

196 GERALDINE STREET

St Albans, Christchurch

3 Architecturally designed townhouses



BROOKSFIELD

0800 548 454 | [brooksfield.co.nz](https://www.brooksfield.co.nz)

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb and surroundings. We are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

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 the latest in design trends, durability and affordability.

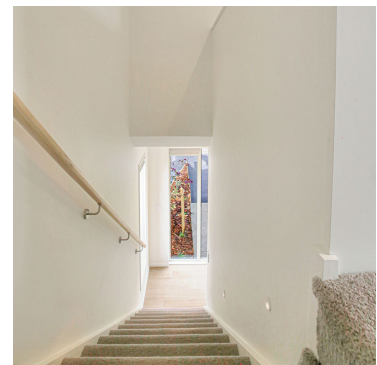
“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”

– Vincent Holloway, Brooksfield’s director

THE BROOKSFIELD DIFFERENCE

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 Brooksfield home you’ll find stone benchtops, 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.

Recently completed development at 15 Domett Street



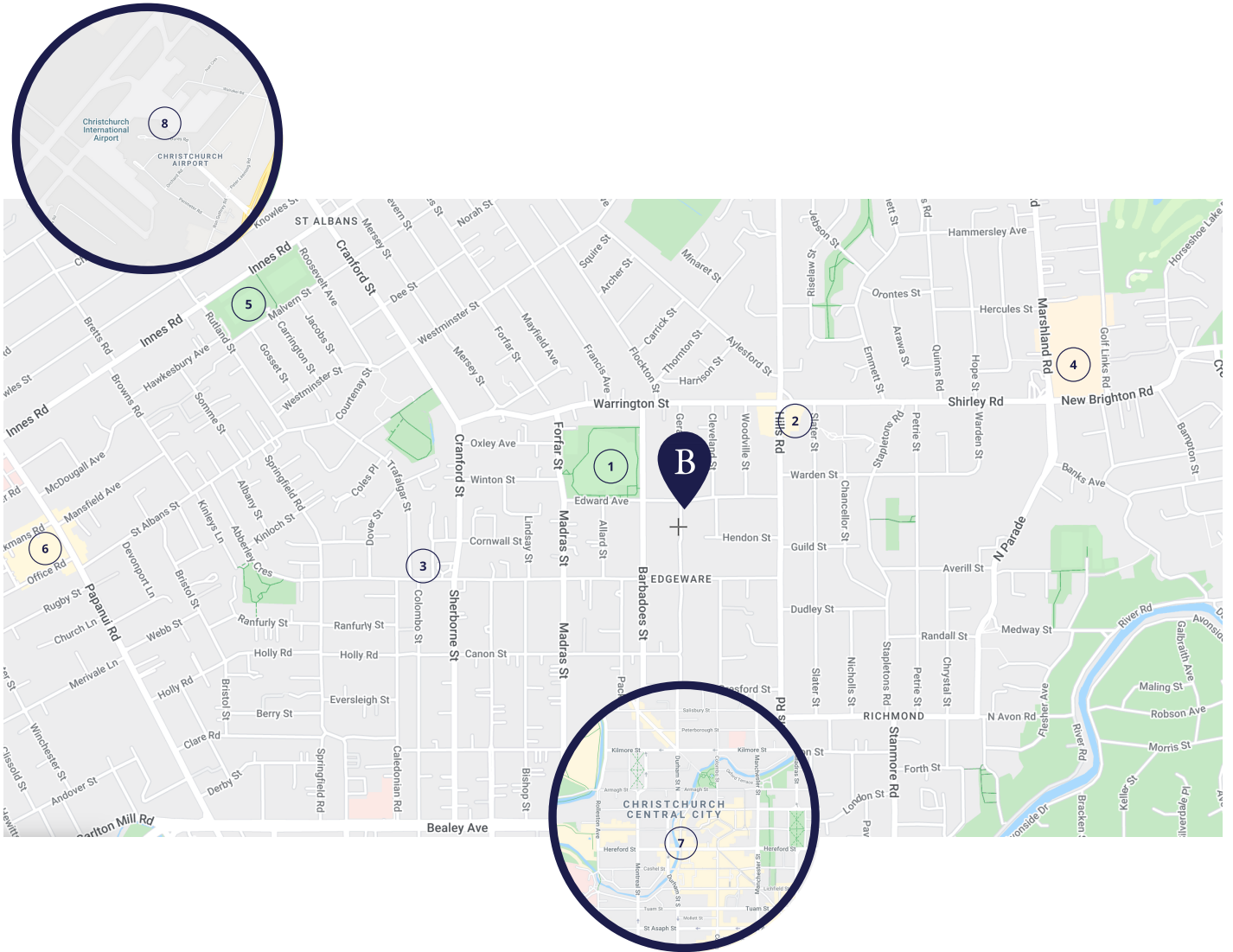
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LOCATION

196 Geraldine Street

These Brookfield Modern homes are located in the popular suburb of St Albans, on the doorstep of the city centre and just a stones throw from many local amenities, schools and transport links. Below are some of our favourite spots close to your next home or investment property.



