

BROOKSFIELD

180 Springfield Road, St Albans

3 Georgian brick homes



Renders








Kitchen – Please note, this is an artist impression and contains upgraded spec



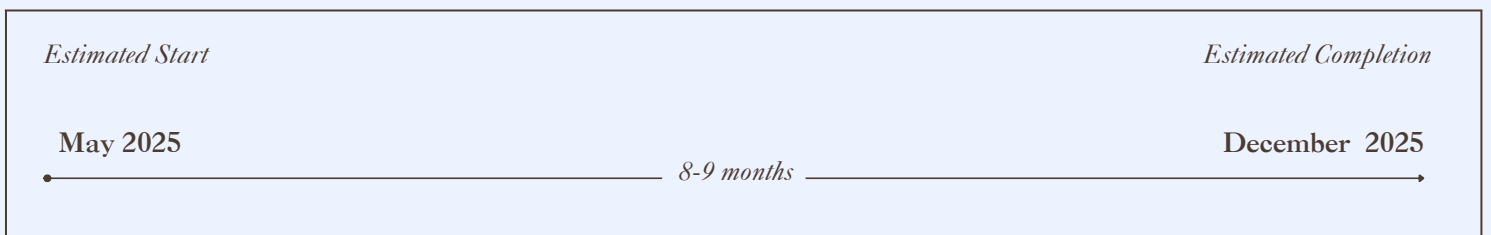
General Information

180 Springfield Road is another exceptional display of our Colonial Revival Homes.

Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2.5	1.5	Carpark	79	\$719,000
Townhouse 2	3.5	2.5	Garage	119	\$819,000
Townhouse 3	3.5	2.5	Garage	119	\$829,000

