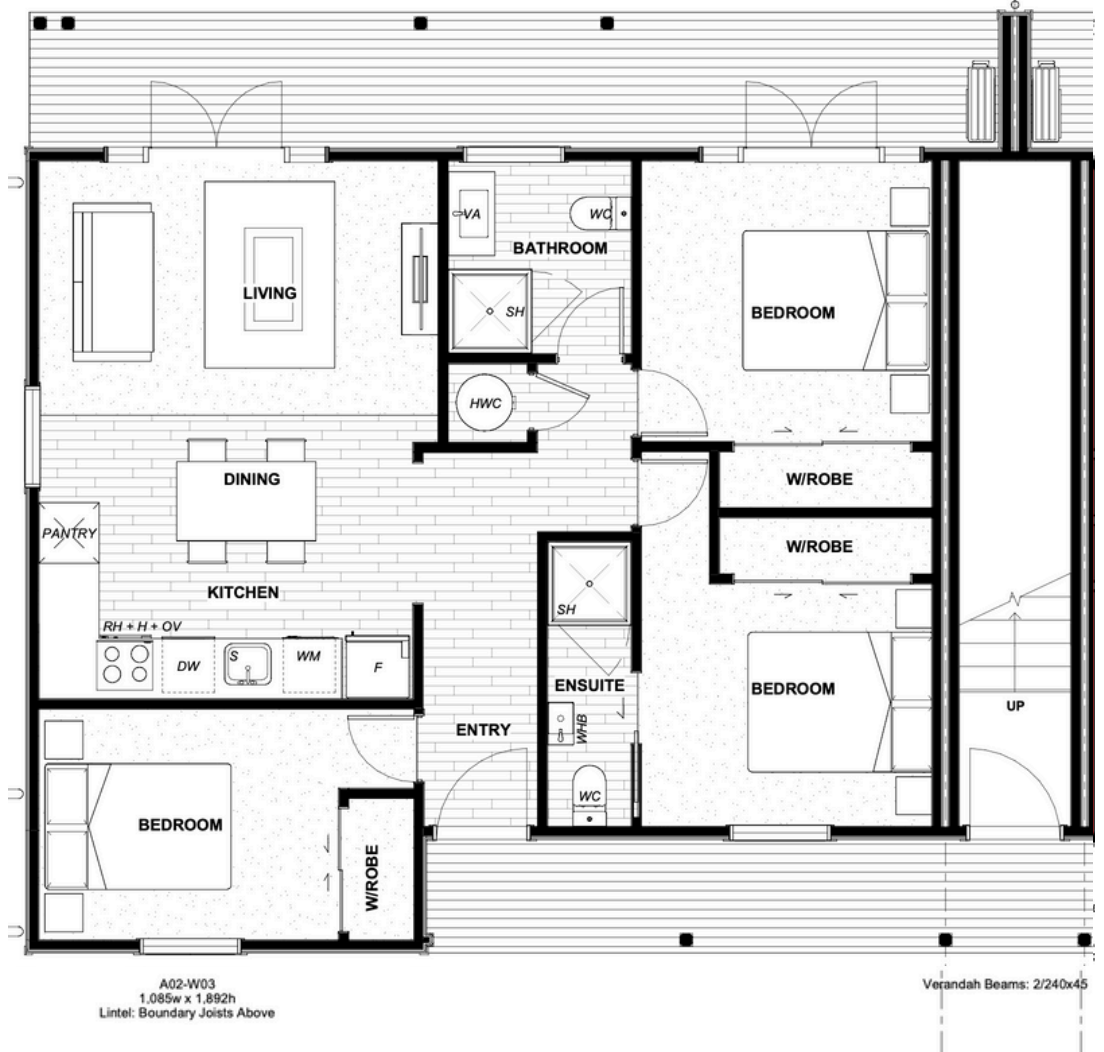
104sqm
(incl Garage
21m²)