- 1 St Albans Park - 350m
- 2 Hills Road shops - 650m
- 3 Edgeware Village - 1.1km
- 4 The Palms Shopping Centre - 1.6km
- 5 Malvern Park - 1.9km
- 6 Merivale Mall - 2.6km
- 7 Christchurch Central City - 3km
- 8 Christchurch International Airport - 10km (15min)

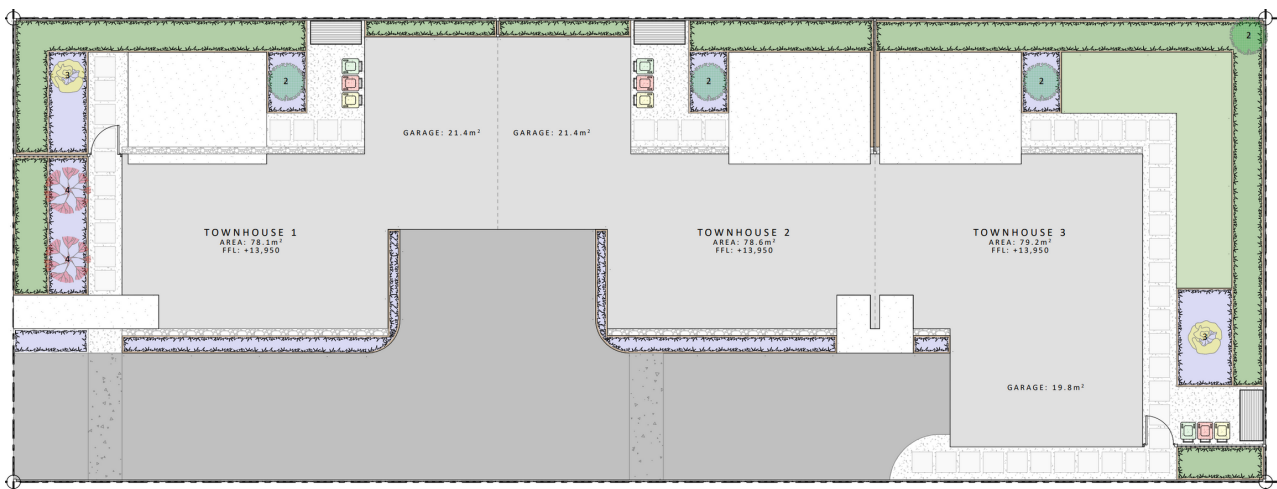
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LAYOUT

196 Geraldine Street

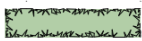
These 3 homes are thoughtfully laid out with ample space and designed with owner occupiers and investors in mind. Each house features a private, north facing courtyard to capture all day sun and is complemented by a single car, internal access garage. These homes come with established planting that includes native flora to attract birds and enhance street appeal.



PLANT LEGEND



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



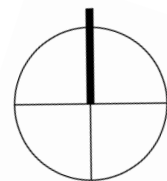
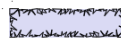
TYPE 3 - KOWHAI TREE
"Sophora microphylla"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - SHRUB MIX
Hydrangea, Lavender,
Coprosma, Hebe and/or
similar shrubs



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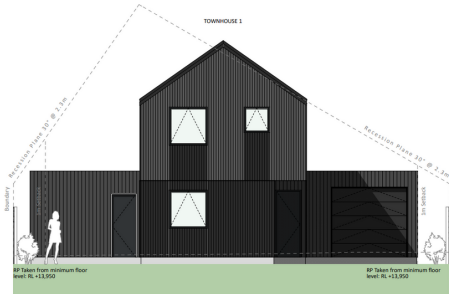
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ELEVATIONS

