

BROOKSFIELD



1/196 GERALDINE STREET
EDGEWARE





DESIGNED BY
BEN PENTREATH
ARCHITECTS



INFORMATION

1/196 Geraldine Street is another exceptional display of our 'Brick, Georgian, Colonial Homes' and features well-thought-out spaces.

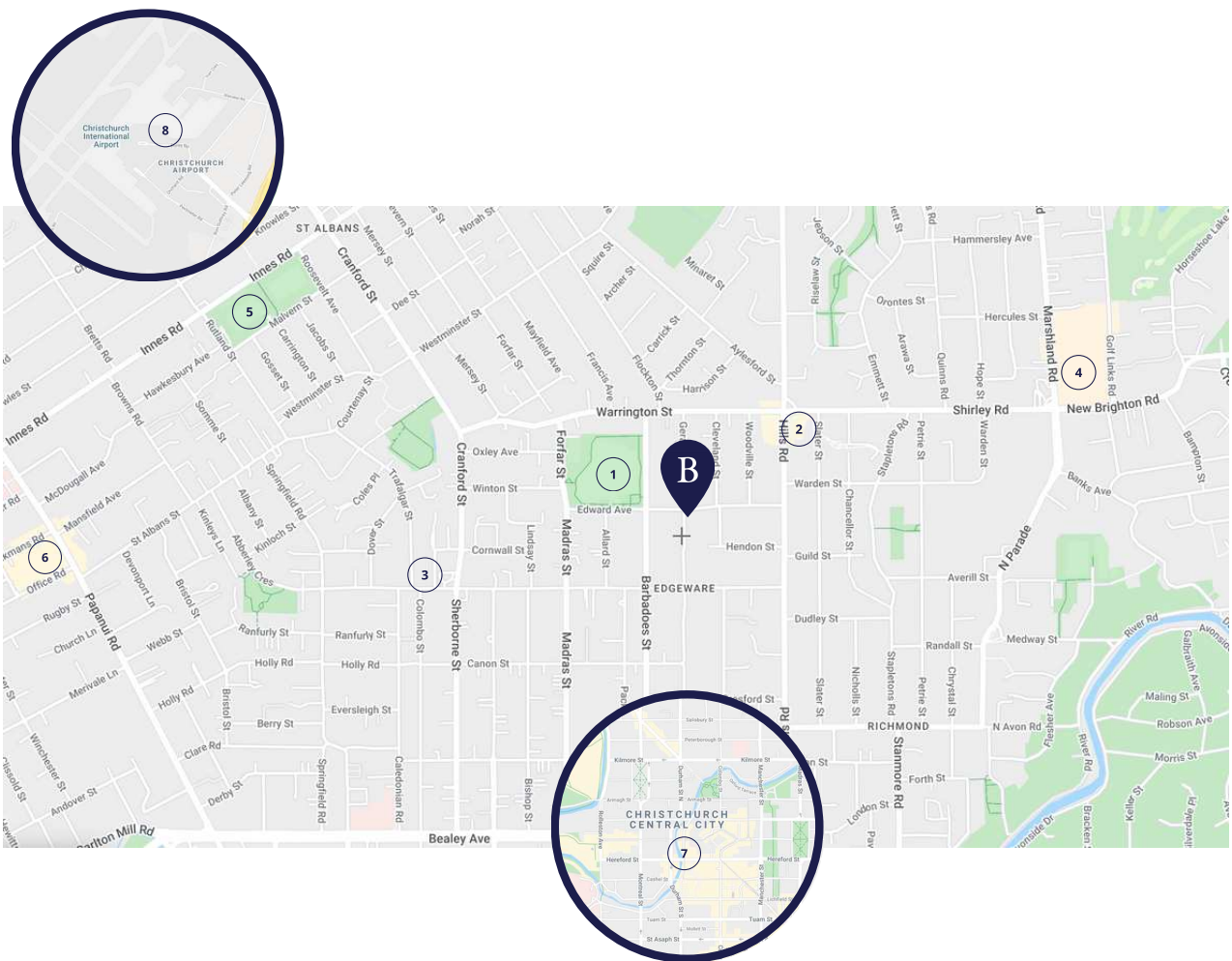
House	72m ²
Land	110m ²

 Bedrooms	2
 Lounge	1
 Bathroom	1
 Carpark	1

DEADLINE	28 February, 4pm
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LOCATION

This home is located in the popular suburb of Edgeware, offering the city on your doorstep and just a stone's throw away from many local amenities, schools, and transport links. Below are some of our favorite spots next to your next home or investment property.