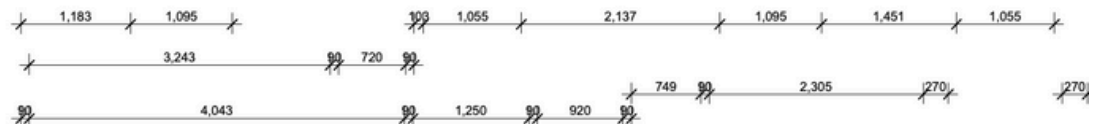
APARTMENT 2



A02-W05
1,085w x 1,892h
Lintel: Boundary Joists Above







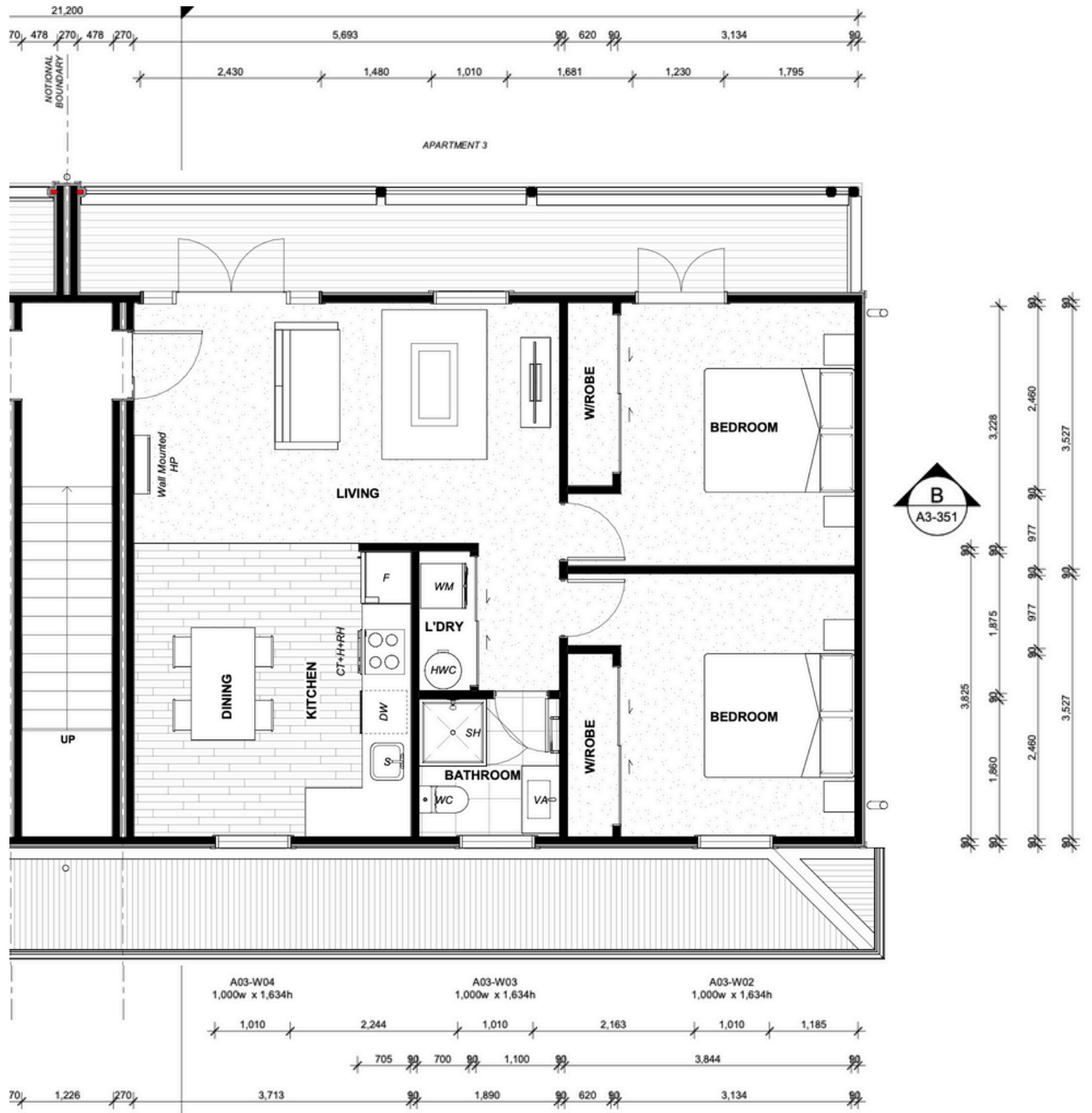
A02-W03
1,085w x 1,892h
Lintel: Boundary Joists Above