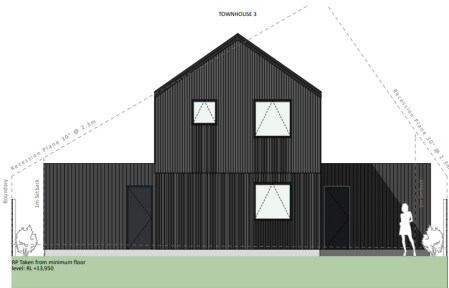
196 Geraldine Street



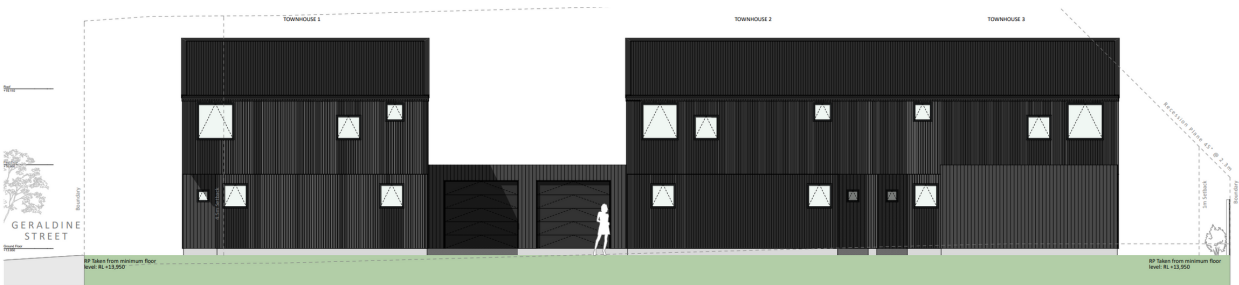
North Elevation



East Elevation



West Elevation



South Elevation

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RENDERS

196 Geraldine Street

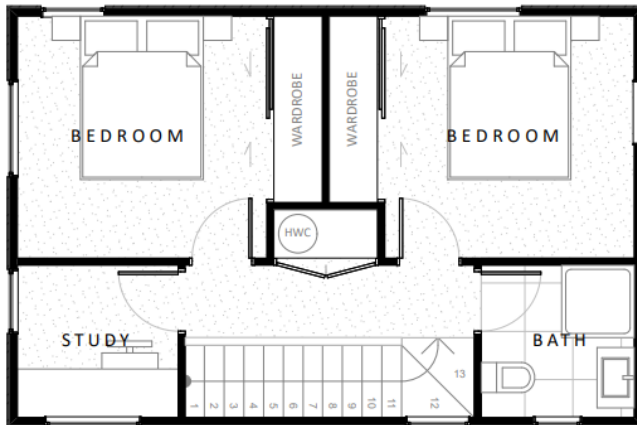


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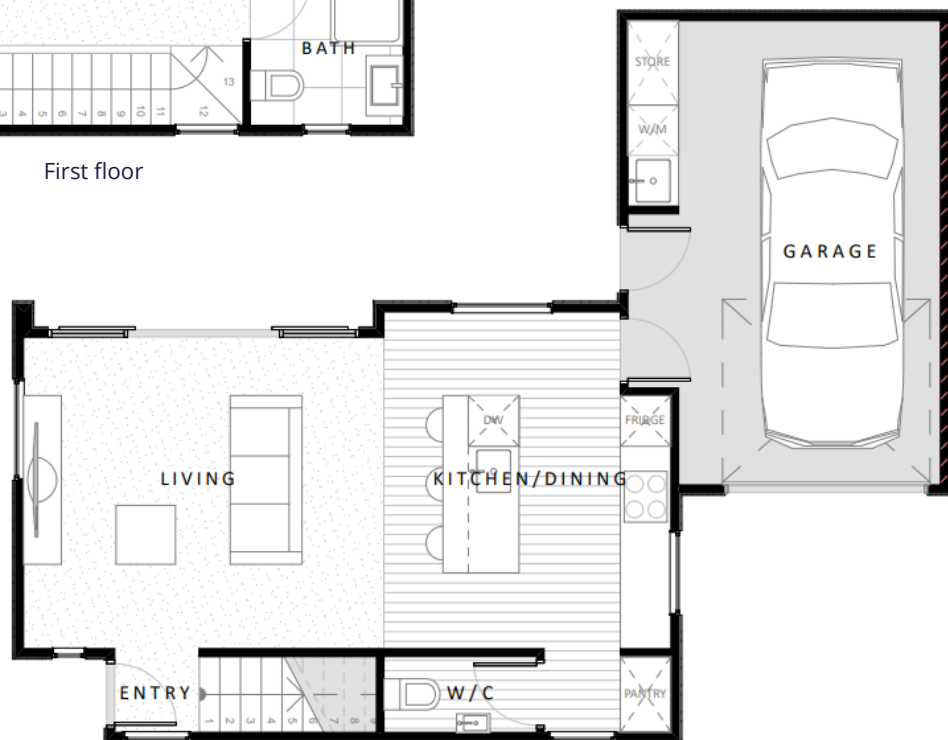
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FLOOR PLAN - HOUSE 1

196 Geraldine Street



First floor



Ground floor

This home features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which incorporates an island bench dining area. The north facing living area opens onto the private courtyard which is framed by established planting. Upstairs is two generous bedrooms each with large double wardrobes, a separate study room and a central tiled bathroom. A single car, internal access garage with incorporated laundry completes these homes.

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FLOOR PLAN - HOUSE 2

196 Geraldine Street



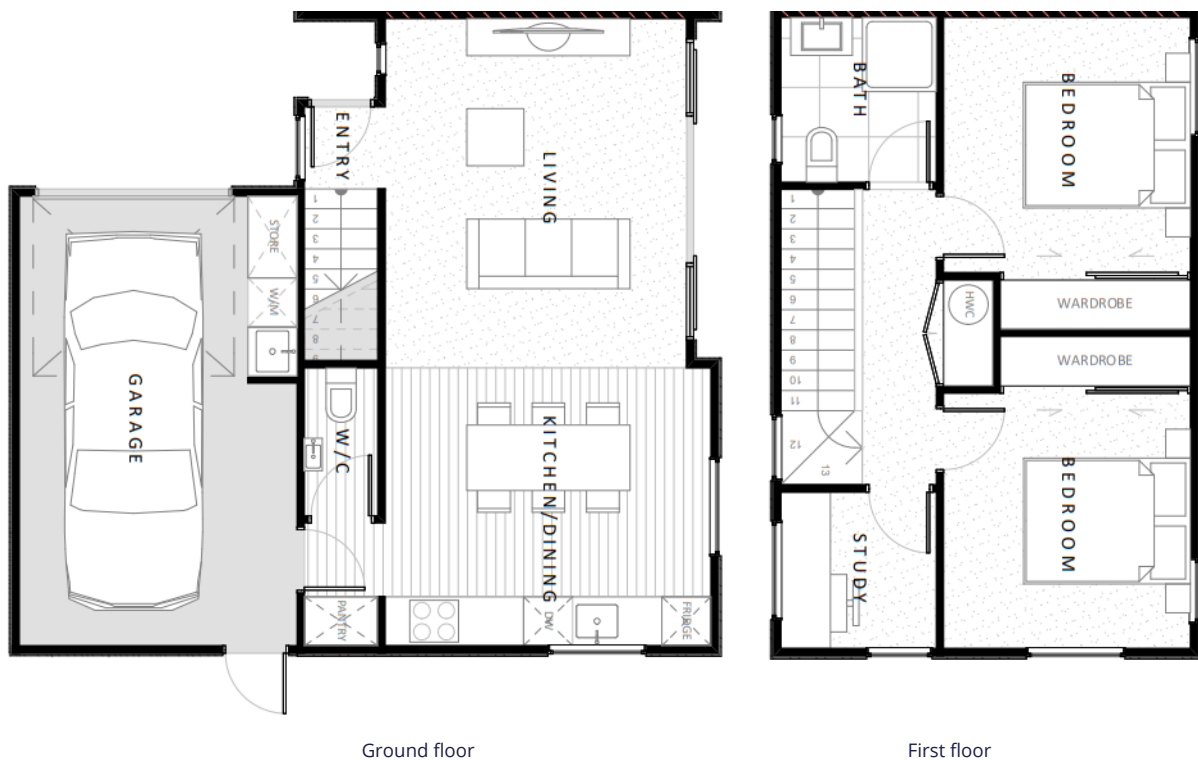
This home features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which incorporates the dining area. The north facing living area opens onto the private courtyard which is framed by established planting. Upstairs is two generous bedrooms each with large double wardrobes, a separate study room and a central tiled bathroom. A single car, internal access garage with incorporated laundry completes these homes.

