

33 Dickens Street, Christchurch

Million Dollar Homes For Half The Price

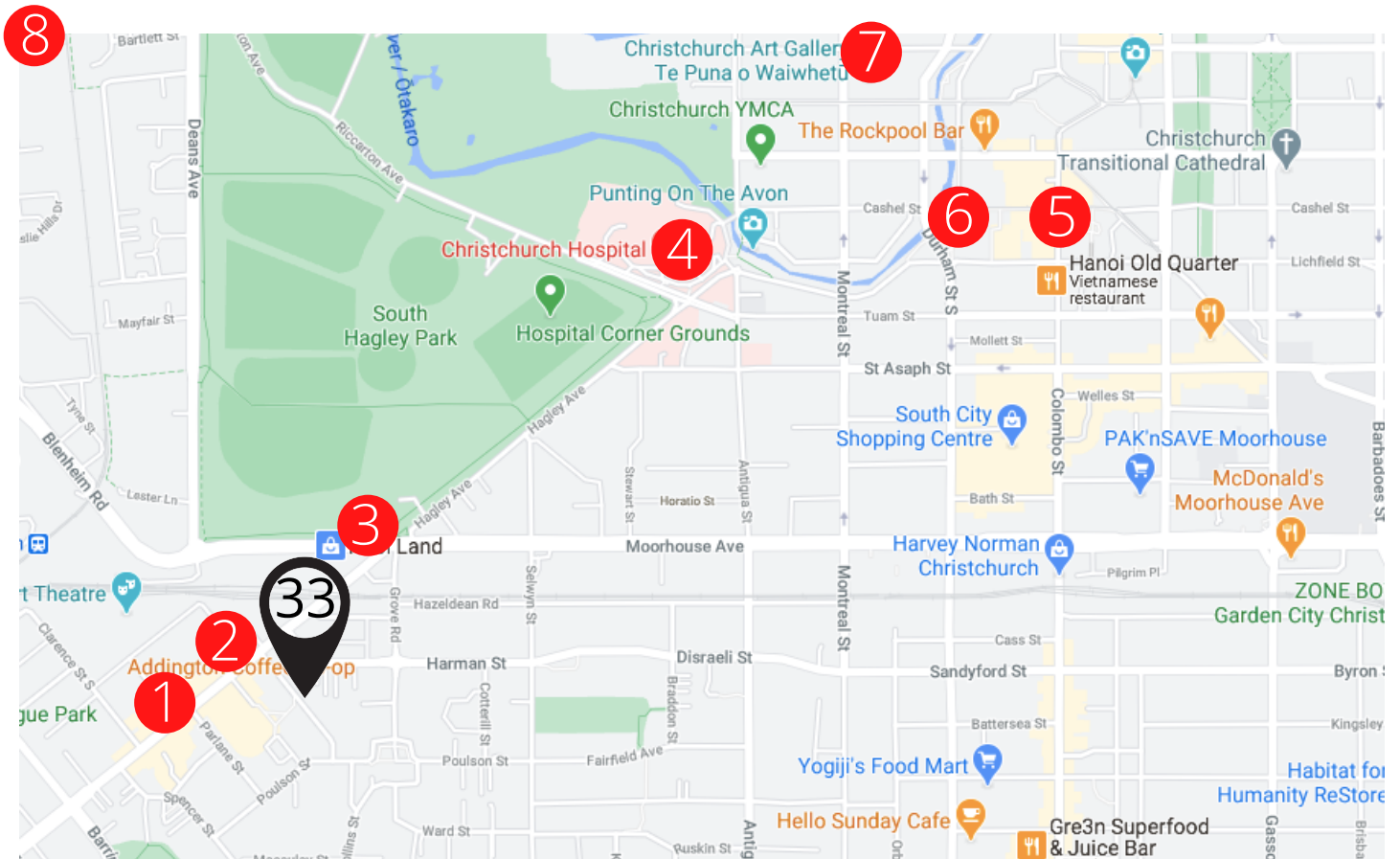
Brooksfield Heritage



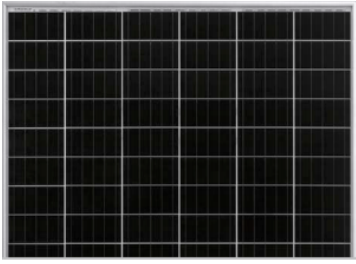
BROOKSFIELD
— LIVING —

Location

Located on Dickens Street, a stones throw from Addington shops and 2 minute walk to Hagley Park or a 10 minute walk to the City. See below some of our favourite amenities and their distance from your next home or investment.



- | | |
|-------------------------------|----------------------------------|
| ① Addington Coffee Co-op 100m | ⑤ City Centre 3km |
| ② Addington Road Shops 50m | ⑥ Riverside Market 2.4km |
| ③ Hagley Park 700m | ⑦ Christchurch Art Gallery 3.5km |
| ④ Hospital 1.5km | ⑧ Christchurch Airport 9.5km |



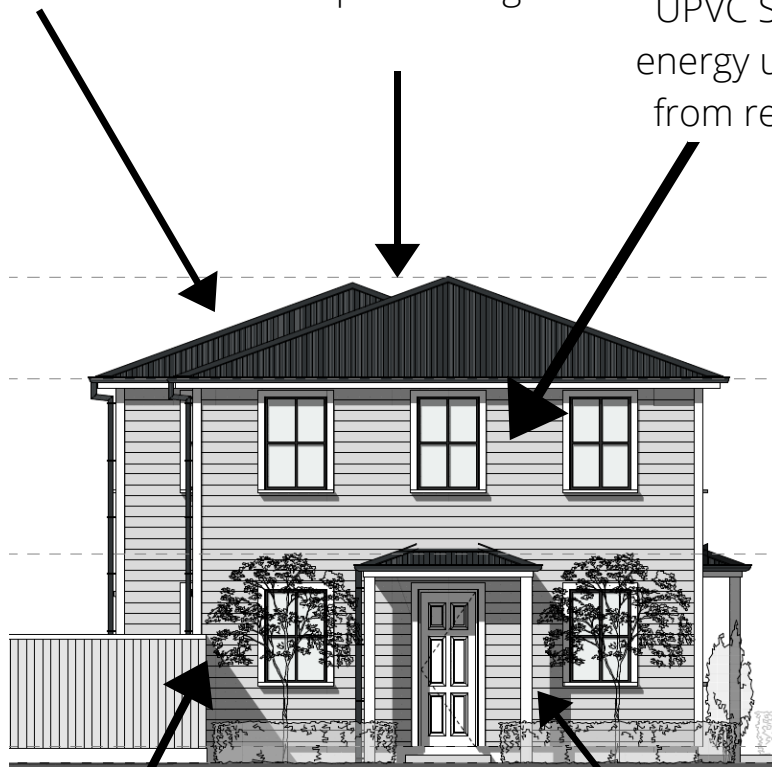
3KW Solar power system to reduce power usage up to 60%.



Traditional Heathcote Helmore inspired design.



UPVC Sash windows improves energy usage + longer life. Made from recycled materials & fully recyclable.



MagnumBoard weatherboard cladding made from natural materials, silica free & vapour permeable. Co2 negative.



Heritage front door.

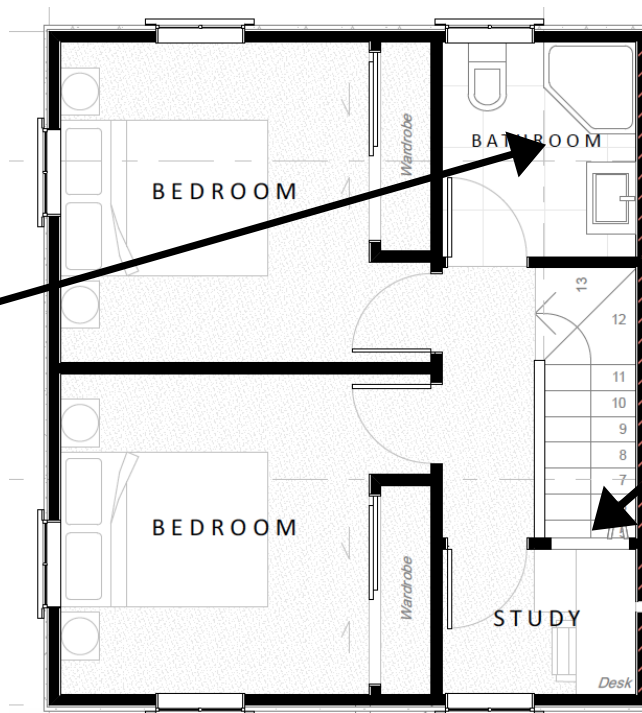


Heritage features including outdoor lights.