Ground floor





Floor Plans – Apartment 3

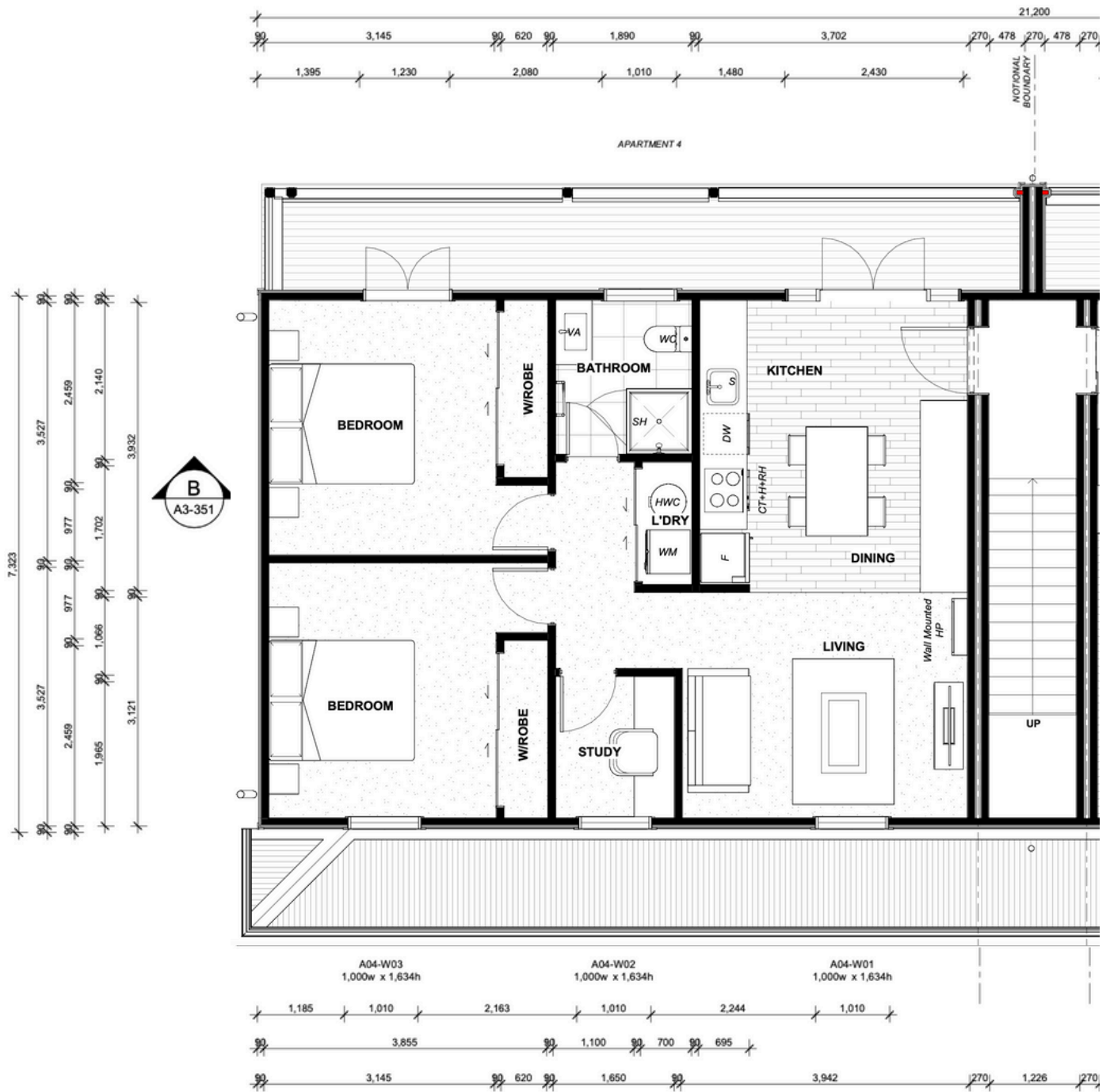
 2
 1
 Garage
 91sqm
(incl Garage 21m²)