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FLOOR PLAN - HOUSE 3

196 Geraldine Street



This home features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen which incorporates the dining area. The north facing living area opens onto the private courtyard which is framed by established planting. Upstairs is two generous bedrooms each with large double wardrobes, a separate study room and a central tiled bathroom. A single car, internal access garage with incorporated laundry completes these homes.

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DESIGN

Brookfield Modern

These homes are the latest in our series of modern style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled hard flooring, wool carpets and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding/Roof: Corrugated Iron



Cladding: Cedar



Doorhandle - Schlage Ease S-2 keyless entry

Interior



Walls - Clover Honey Low-VOC Paint



Skirtings, ceilings & doors - Quarter Clover Honey Low-VOC Paint



Bathroom Wall Tile - Metro Ashgrey Gloss



Bathroom Floor Tile - Metro Ashgrey Matt



Roller Blinds - White - to all living areas



Venetian Blinds - White - Bedrooms



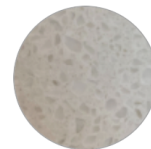
Carpet - 100% Wool



Kitchen Floor - Forest Cedar tile planks



Kitchen Cabinets - Bestwood Ranfurly Oak



Kitchen Bench - Stone - Coronet Peak



Splashback - Subway Tiles



Wool Insulation

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PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer-Brushed Nickel
Mizu Drift - 4 Star water rating



Bathroom Vanity-Wall hung
stone top-Timber



Toilets - Nova BTW



Shower mixer - Mizu Drift



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift 4
star water rating



Toilet roll holder



Glass shower tray on tiles

Electrical



Heated towel rail - 400x600
Elan 20R



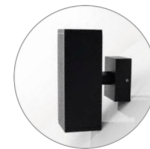
Plugs - Iconic Switchgear



Downlights - LED Switch
downlight



Mirror-round mirror with demist
heater behind



Outdoor lights - Modern
up/down



Bathroom heater - Serene 2068
heater

APPLIANCES

Appliances



Oven - Beko Single
Built in Oven



Rangehood - Beko Canopy
Ranfgehood



Cook Top - Beko 4 zone
Ceramic Cooktop



Dishwasher - Fisher & Paykel
Single Dishwasher



Heat Pump - Fujitsu - KW
dependant on size to meet
tenancy regulations

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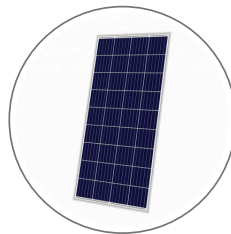
SOLAR POWER

These homes feature our pre installed system which will save you roughly 50% (+/-) on your power bill. The system we install in Brookfields homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panels sun exposure or cleanliness. 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.

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

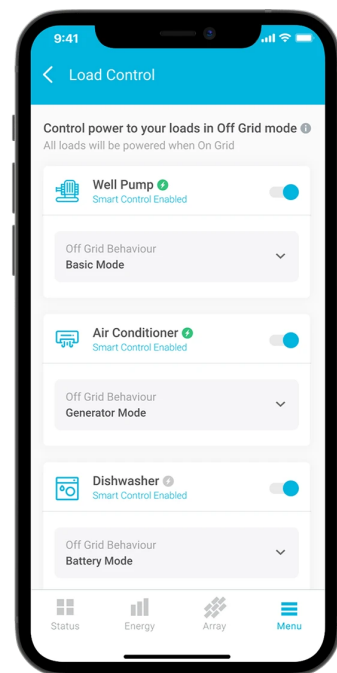
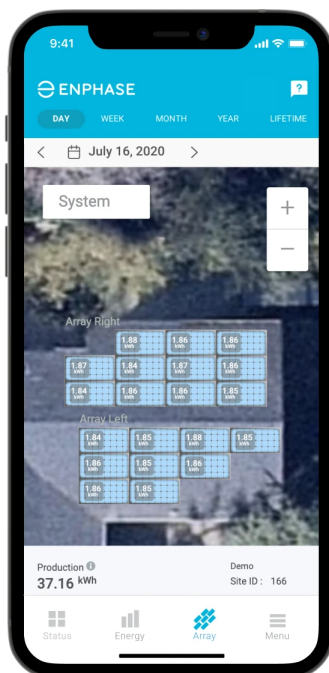
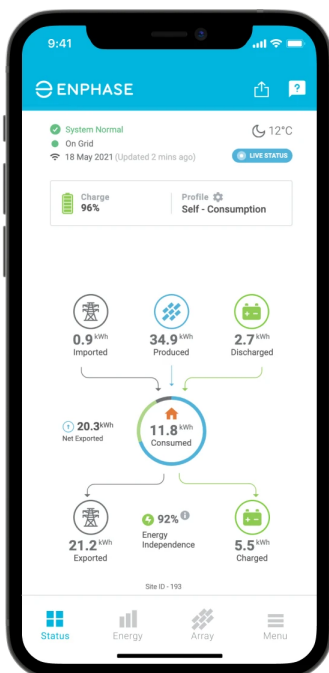


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to 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.