BROOKSFIELD
— L I V I N G —



Heritage style bathroom fixtures and fittings.



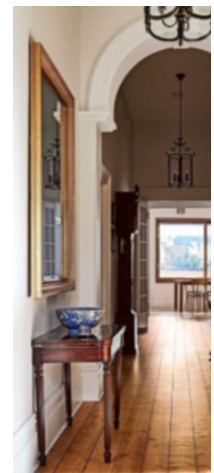
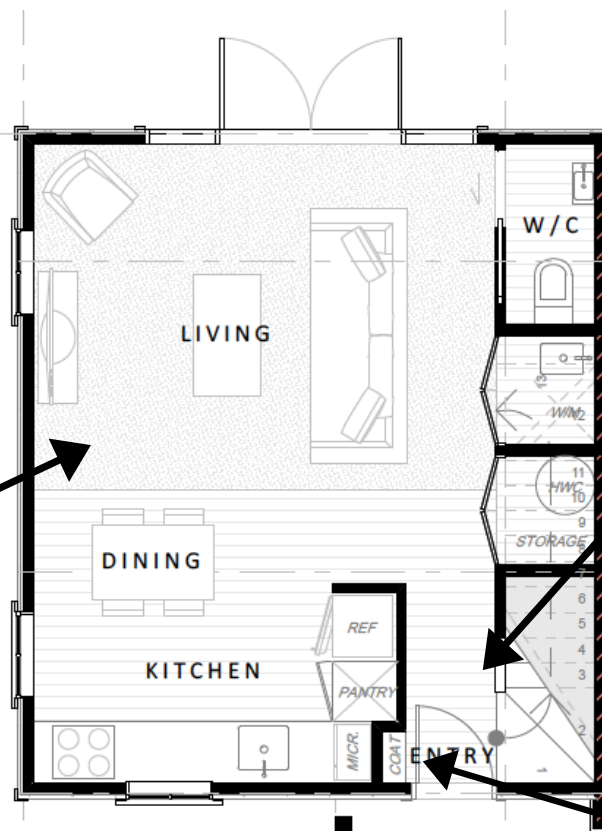
Internal Window for light into stairwell from study.



Natural, moisture releasing insulation. 60% wool 40% recycled milk bottles.



100% NZ wool carpet



Proper place for a hallway table.

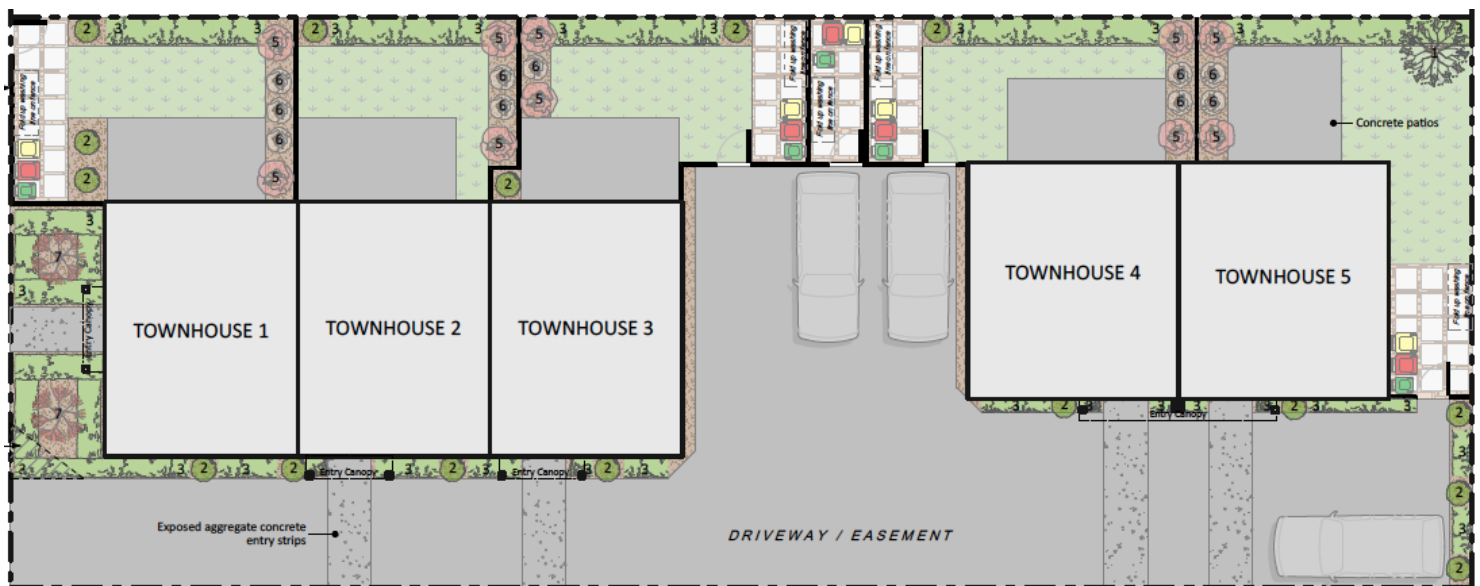


Inbuilt coat cupboard.

Layout And Landscaping

Thoughtfully laid out on a 630m² parcel of land, these Brookfields homes have been designed with heritage Christchurch in mind, all planting and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown large traditional Maple, Cherry and Magnolia trees. Each front entrance is centred with pavers leading up to it. Down the extra wide shared driveway there is large Conifers to give the homes an established feeling. Letter boxes, clothes lines and full landscaping come included in the price

Layout



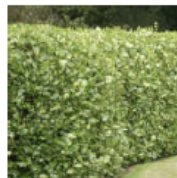
Planting Legend



TYPE 1 - MAPLE TREE
"Acer Griseum, Paperbark"



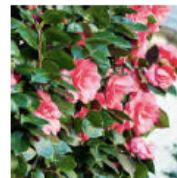
TYPE 2 - CONIFER
"THUJA occidentalis 'Pyramidalis'"



TYPE 3 - Broadleaf -
Kapuka 'Griselinia Littoralis'"



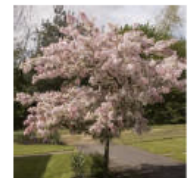
TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



TYPE 7 - CHERRY TREE
Prunus 'Accolade'



Design And Interior

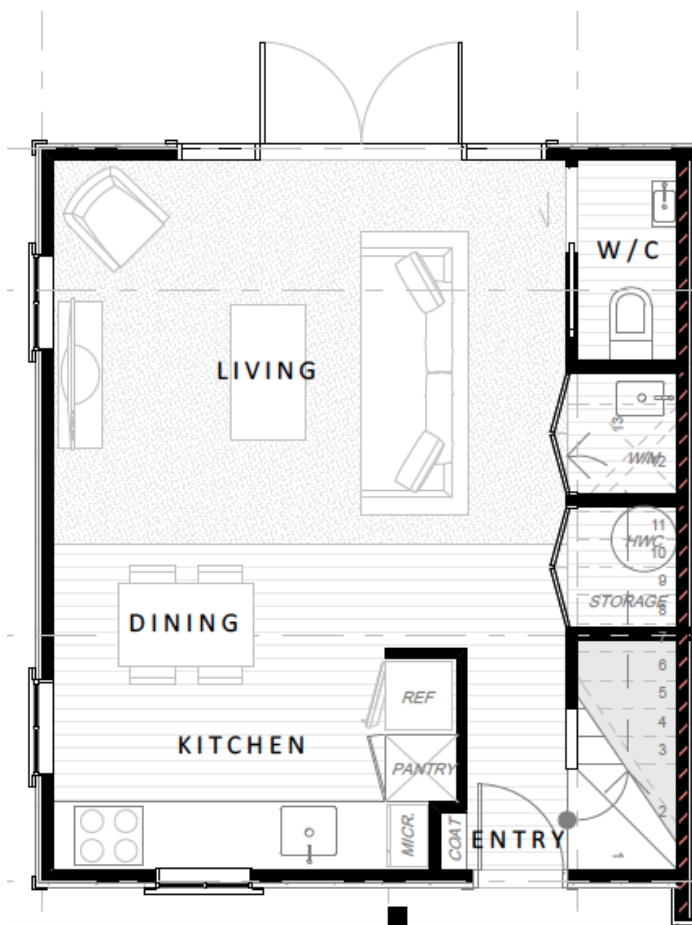
These Brookfield Heritage Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living, we both live in 100+ year old homes in Christchurch and love the character these homes have, we have replicated this but with all the modern conveniences of a new home.

These Homes are entered through a heritage style portico into the front foyer, you can hang your coat in the inbuilt coat cupboard and either take the stairs to the bedrooms or walk down the hall into the kitchen/ living.