First floor

Floor Plans – Apartment 4

 2.5
 1
 Garage
 91sqm
(incl Garage 21m²)



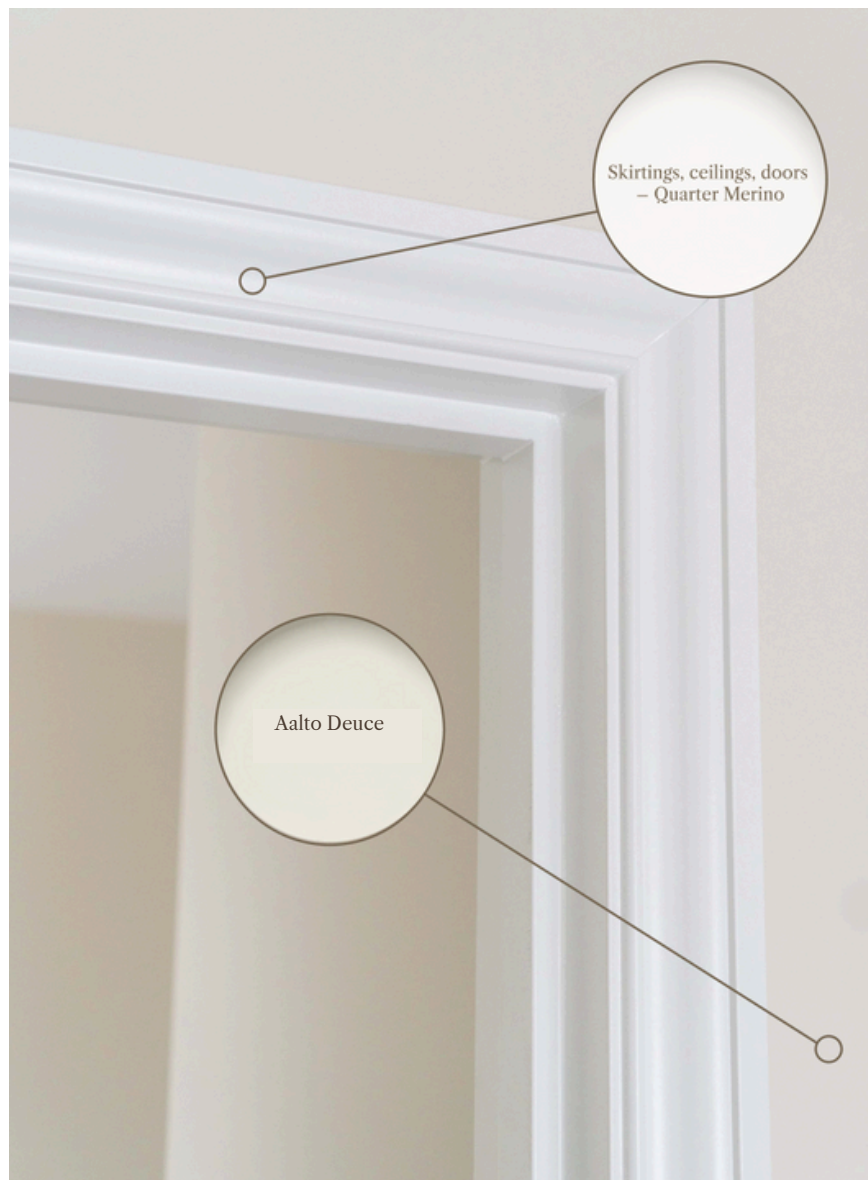
First floor

It's all in the details –
Standard Interior Spec
& Upgrade Options

Colouring & detailing

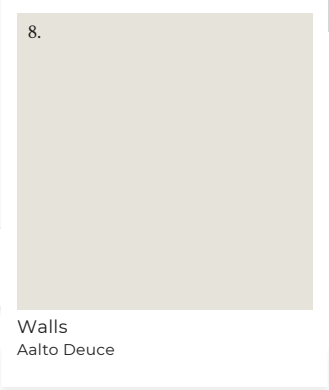
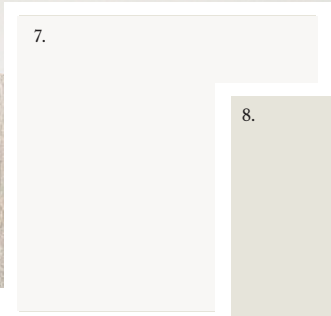
Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

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 Spec



Pictured above

- 1. Carpet: Godfrey hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/bathroom tapware: Posh canterbury sink mixer
- 3. Kitchen/entrance floor tiles: Forest cedar
- 4. Kitchen Handles & Knobs: Versailles satin black
- 5. Bathroom floor tile: Artisan Gris Matt
- 6. Splash back: White subway tile
- 7. Skjrtings, architraves, ceilings: Quater Merino
- 8. Walls: Aalto Deuce
- 9. Door handle: Polished
- 10. Chrome Shower: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattles

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms: Cavius Photoelectric Smoke Alarm

Window Furnishings

- Living Area Blinds: Roller Blinds
- Bedroom Blinds: Venetian Blinds

Insulation

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: RL4 Polystyrene in Concrete Foundation