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RENTAL APPRAISAL

196 Geraldine Street

04 May 2022



Thank you for the opportunity to provide a rental assessment on the houses situated at 196 Geraldine Street.

After viewing the information supplied including plans and renders, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between **\$515 - \$535** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

Handwritten signature of Sue Banks

Sue Banks
Senior Property Manager
Brookfield Property Management
Phone: 021 257 7882
Email: sue@brookfield.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

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— PROPERTY MANAGEMENT —

021 257 7882 | brookfield.co.nz

PRICE LIST

196 Geraldine Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	CAR PARKS	SIZE	PRICE
House 1	2	1.5	1 car garage	99m ²	\$769,000
House 2	2	1.5	1 car garage	99m ²	\$765,000
House 3	2	1.5	1 car garage	98.6m ²	\$769,000

Estimated start

Estimated completion

Title type

August 2022

April 2023

Fee Simple

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

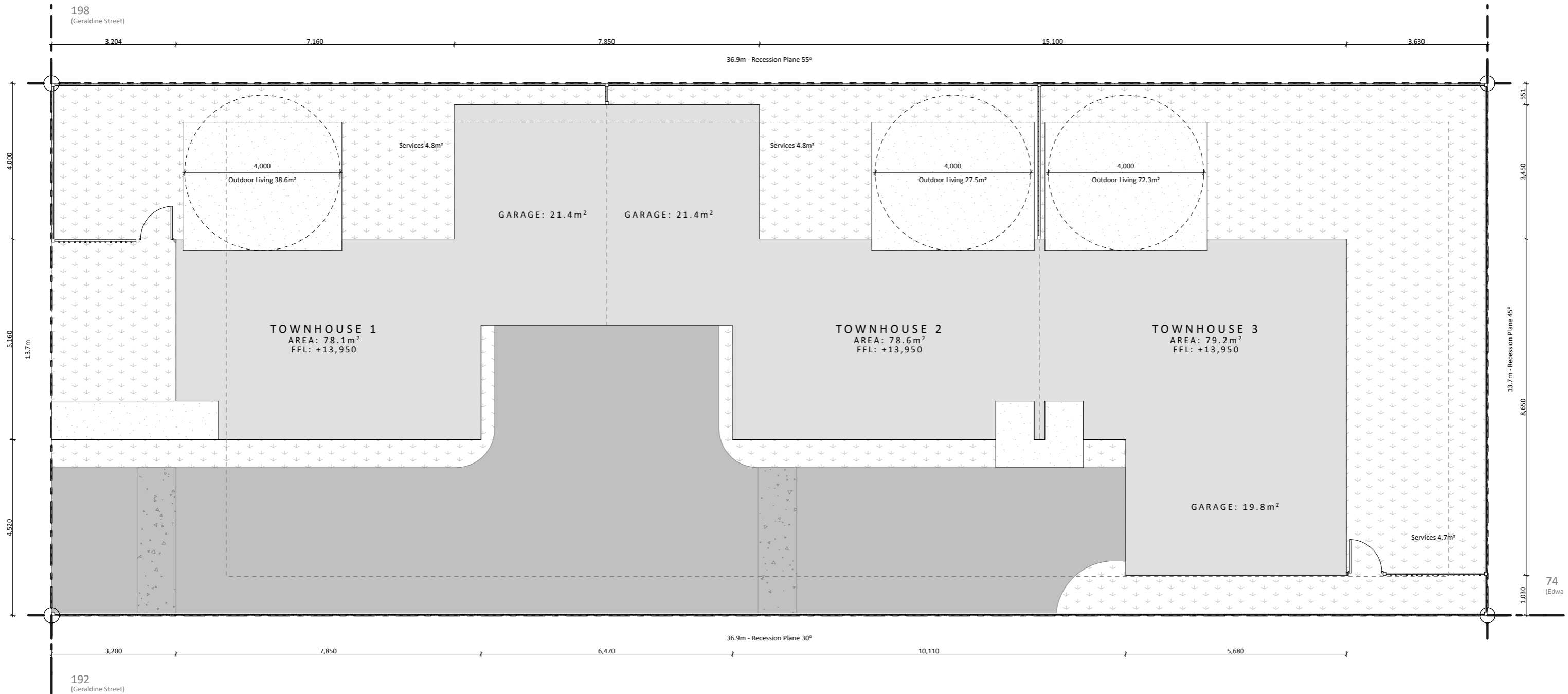
BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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0. SITE PLAN
SCALE 1:100



PROJECT INFO:

Address: 196 Geraldine Street
Edgeware
Christchurch

Legal Description: Lot 5 DP 5265

Title: -

Site Area: 505m² (more or less)

Site Coverage: 34.9%

Planning Zone: RSDT
Wind Zone: Medium
Earthquake Zone: Zone 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
FMA: Yes

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Brushed concrete to engineers specifications
- 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