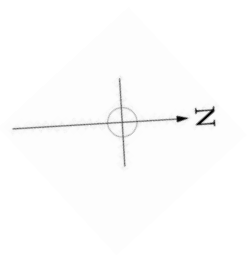


- 1 St Albans Park - 350m
- 2 Hills Road shops - 650m
- 3 Edgeware Village - 1.1km
- 4 The Palms Shopping Centre - 1.6km
- 5 Malvern Park - 1.9km
- 6 Merivale Mall - 2.6km
- 7 Christchurch Central City - 3km
- 8 Christchurch International Airport - 10km (15min)



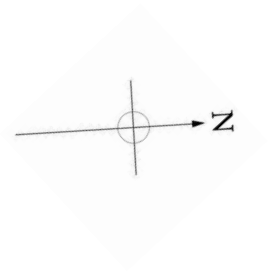
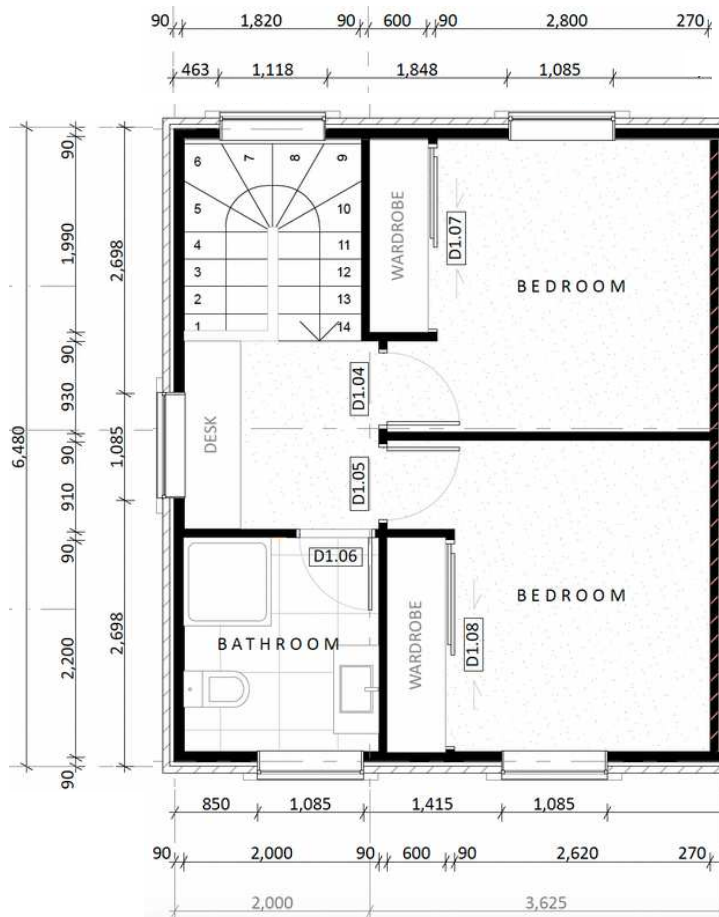
FLOOR PLANS