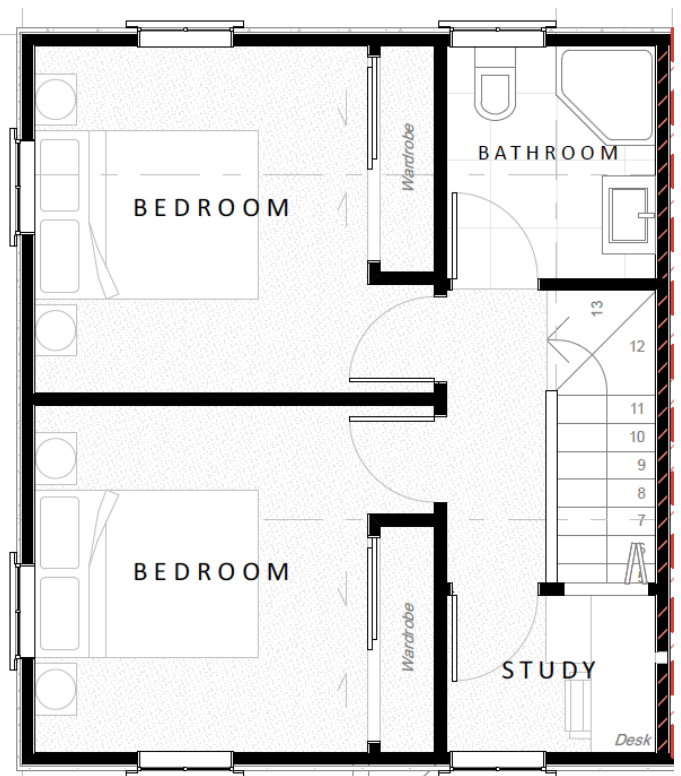
Downstairs a large kitchen with stone bench tops, heritage taps and Beko appliances is complemented by wood look tile floors, this then flows on to the wool carpeted lounge, then outside to a large, sunny and secured outdoor living area. Also off the lounge is a guest toilet. The laundry is under the stairs (with ample linen storage).

Upstairs is also accessed from the front foyer and comes to the landing which you can then enter either of the large double bedrooms or the tiled floor bathroom which has a toilet, tiled shower, vanity and a heated towel rail. A large study with a built in desk that flows onto a sash window making working from home a breeze.

Ground Floor

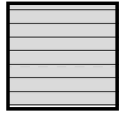


First Floor

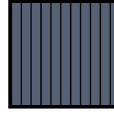


Colours & Specifications

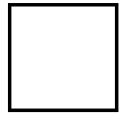
Exterior



Cladding - Natural Magnesium weatherboard - Grey 100% plant based paint.



Roof - New Denim Blue Longrun roofing



Cladding - White detailing/ scribes

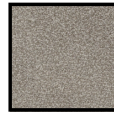


Doorhandle - Schlage S-6000 keyless entry

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Kitchen Floor - Forest Cedar tile planks



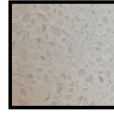
Bathroom Wall Tile - Metro Ashgrey



Kitchen Cabinets - French Country White



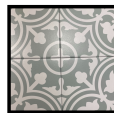
Bathroom Floor Tile - Heritage Pattern



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Heritage Tiles



Venetian Blinds - White - Bedrooms

Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Downstairs W/C vanity



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Shower mixer - Heritage Posh Canterbury



Showerhead & rail - Posh Domaine Brass Rail Shower



Heritage toilet roll holder



Robe Hooks - Bathroom



Heritage glass shower tray on tiles

Electrical



Heated towel rail - 400x600 Elan 20R



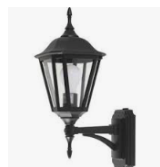
Mirror - round mirror with demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068 heater

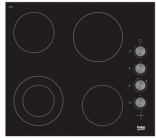
Appliances



Oven - Beko Stainless Steel 5 function oven



Rangehood - Beko 60cm stainless steel



Cook Top - Beko 60cm ceramic cooktop



Dishwasher - Beko stainless steel B/U dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet



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RENTAL ASSESSMENT

DATE

PROPERTY ADDRESS

LOCATION

NUMBER OF BEDROOMS

NUMBER OF BATHROOMS

LAYOUT

PARKING

ADDITIONAL FEATURES & NOTES

ESTIMATED RENTAL

FURNISHED

UNFURNISHED

SIGNATURE

Linda Forsyth

DISCLAIMER

Please be advised that all rental estimates are based on the information provided at the time of the assessment, and takes current market rent into consideration.

Venture Property Management Limited gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.



your rental assessment

1-5/33 Dickens Street, Addington

23 Oct 2020

Thank you for the opportunity to provide a rental assessment on the property situated at **1-5/33 Dickens Street, Addington**.

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 **\$440 - \$475** 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.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Megan Looyer

Business Development Manager

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W grenadierrentshop.co.nz

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

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Harcourts Grenadier Rent Shop

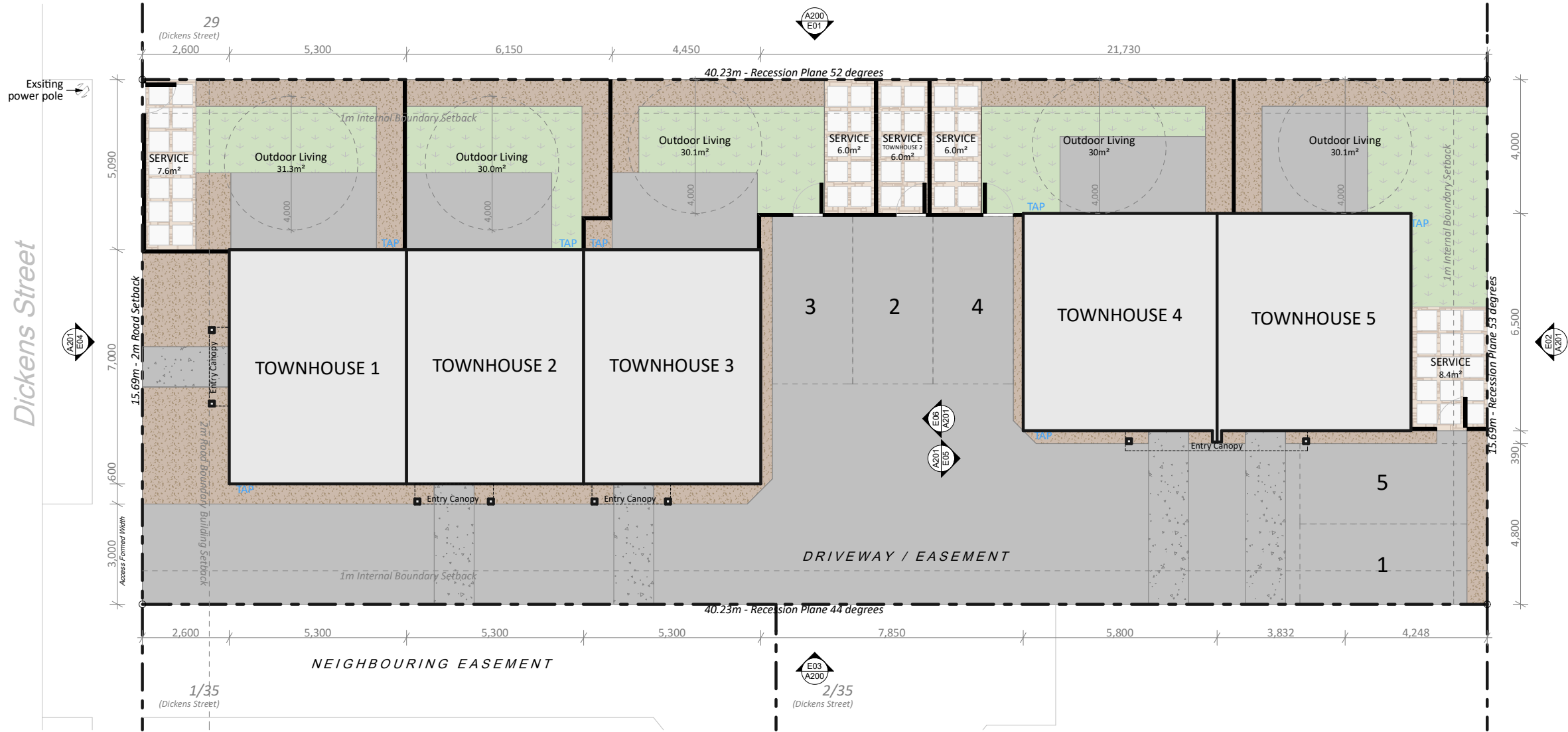
SHEET INDEX

A000	PROJECT INTRODUCTION
A001	SITE PLAN
A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A200	SITE ELEVATIONS
A201	SITE ELEVATIONS
A300	3D IMAGES



BROOKSFIELD
— L I V I N G —

D i c k e n s S t r e e t T o w n h o u s e s
3 3 D i c k e n s S t r e e t , A d d i n g t o n , C h r i s t c h u r c h



O. SITE PLAN
SCALE 1:150



PROJECT INFO:

Address: 33 Dickens Street
Addington
Christchurch

Legal Description: Lot 7, DP 2181
Title: CB20A/1110

Site Area: 629m² (more or less)
Site Coverage: 31.3%

Planning Zone: Residential Medium Density Zone
Natural Hazards: Liquifaction management Area (LMA)

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 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.
- Outdoor tap
- Brass outdoor hose tap

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.