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
HERITAGE

PROJECT NAME
Geraldine Street Townhouses

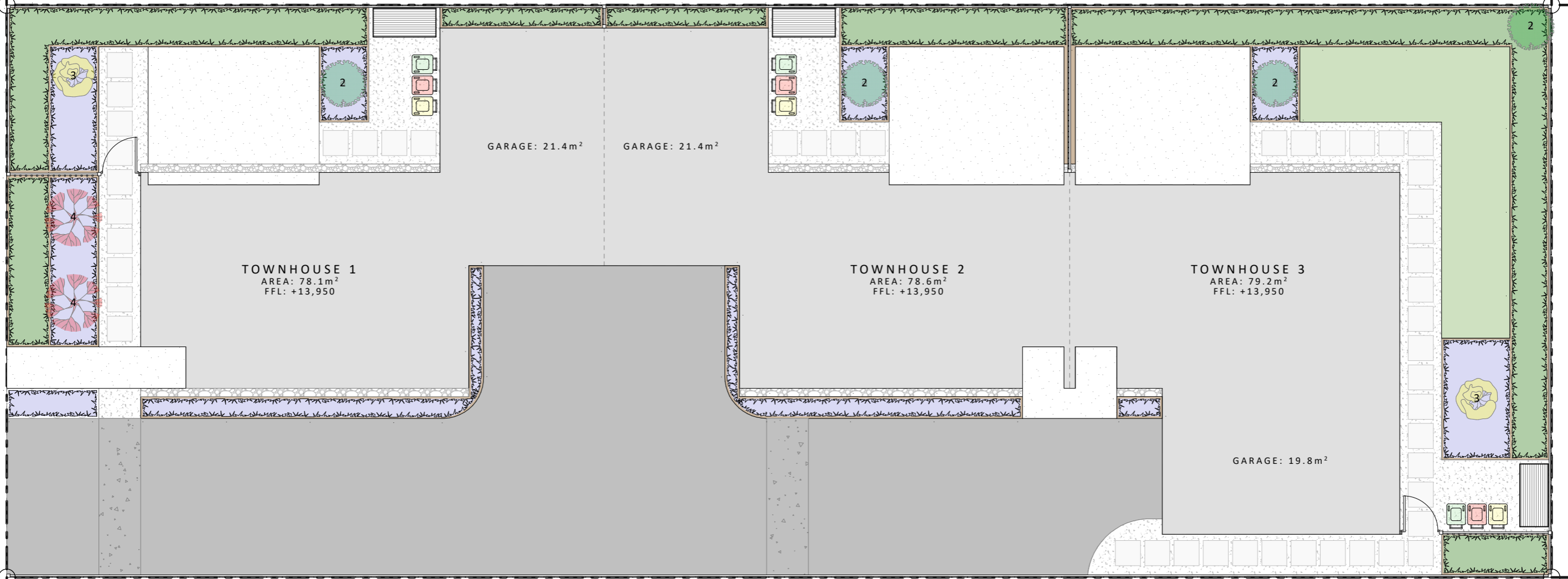
PROJECT ADDRESS
196 Geraldine Street
Edgeware
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN

198
(Geraldine Street)








74
(Edwa)

192
(Geraldine Street)

0. LANDSCAPING PLAN
SCALE 1:100

LANDSCAPING LEGEND

-  Grass/Lawn Area
-  Planting Area
- medium bark chip finish
- trees to be 1.5m min. height at the time of planting
-  Lime Area
- lime chip finish
-  Paver
- 600x600 concrete pavers
-  Patio/Path
- formed with 100mm concrete slab
-  Driveway
- concrete driveway
-  Driveway Feature Finish
- exposed aggregate finish

-  French Drain
 -  Timber Fence
- 1800mm High
- 150x19 Rough sawn palings overlapped capping
- Unpainted
 -  Metal Fence
- 1800mm High
- Permeable metal fencing
 -  Washing Line
- foldable washing line on fence
- NOTES:
Landscaping areas to be 50% trees 50% shrubs

PLANT LEGEND



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - KOWHAI TREE
"Sophora microphylla"



TYPE 4 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 5 - SHRUB MIX
Hydrangea, Lavender,
Coprosma, Hebe and/or
similar shrubs

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HERITAGE

PROJECT NAME
Geraldine Street Townhouses

PROJECT ADDRESS
196 Geraldine Street
Edgware
Christchurch

DRAWING NO. REVISION





A002 A

DRAWING NO.
LANDSCAPING PLAN



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

-  90mm Timber Framed wall (external wall)
- 20mm drained cavity
- Dimond Corrugate
-  90mm Timber Framed wall (external wall)
- 20mm drained cavity
- Shiplap Vertical Weatherboard
-  90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides (aqualine to wet areas)
-  Resene Construction Systems INTA120a
- Intertency System installed to manufacturers specifications
- Refer to finishes plan for wall lining specification.

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 nzbc 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

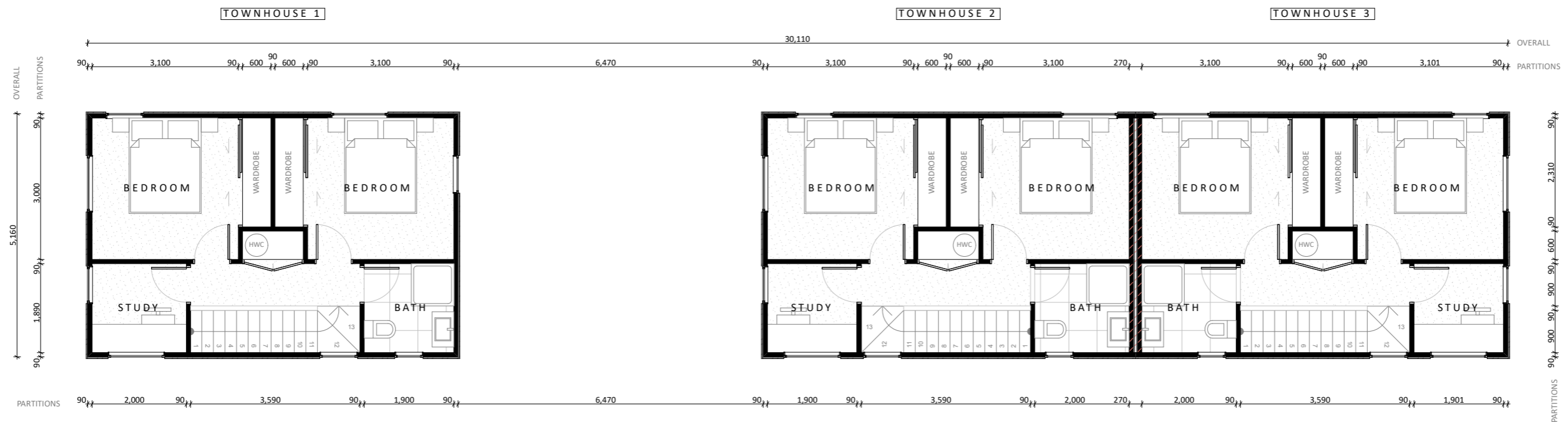
PROJECT NAME
Geraldine Street Townhouses