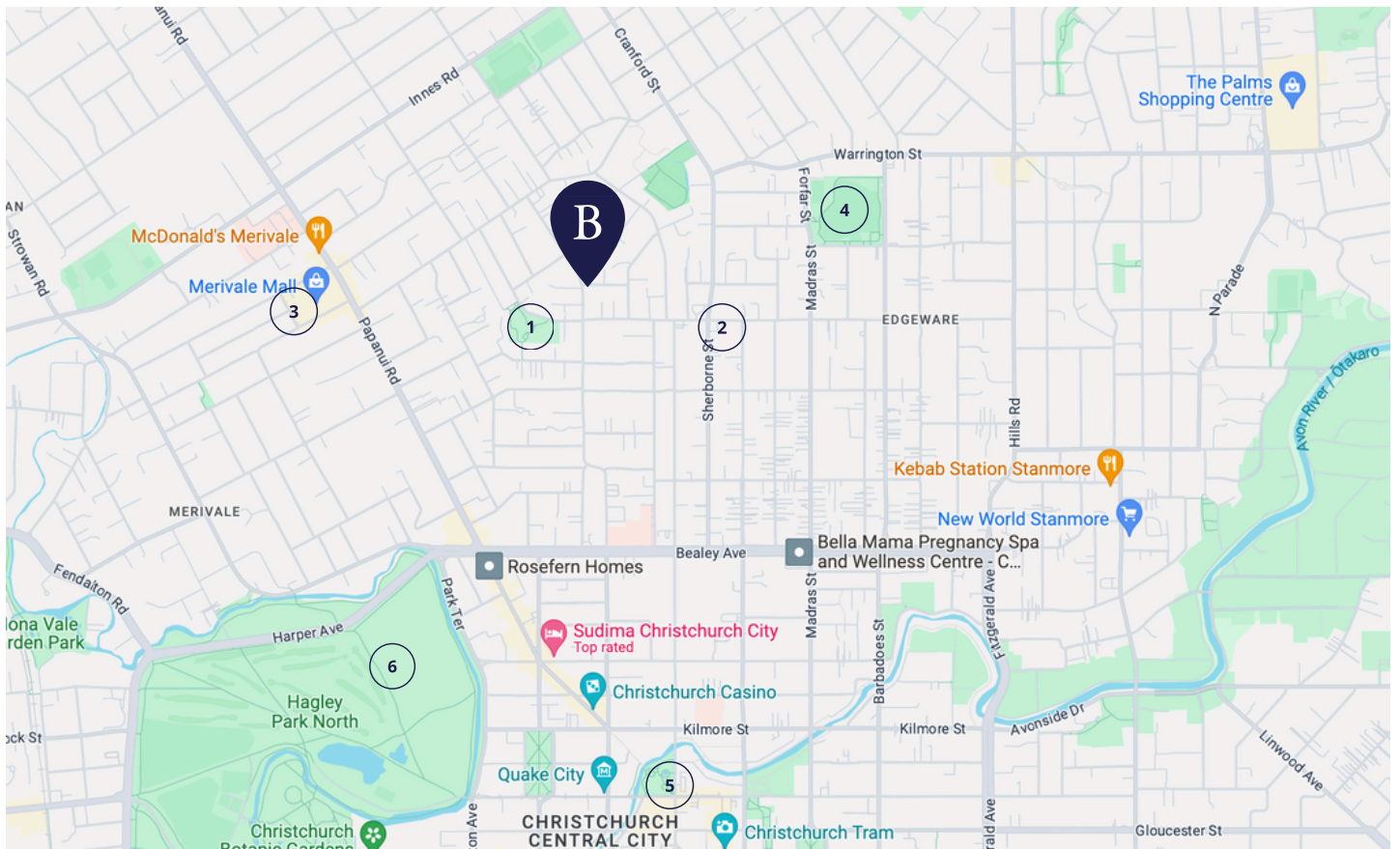
Build time



Location

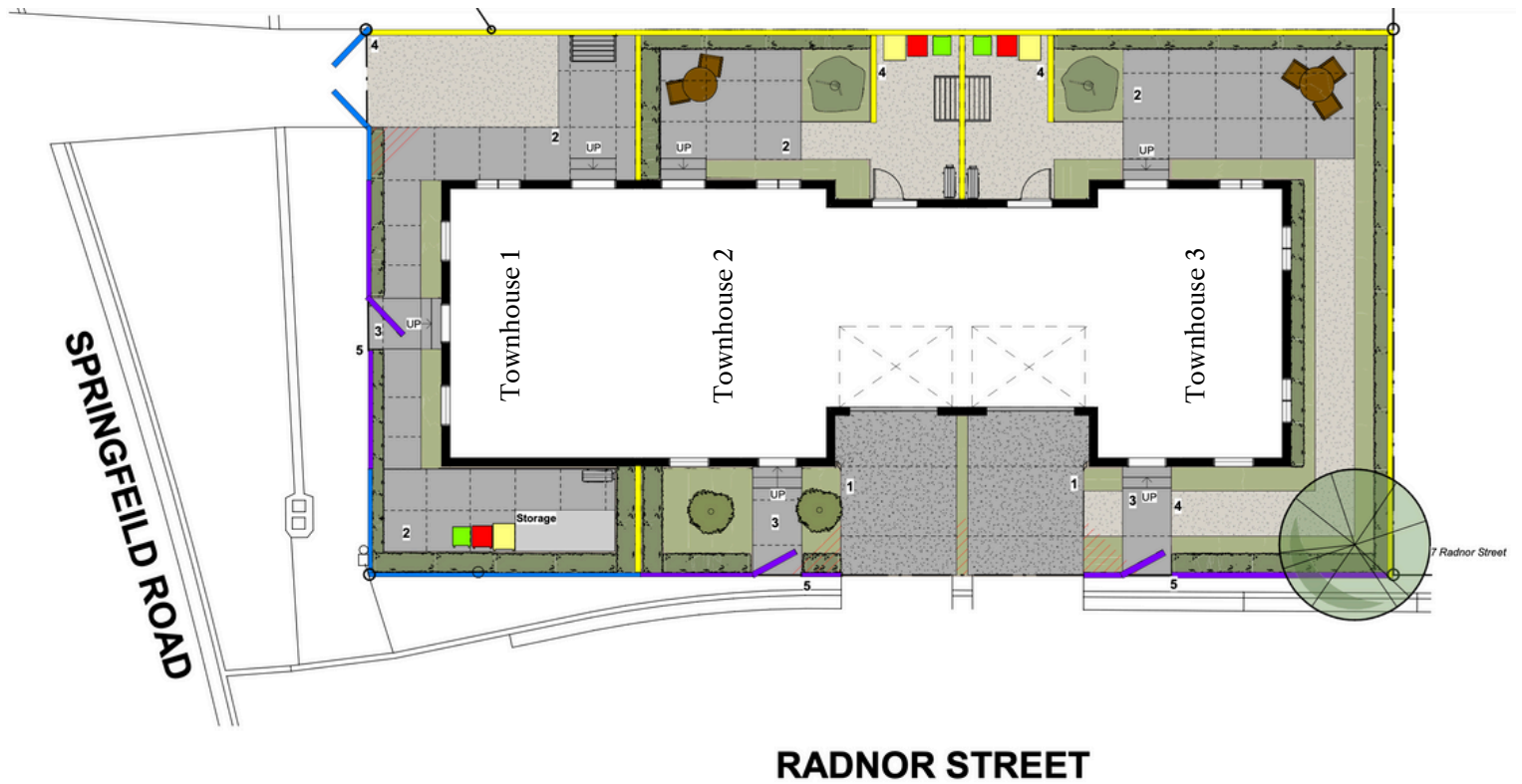
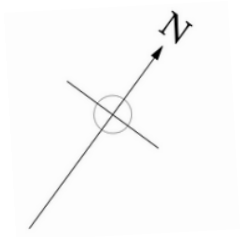
180 Springfield Road is another example of our brick Georgian style homes designed in London by renowned Ben Pentreath Architects.