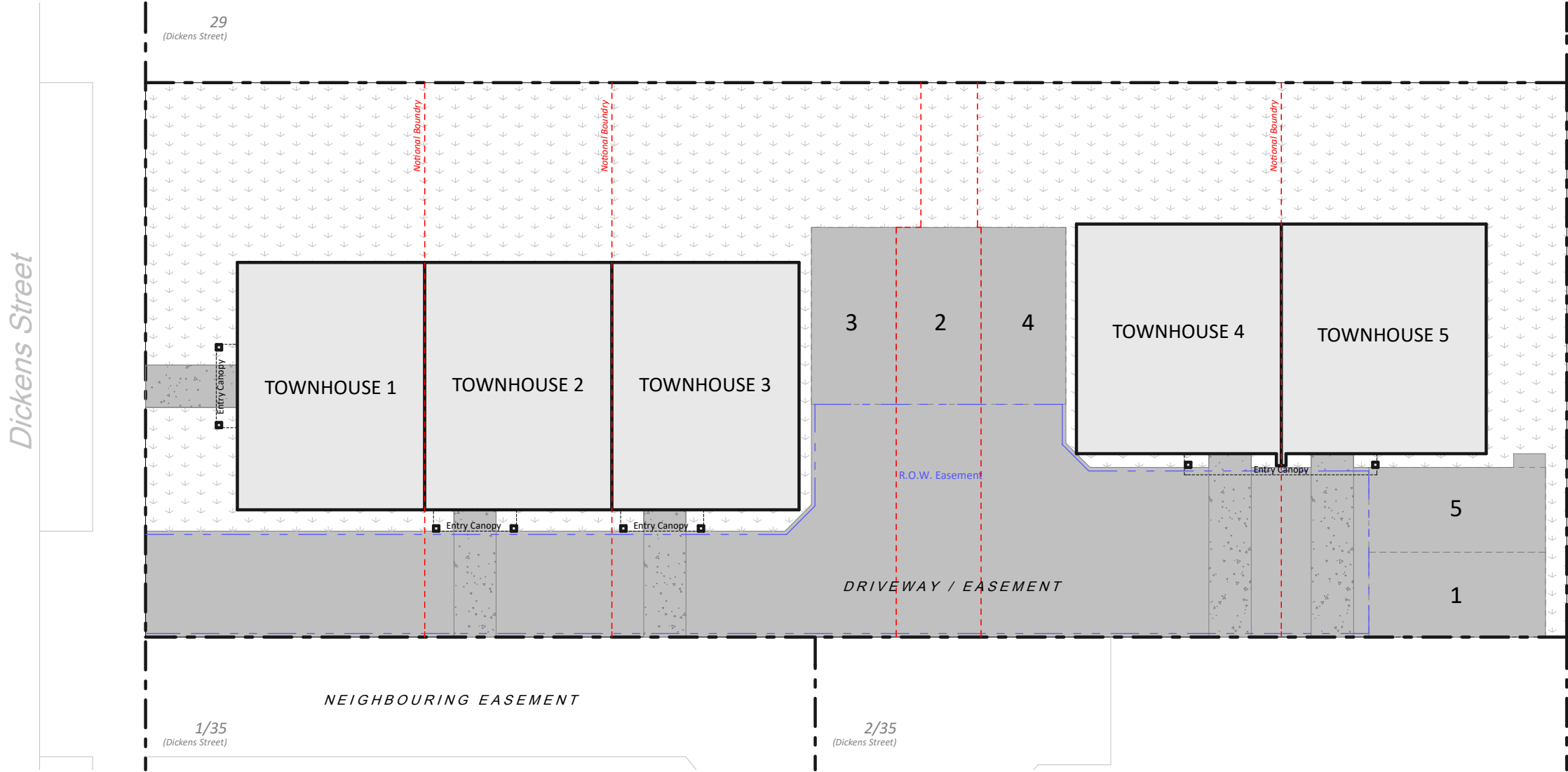
All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

BROOKSFIELD
LIVING

PROJECT NAME
Dickens Street Townhouses

PROJECT ADDRESS
33 Dickens Street
Addington
Christchurch

DRAWING NO. A001
REVISION A
DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN

SCALE 1:150

TOWNHOUSE 1:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 124.0m²

TOWNHOUSE 2:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 117.6m²

TOWNHOUSE 3:

Ground Floor Area: 37.1m²
First Floor Area: 34.1m²
Total Floor Area: 71.2m²

Property Area: 129.2m²

TOWNHOUSE 4:

Ground Floor Area: 37.7m²
First Floor Area: 35.3m²
Total Floor Area: 73.0m²

Property Area: 133.8m²

TOWNHOUSE 5:

Ground Floor Area: 37.7m²
First Floor Area: 35.3m²
Total Floor Area: 73.0m²

Property Area: 126.8m²

SITE BOUNDARY PLAN LEGEND

--- Property/Notional Boundary Line

— R.O.W Easement

Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

BROOKSFIELD
LIVING

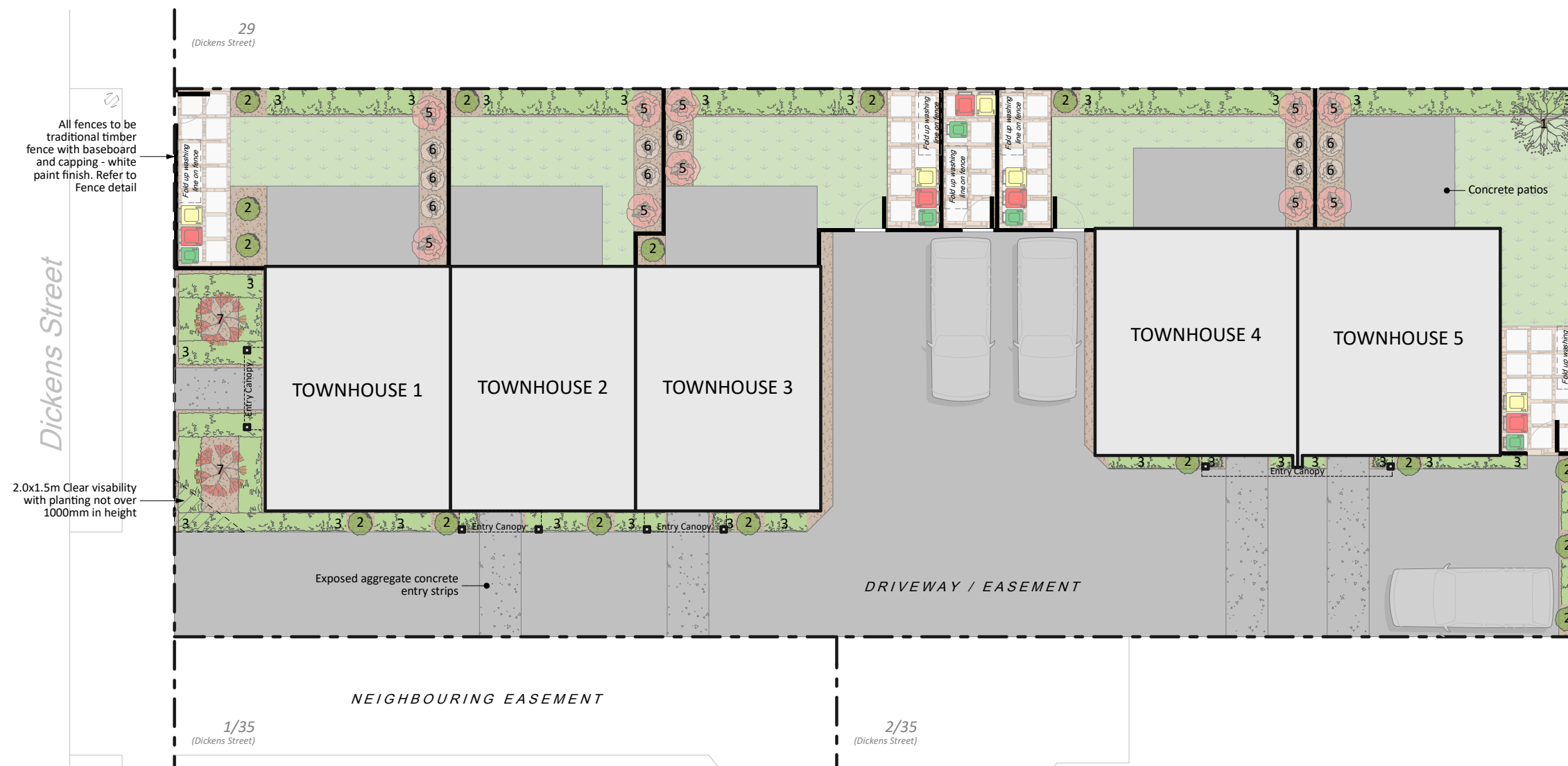
PROJECT NAME
Dickens Street Townhouses

PROJECT ADDRESS
33 Dickens Street
Addington
Christchurch

DRAWING NO. REVISION

A002 A






DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN

SCALE 1:150

LANDSCAPING LEGEND

- | | |
|---|---|
|  | Grass / lawn Area |
|  | Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished |
|  | Bark Area
- medium bark chip finished |
|  | Paver
- 600x600 concrete pavers |
|  | Patio
- formed with 100mm concrete slab |

Notes:

- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**

PLANT LEGEND



TYPE 1 - **MAPLE TREE**
"Acer Griseum,
Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis
'Pyramidalis'"



TYPE 3 - PORTUGUESE
LAUREL HEDGE
"Prunus lusitanica
'Myrtifolia'"



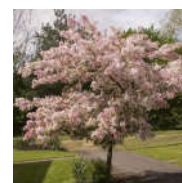
TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



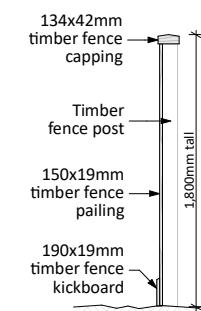
TYPE 7 - **CHERRY TREE**
Prunus 'Accolade'



LETTERBOX



- 5x Box Design
letterbox on front
boundary fence with
Street number and
unit lettering



FENCE DETAIL
SCALE 1:50

BROOKSFIELD
— LIVING —

PROJECT NAME
Dickens Street Townhouses

PROJECT ADDRESS
33 Dickens Street
Addington
Christchurch

DRAWING NO.	REVISION
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A003

A

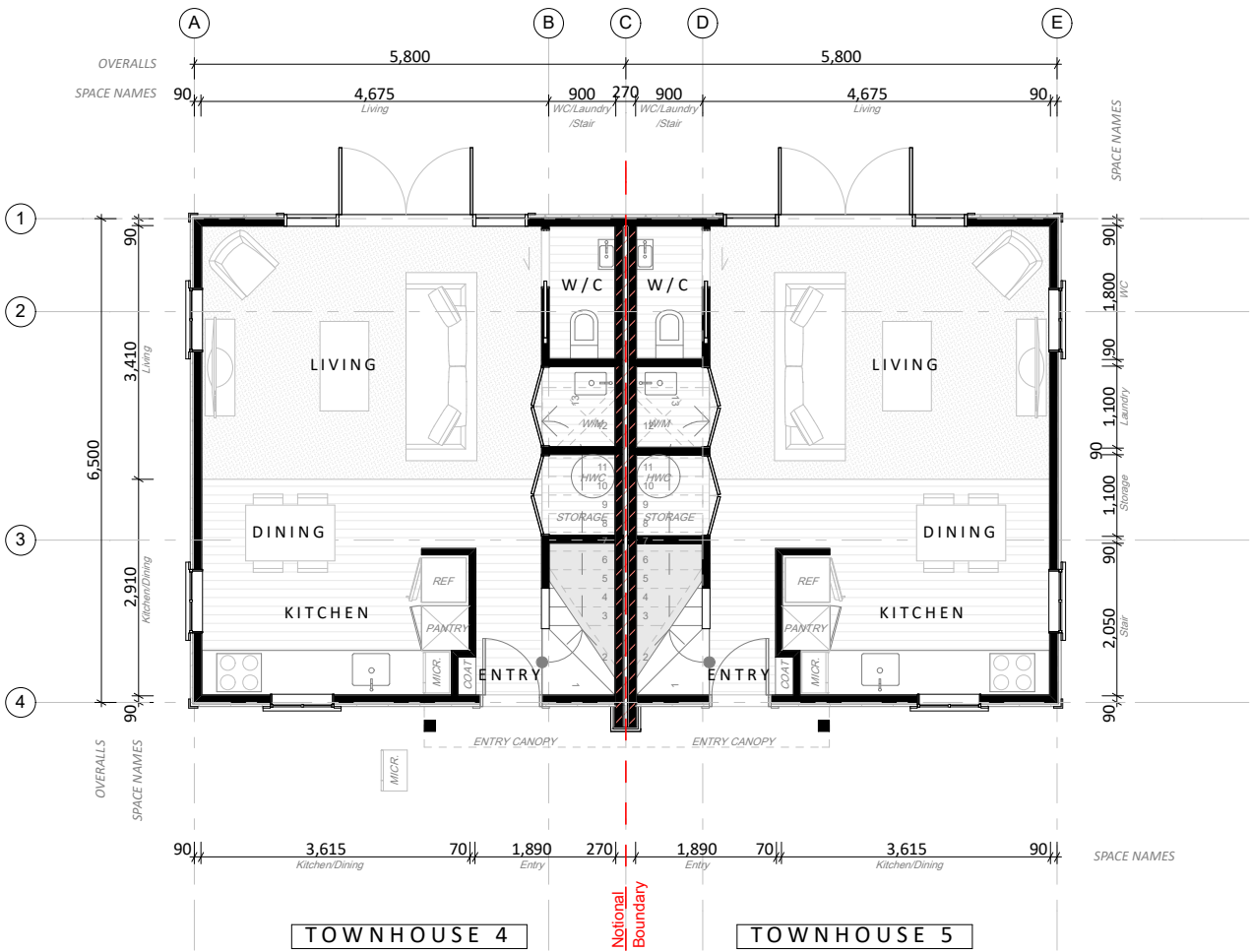
DRAWING NO.

LANDSCAPING PLAN



1. GROUND FLOOR PLAN TOWNHOUSES 1-3
SCALE 1:100

- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - James Hardie Linea weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.