PROJECT ADDRESS
196 Geraldine Street
Edgware
Christchurch

DRAWING NO. REVISION





A003 A

DRAWING NO.
FLOOR PLANS



2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

-  90mm Timber Framed wall (external wall)
- 20mm drained cavity
- Dimond Corrugate
-  90mm Timber Framed wall (external wall)
- 20mm drained cavity
- Shiplap Vertical Weatherboard
-  90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides (aqualine to wet areas)
-  Resene Construction Systems INTA120a
- Intertency System installed to manufacturers specifications
- Refer to finishes plan for wall lining specification.

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.
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- 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 sconce and accessory locations.

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HERITAGE

PROJECT NAME
Geraldine Street Townhouses

PROJECT ADDRESS
196 Geraldine Street
Edgeware
Christchurch

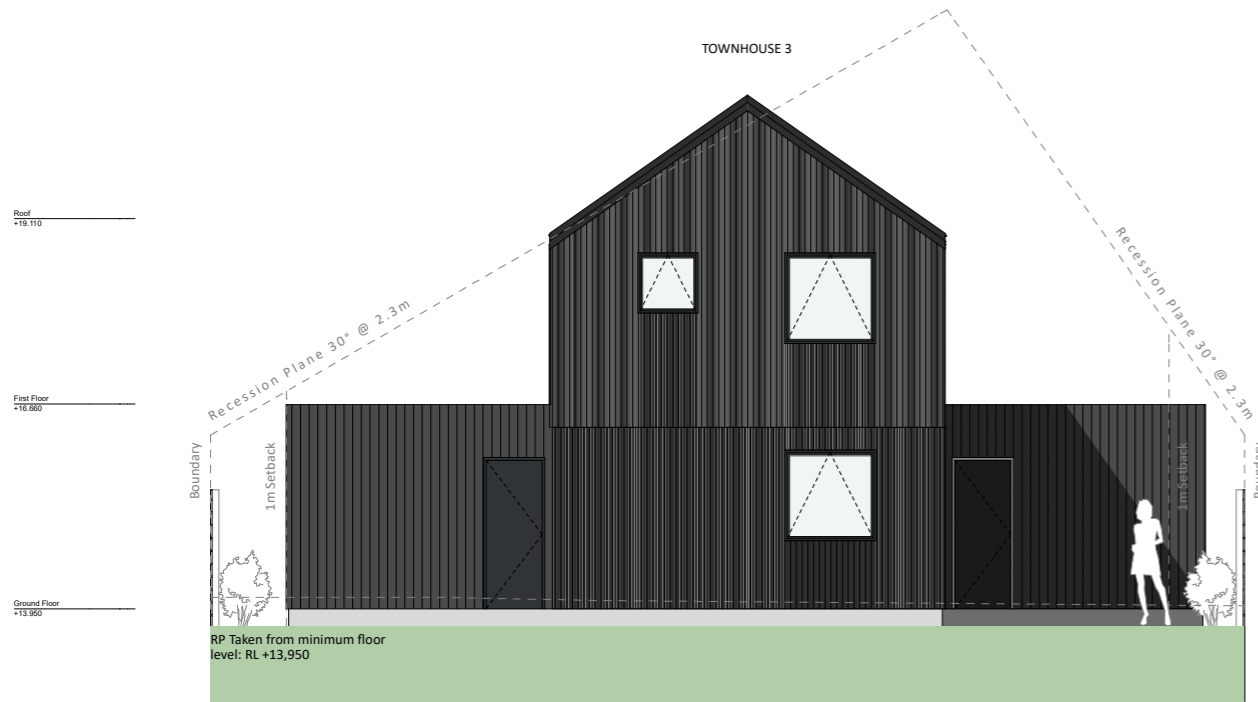
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A004 **A**

DRAWING NO.
FLOOR PLANS







E01 NORTH ELEVATION
SCALE 1:100



E02 EAST ELEVATION
SCALE 1:100

LEGEND

- 
Roof
 - Dimond Corrugate cladding or similar over Thermakraft Covertek roof underlay
 - Colour to be selected by Brookfield Living.
- 
Profile Metal Wall Cladding
 - Vertical Dimond Corrugate wall cladding system, installed as per manufacturers specifications on 20mm drained cavity system over wall underlay
 - Colour to be selected by Brookfield Living
- 
Shiplap Vertical Timber
 - Selected timber cladding installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
 - Colour to be selected by Brookfield Living
- 
Permanently Obscured Glass
 - As required by Christchurch District Plan 14.4.2.8