Located in St Albans, 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 Abberley Park - 290m | ⑤ Christchurch CBD - 2km |
| ② Edgware Village - 500m | ⑥ Hagley Park - 3.1km |
| ③ Merivale Mall - 1.2km | ⑦ Christchurch International Airport - 9.4km |
| ④ St Albans Park - 1.6km | |

Site Plan

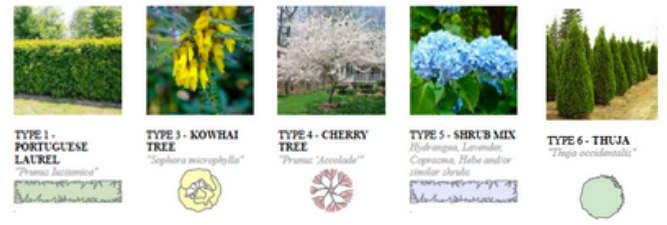


Landscaping Legend

- 1 Exposed aggregate driveway with bands of coloured concrete at key thresholds
- 2 Coloured concrete patio
- 3 Coloured concrete path
- 4 Selected chip utility area
- 5 Lawn
- 6 Letterboxes
- Proposed Standard
- Proposed Tree
- Garden Bed

- Evergreen Hedge
- Selected Chip (46.5m²)
- Hardwood Deck (23.4m²)
- Coloured Cut Concrete (44.5m²)
- Exposed Aggregate Concrete (72.8m²)
- Low Spec Fencing - 1800mm high rough slown palling, no cap (6.2m)
- Mid Spec Fencing - 1800mm high dressed palling with cap (7.7m)
- Picket Fencing - 1000mm high and painted white (6.1m)
- Fold-out Clothesline (1200mm x 680mm shown)
- Pedestrian gate
- Step Location

Plant Legend



Outdoor Living Sizes

- Home 1: 20m²
- Home 2: 36m²
- Home 3: 47m²

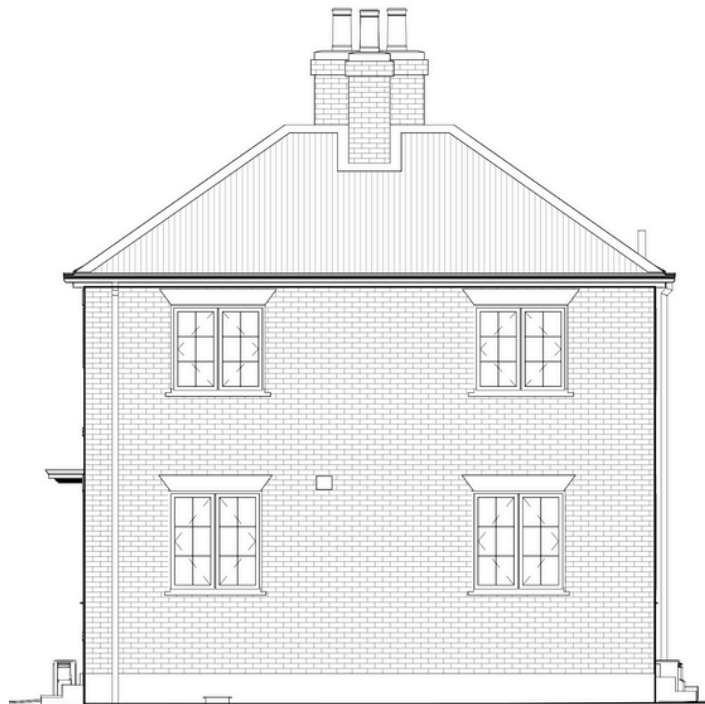
East & West Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m