1. GROUND FLOOR PLAN TOWNHOUSES 4-5
SCALE 1:100

BROOKSFIELD

LIVING

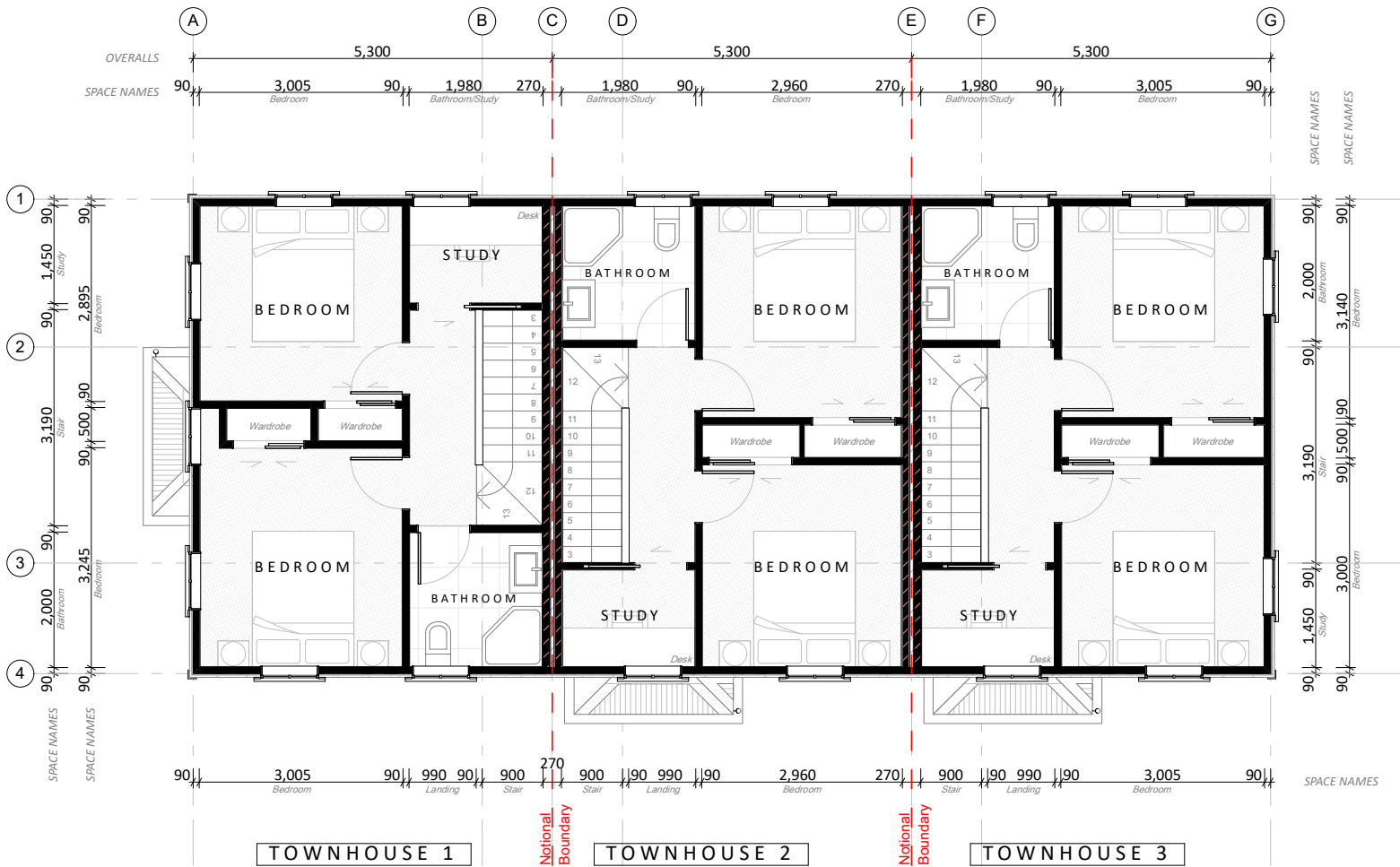
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DRAWING NO. REVISION

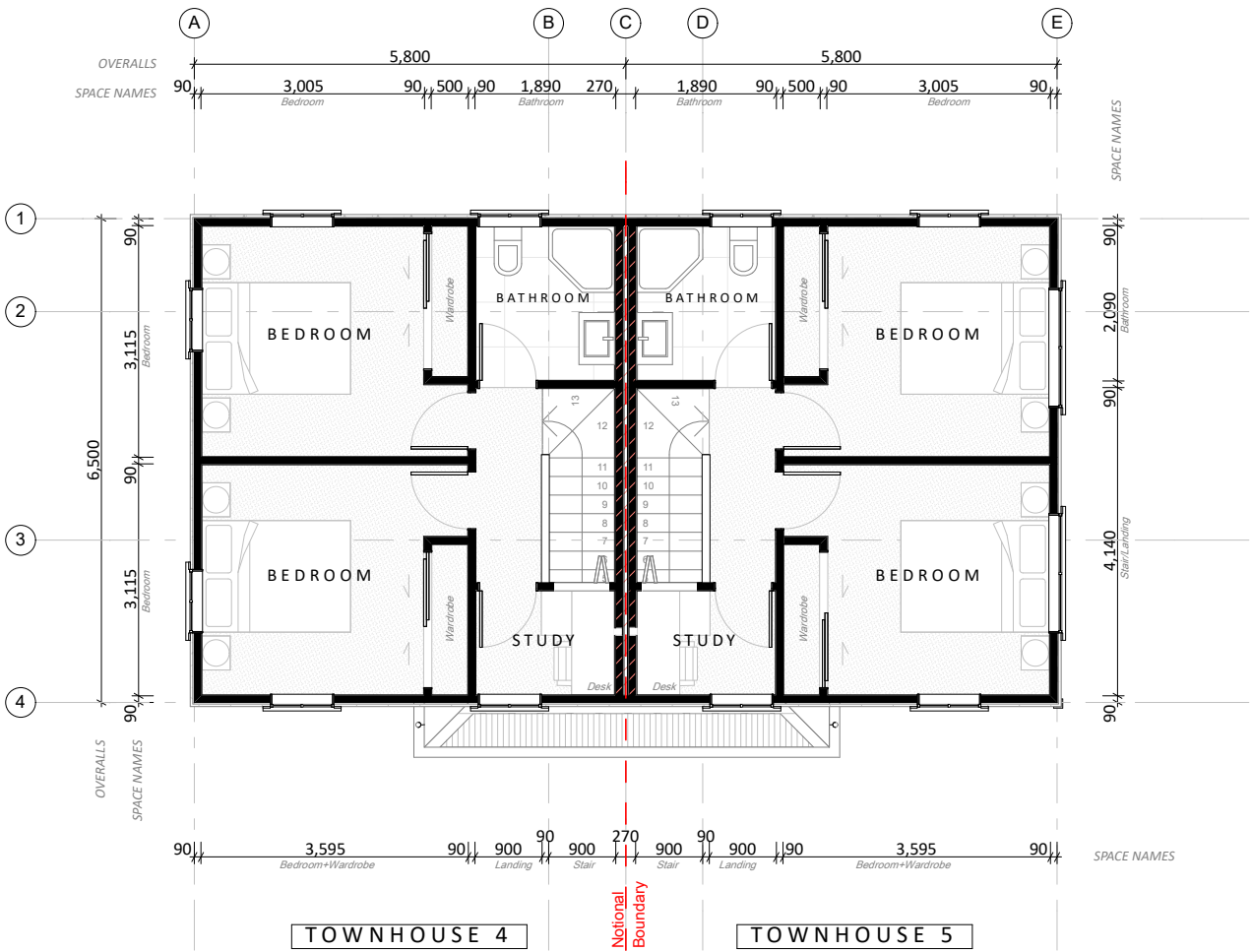
A100 A

DRAWING NO.
GROUND FLOOR PLAN



2. FIRST FLOOR PLAN TOWNHOUSES 1-3
SCALE 1:100

- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - James Hardie Linea weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications
Refer to FINISHES PLAN for wall lining specification.



2. FIRST FLOOR PLAN TOWNHOUSES 4-5
SCALE 1:100

BROOKSFIELD

LIVING

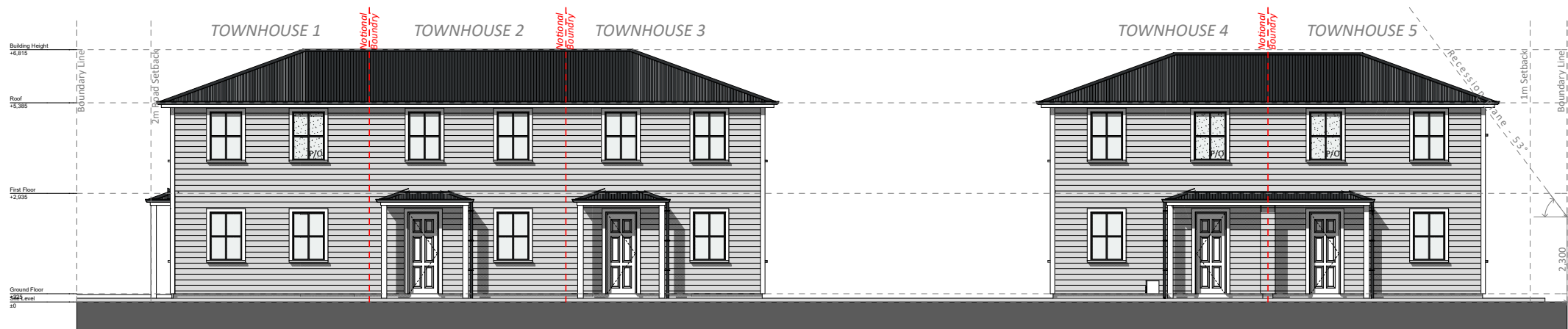
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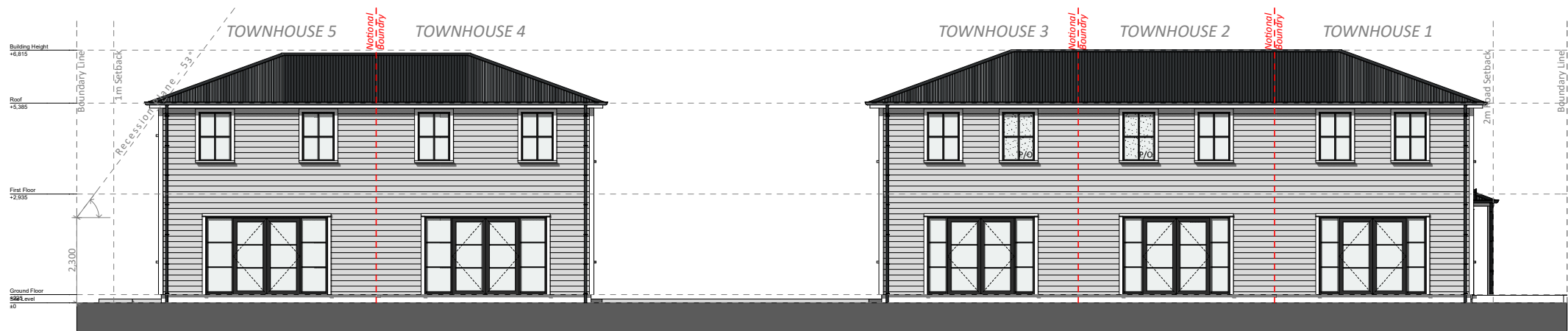
DRAWING NO. REVISION