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Standard Spec



Kitchen Upgrade Options

Kitchen Cabinetry



Standard

Shaker Style



White
Standard

Taupe

Sage Green



Light blue

Dusty Blue

Dark Blue

Kitchen Handles/Knobs

Standard range



Black
Standard



Antique Pewter



Antique Bronze



Chrome

Upgrade range

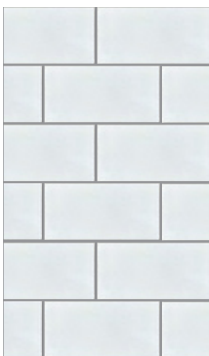


Unlacquered
Polished Brass

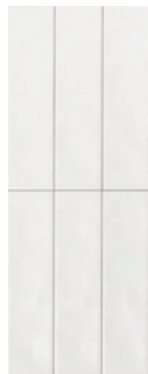


Satin Nickel

Kitchen Splashback Tiles



White Gloss Subway Tile
Standard



Crest White Matt



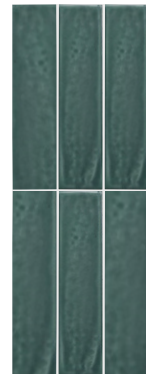
Crest Bone Gloss



Crest Sea Foam Gloss



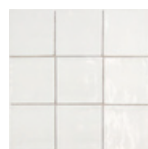
Crest Field Green Gloss



Crest Jungle Green



Redcliffes Terracotta



Square Bone Gloss



Square Bone Gloss



Square Sea Foam Gloss



Square Field Green

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Kitchen Upgrade Options

Kitchen Fixtures

Standard range



Posh Canterbury Mixer
Standard



Modern
Chroms



Modern
Brushed Brass



Modern
Black



Modern
Brushed Nickel

Upgrade range



Pull Out Spray
Chrome



Pull Out Spray
Brushed Brass



Pull Out Spray
Black



Pull Out Spray
Brushed Nickel

Door Handle Upgrade Options



Polished Chrome
Standard



Unlaquered Brass



Black

Flooring Upgrade Options

Wood-Look Porcelain Tile

Standard range



Forest Cedar
Standard

Forest Teak

Forest Nutmeg

Oak Flooring

Upgrade range



Smoke

Hickory

NZ Wool Carpet



Stonewashed
Standard

Stonehenge

Concrete

Bathroom Upgrade Options

Bathroom Floor Tiles



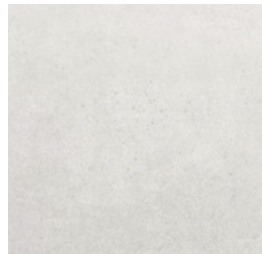
Artisan Gris Matt
Standard



Artisan Sage Matt



Palm Beach Navy