BROOKSFIELD
HERITAGE

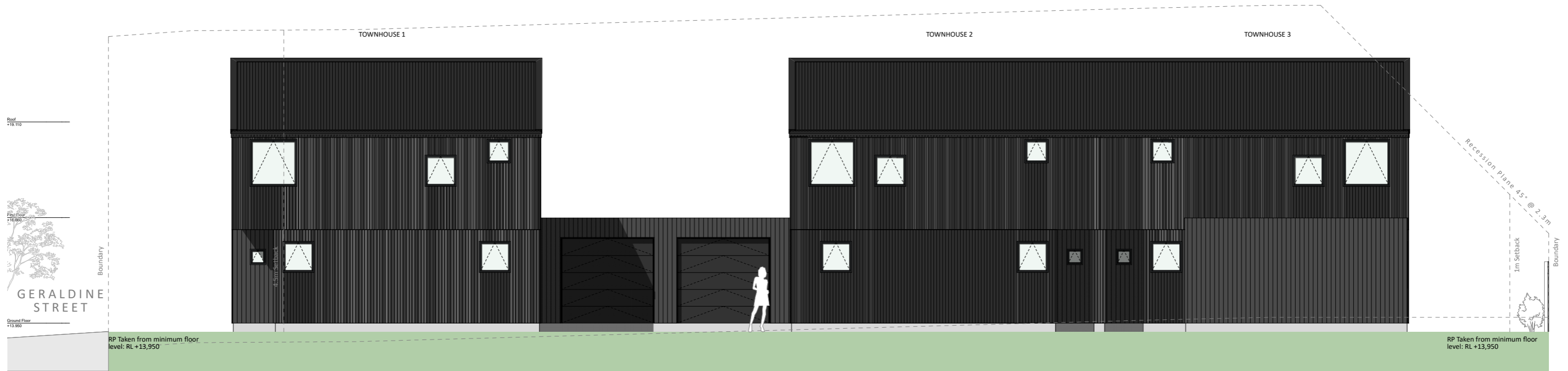
PROJECT NAME
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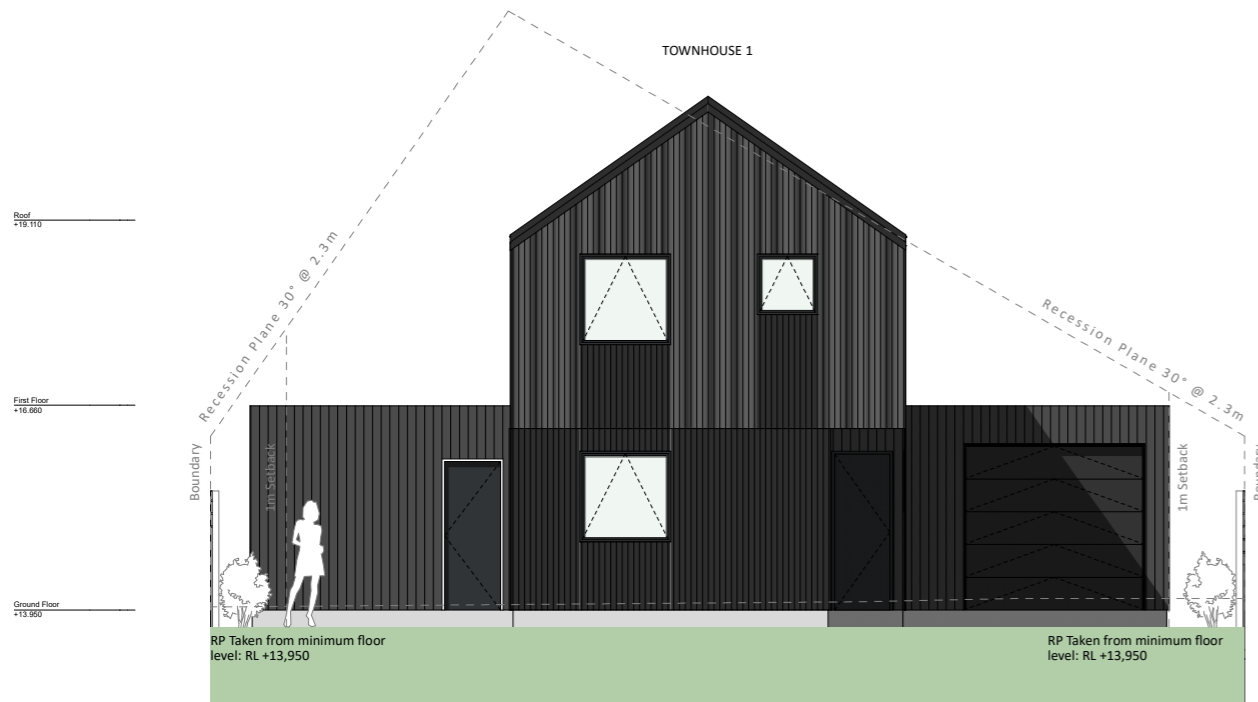
DRAWING NO. REVISION

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DRAWING NO.
ELEVATIONS



E03 SOUTH ELEVATION
SCALE 1:100



E04 WEST ELEVATION
SCALE 1:100

LEGEND

- Roof**
 - Dimond Corrugate cladding or similar over Thermakraft Covertek roof underlay
 - Colour to be selected by Brookfield Living.

- Profile Metal Wall Cladding**
 - Vertical Dimond Corrugate wall cladding system, installed as per manufacturers specifications on 20mm drained cavity system over wall underlay
 - Colour to be selected by Brookfield Living

- Shiplap Vertical Timber**
 - Selected timber cladding installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
 - Colour to be selected by Brookfield Living

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

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HERITAGE

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196 Geraldine Street
Edgware
Christchurch

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A006 A

DRAWING NO.
ELEVATIONS



STREET VIEW



DRIVEWAY VIEW

BROOKSFIELD

— HERITAGE —

PROJECT NAME
Geraldine Street Townhouses

PROJECT ADDRESS
196 Geraldine Street
Edgeware
Christchurch

DRAWING NO. REVISION

A007

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DRAWING NO.
RENDERS