A101 A

DRAWING NO.
FIRST FLOOR PLAN






E03 ELEVATION SOUTH
SCALE 1:150



E01 ELEVATION NORTH
SCALE 1:150

LEGEND

-  **Roof**
 - Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay
 - Colour to be selected by Brooksfield Living.
-  **Horizontal Weatherboard**
 - James Hardie Linea Weatherboard 180 installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
 - Colour to be selected by Brooksfield Living.
-  **Permanently Obscured Glass**
 - As required by Christchurch District Plan 14.4.2.8

- Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
- Downpipes to be 80Ø, finish & colour to match roofing (UNO)
- APL powder coated aluminium exterior windows and doors in selected finish
 - Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

BROOKSFIELD
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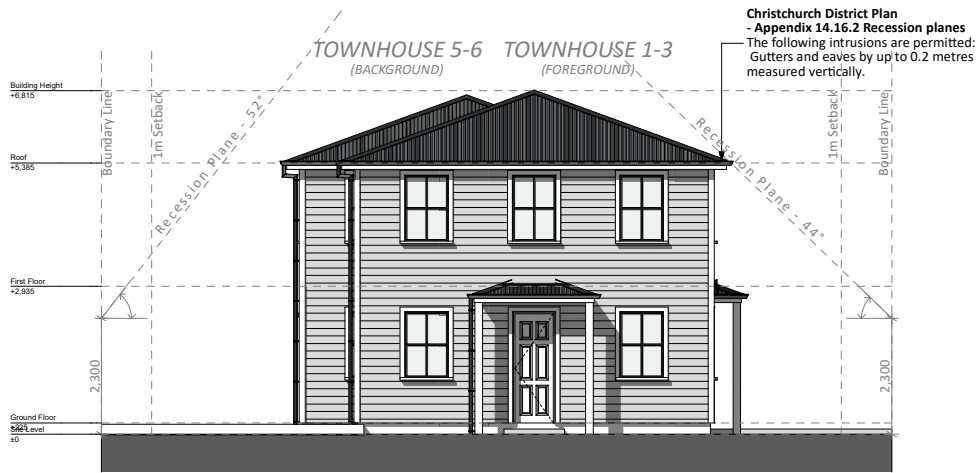
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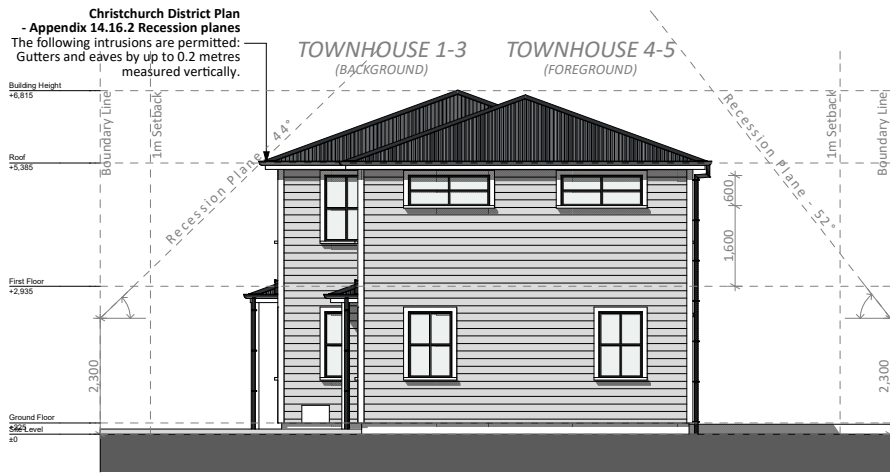
DRAWING NO. REVISION

A200 **A**

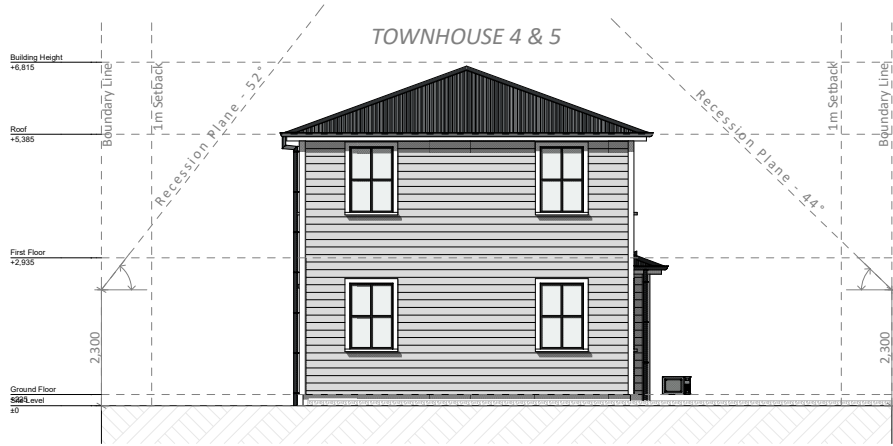
DRAWING NO.
SITE ELEVATIONS



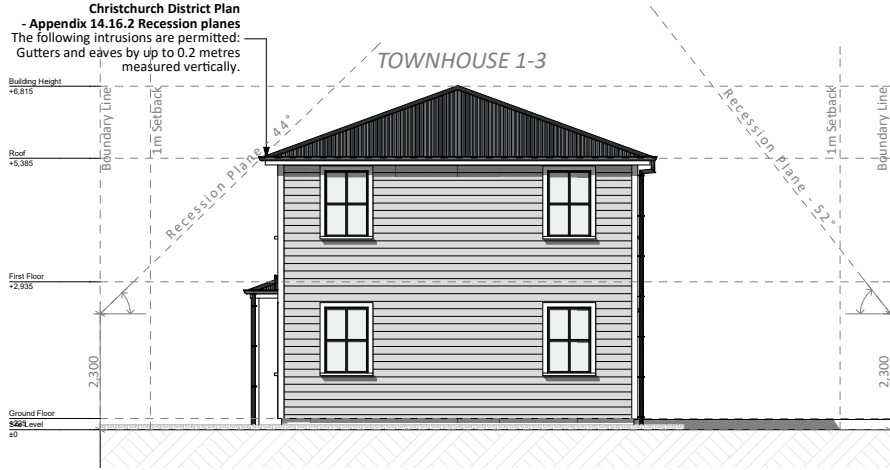
E04 ELEVATION WEST
SCALE 1:150



E02 ELEVATION EAST
SCALE 1:150



E05 ELEVATION WEST
SCALE 1:150



E06 ELEVATION EAST
SCALE 1:150



E04 STREET ELEVATION
SCALE 1:150

LEGEND

- Roof**
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay
 - Colour to be selected by Brooksfield Living.
- Horizotal Weatherboard**
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- Colour to be selected by Brooksfield Living.
- Permanently Obsured Glass**
- As required by Christchurch District Plan 14.4.2.8

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

APL powder coated aluminium exterior windows and doors in selected finish

- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

BROOKSFIELD
LIVING

PROJECT NAME
Dickens Street Townhouses

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Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
SITE ELEVATIONS



Street View 1 - Render



Street View 2 - Render



Interior View - Render

BROOKSFIELD
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Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2 + Study	1.5	1 Carpark	72m2	124m2	\$509,000.00
House 2	2 + Study	1.5	1 Carpark	72m2	118m2	\$499,000.00
House 3	2 + Study	1.5	1 Carpark	72m2	129m2	\$509,000.00
House 4	2 + Study	1.5	1 Carpark	73m2	134m2	\$509,000.00
House 5	2 + Study	1.5	1 Carpark	73m2	137m2	\$515,000.00