Pacific White Lappato 600x600



Gunmetal 660x600



Olympia Shell 600x600



Redcliffes Terracotta
Herrinbone
Upgrade Option

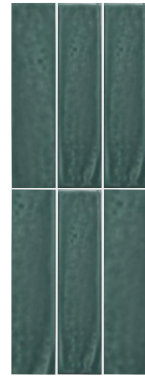
Shower Wall Tiles



Crest Sea Foam Gloss



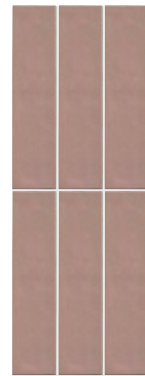
Crest Field Green Gloss



Crest Jungle Green



Crest Bone Gloss



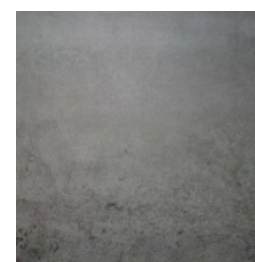
Dusky Pink Subway



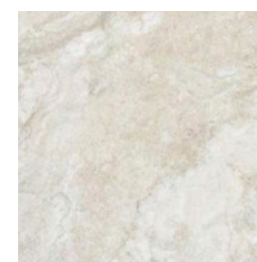
Redcliffes Terracotta



Pacific White Lappato 600x600
Standard



Gunmetal 660x600



Olympia Shell 600x600

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Bathroom Upgrade Options

Vanity fixture



Posh Canterbury Basin Mixer
Standard



Modern
Chrome



Modern
Brushed Brass



Modern
Black



Modern
Brushed Nickel

Vanity Handles



Chrome
Standard



Antique Bronze



Black



Black Iron

Shower fixture



Posh Canterbury Shower Mixer
Standard



Modern Chrome



Modern
Brushed Brass



Modern Black



Modern
Brushed Nickel



Column Shower



Column Shower



Column Shower



Column Shower



Make obvious which is standard and which is upgrade

Other Upgrade Options

Mantle with electric fireplace



Pendant Lights

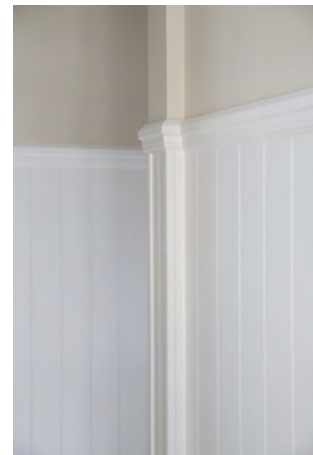


Black



Brass

Villaboard



Half height with Dado rail



Full height with Dado rail

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.



Brooksfield

Expression Of Interest

This EOI form is non binding.

This form allows you to put a property on Hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone No:

Email:

Address of property:

Indicated price:

End date of hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

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