West Elevation



East Elevation

North & South Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m

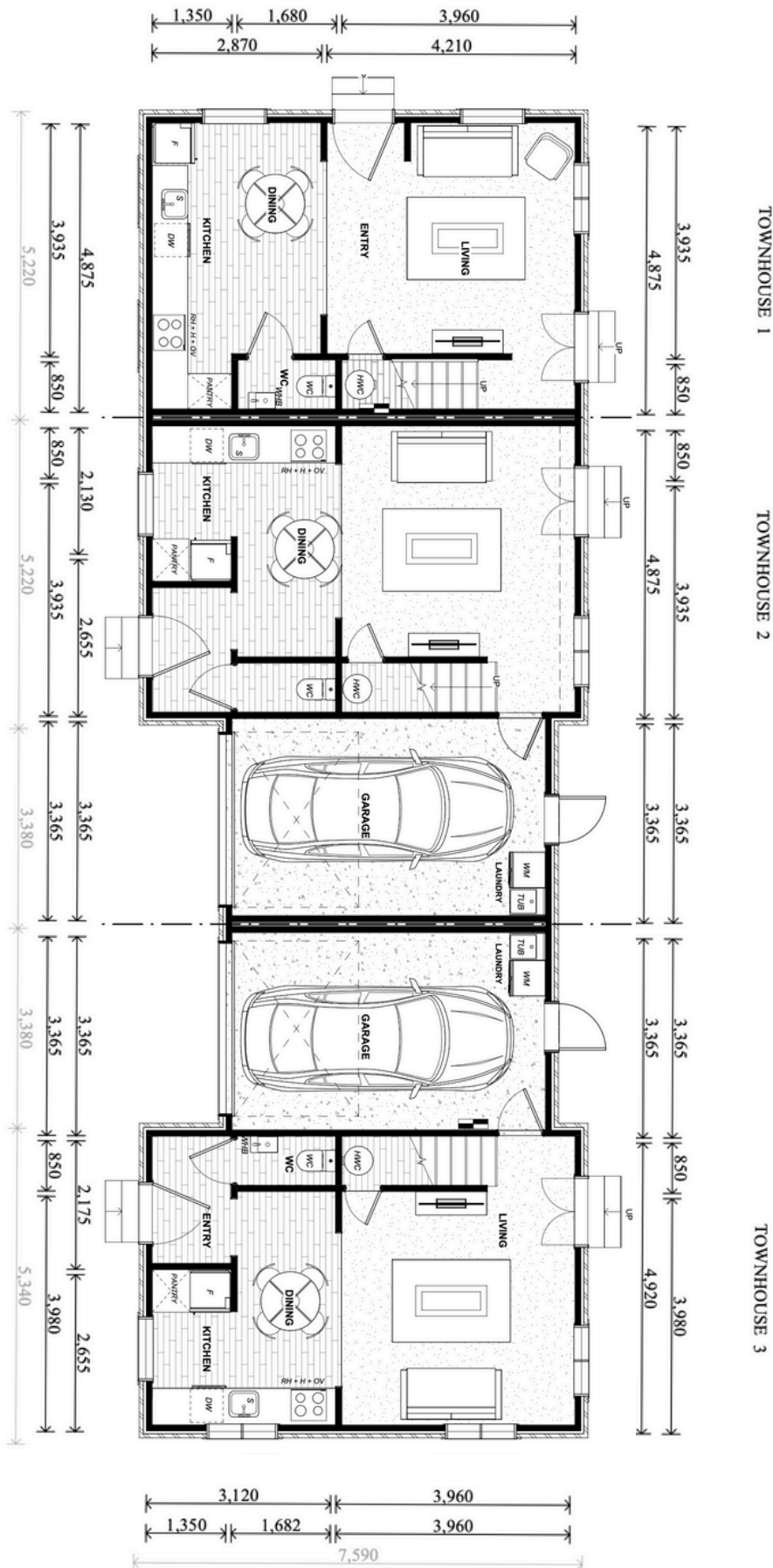


South Elevation



North Elevation

Ground Floor



First Floor

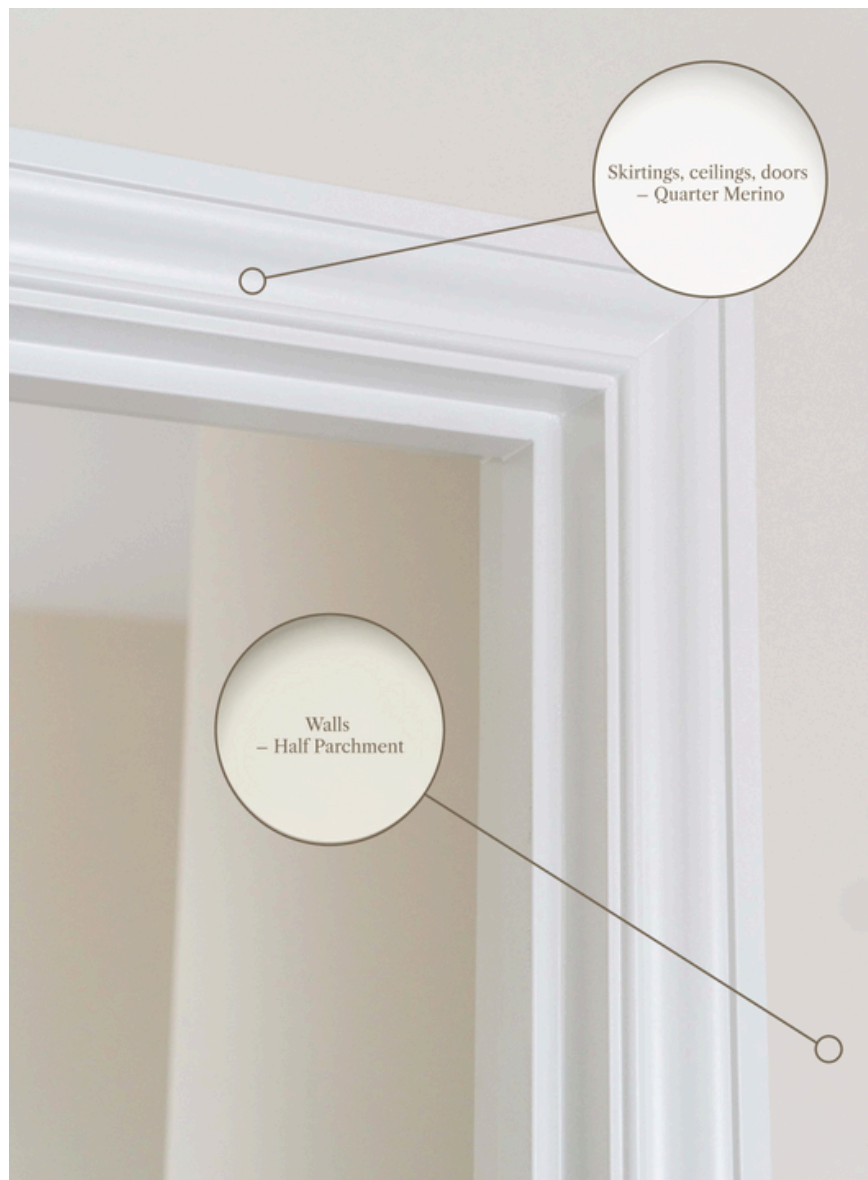


It's all in the details –
Standard Interior Spec

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



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

Shower Wall Tile
Pacific White

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 - 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

Upgrade Options



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



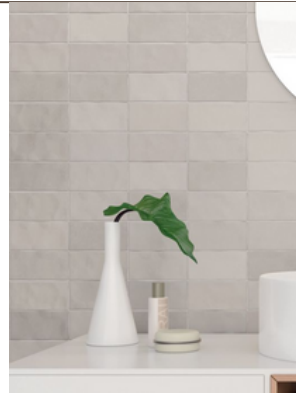
Door Handle Unlacquered Brass
Iver Sarlat Levers On Plain Shouldered Long Plate