- GROUND FLOOR



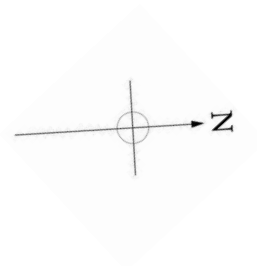
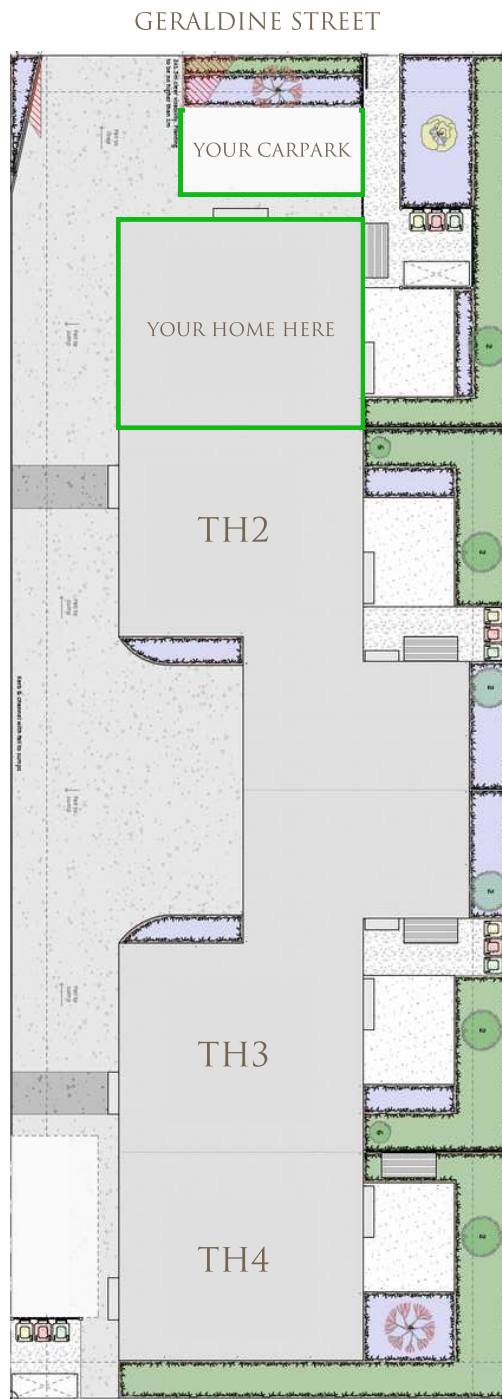


FLOOR PLANS - FIRST FLOOR



AVAILABILITY & LAYOUT

We have one home left available at this address – Home 1. Completed and ready to sell. This home is thoughtfully laid out, designed with ample space and north-facing outdoor living areas, well positioned to capture all-day sun. It comes with a carpark for convenience and already established planting to enhance street appeal.



BROOKSFIELD

1/196 Geraldine Street, Edgeware

GALLERY



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

Shower Wall Tile
Metro Gris

Not Pictured:

Bathroom

- Shower - Acrylic Tray & Glass Wall 900x900
- Shower - Posh Domaine Brass Rail Heated Towel Rail - Elan 7 Rail Warmer
- Heater - Serene 2068

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 - Eurotech Single Dish Drawer ED-SDCSS
- Range Hood - Applico Canopy Range Hood
- Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms - Cavius Photoelectric Smoke Alarm

Benefits you should know about

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.*

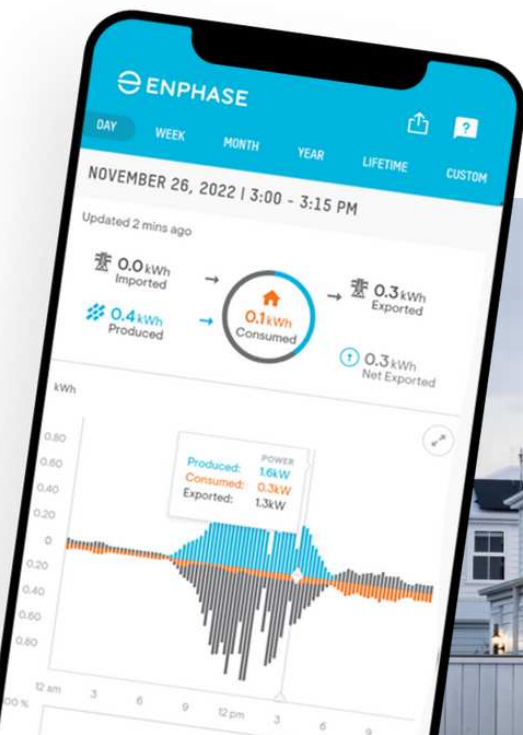
The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

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
Jinko Solar Panels	25 years
Enphase IQ7A Microinverter	10 years



About Brooksfeld –
Why we build the homes we build

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

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