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

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.*

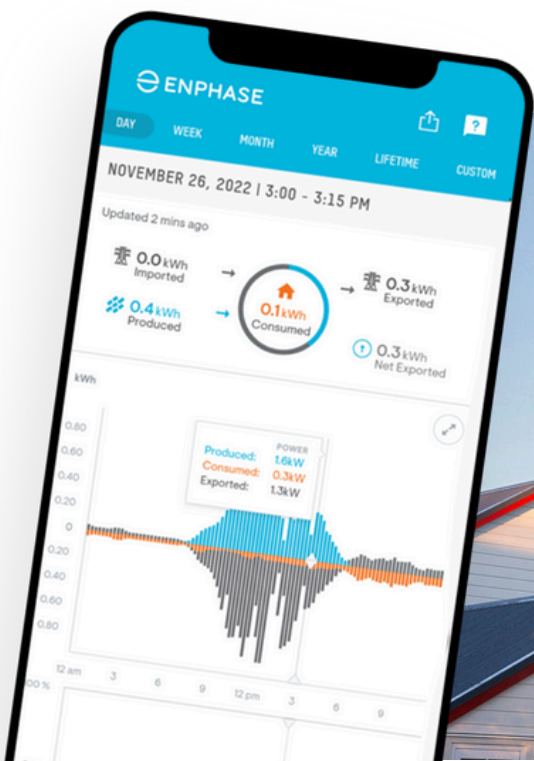
The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

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





Your Rental Appraisal

26 August 2024

Address: House 1, 180 Springfield Road

Thank you for the opportunity to provide a rental appraisal for the above property to be built. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided proposed plans, I believe a fair market rent would be between **\$540-\$560 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



2



1.5



1



Your Rental Appraisal

26 August 2024

ADDRESS: House 2 & 3, 180 Springfield Road, St Albans

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.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



2



1.5



1

RENTAL APPRAISAL.

Date: 18 September 2024

Prepared for: Brookfield

Thank you for requesting a rental assessment for: **Townhouse 1, 180 Springfield Road, St Albans**

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent between \$540 and \$560 per week (unfurnished).



Prepared by: Kelly Johnston
Business Development Manager
M 0274 838 113
Kelly@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time

100% of our homes were occupied

August 2024 statistics

Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston



Rosa Ellis

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

RENTAL APPRAISAL.

Date: 18 September 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: **Townhouse 2 & 3, 180 Springfield Road, St Albans**

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

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YOUR RENTAL ASSESSMENT

28 AUGUST 2024

180 SPRINGFIELD ROAD, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **180 Springfield Road, St Albans (2 bed, garage)**.

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 **\$560 - \$580** per week 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.



MEGAN LOOYER

Business Development Manager

027 217 1273

megan.looyer@harcourts.co.nz

GRENADIERRENTSHOP.CO.NZ

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

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YOUR RENTAL ASSESSMENT

28 AUGUST 2024

180 SPRINGFIELD ROAD, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **180 Springfield Road, St Albans (2 bed, car park)**.

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 **\$540 - \$560** per week on the basis the property is rented unfurnished and for a long term tenancy.

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29 AUGUST 2024

YOUR RENTAL ASSESSMENT

180 SPRINGFIELD ROAD, ST ALBANS

Thank you for the opportunity to provide a rental assessment on the property situated at **180 Springfield Road, St Albans (3 bed)**.

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 **\$650 - \$675** per week on the basis the property is rented unfurnished and for a long term tenancy.

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Welcome to
Ohana

180 Springfield Road, St Albans

(2.5 Bed, 1.5 Bath, Carpark)



Ohana offer an end-to-end short term property management service.
From resetting the property between stays, to marketing your listing online.

Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

Conservatives Estimates

\$1,128

Gross Weekly Estimates
(at 80% occupancy)

\$57,792

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$190**
Gross Weekly Estimate **\$1,128**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$57,792**
(at 80% occupancy)

Expenses

~~15%~~ +GST Power and
Internet paid by the owner
Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$25 - \$30 per
reservation

Booking Platform

Ohana

021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com

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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