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



33 Dickens Street, Christchurch

Million Dollar Homes For Half The Price

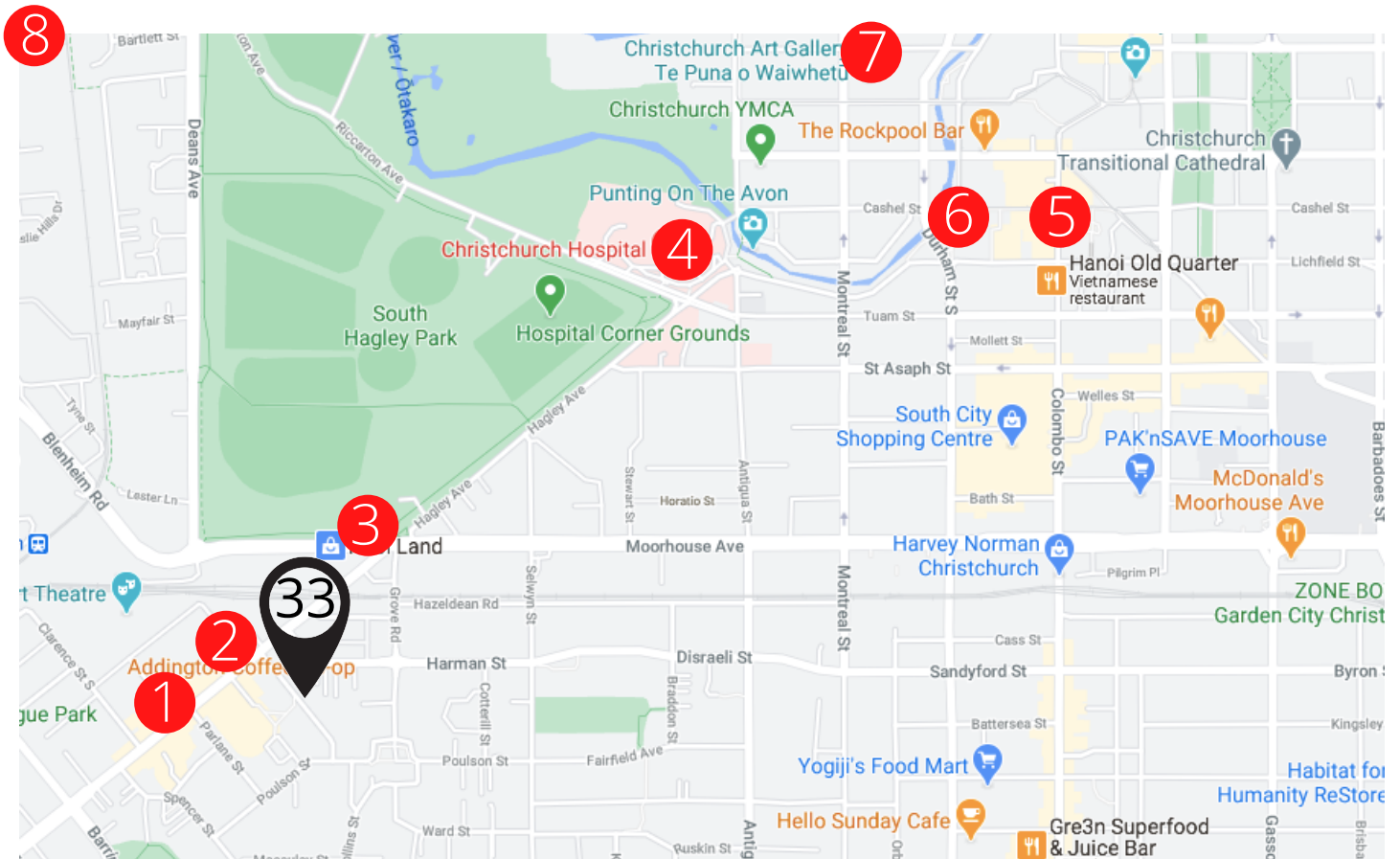
Brooksfield Heritage



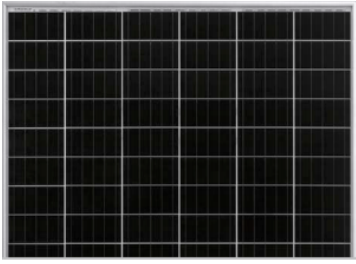
BROOKSFIELD
— LIVING —

Location

Located on Dickens Street, a stones throw from Addington shops and 2 minute walk to Hagley Park or a 10 minute walk to the City. See below some of our favourite amenities and their distance from your next home or investment.



- | | |
|-------------------------------|----------------------------------|
| ① Addington Coffee Co-op 100m | ⑤ City Centre 3km |
| ② Addington Road Shops 50m | ⑥ Riverside Market 2.4km |
| ③ Hagley Park 700m | ⑦ Christchurch Art Gallery 3.5km |
| ④ Hospital 1.5km | ⑧ Christchurch Airport 9.5km |



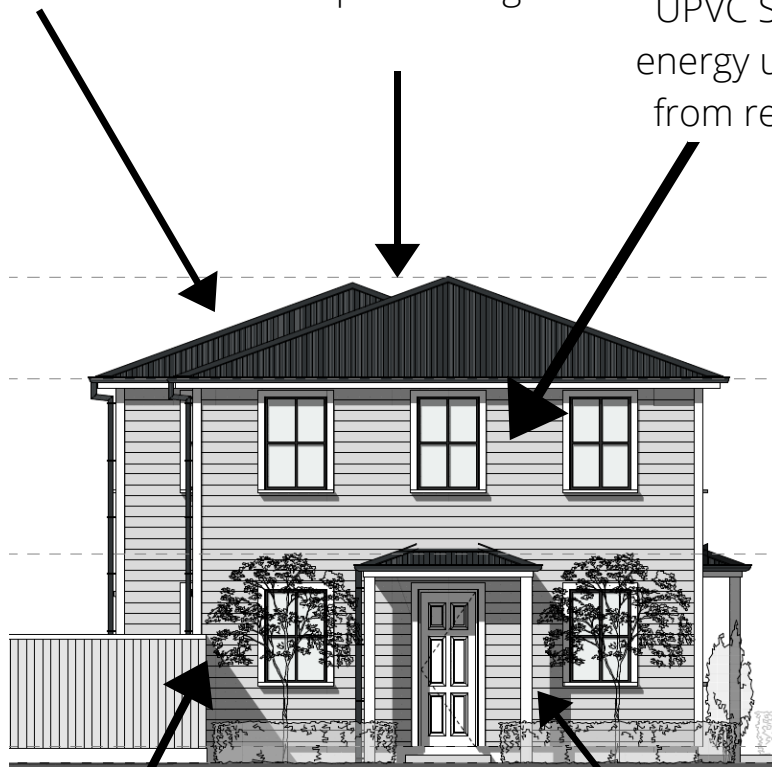
3KW Solar power system to reduce power usage up to 60%.



Traditional Heathcote Helmore inspired design.



UPVC Sash windows improves energy usage + longer life. Made from recycled materials & fully recyclable.



MagnumBoard weatherboard cladding made from natural materials, silica free & vapour permeable. Co2 negative.



Heritage front door.

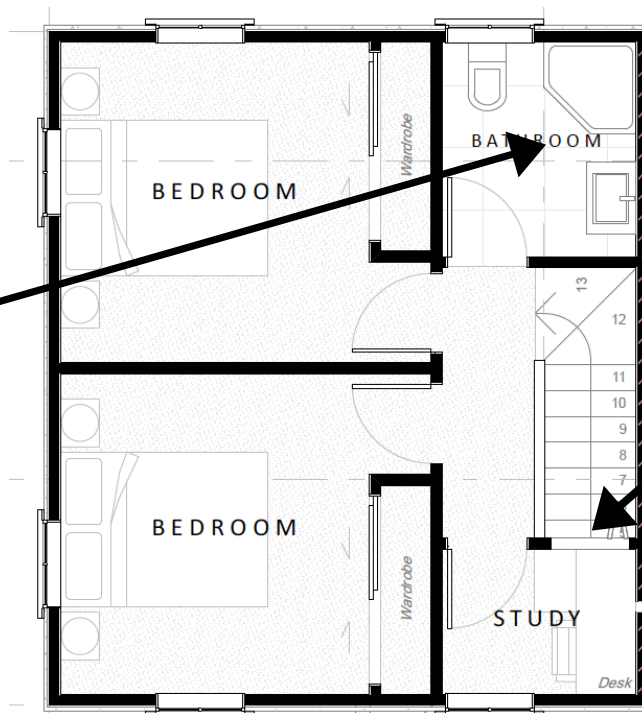


Heritage features including outdoor lights.

BROOKSFIELD
— L I V I N G —



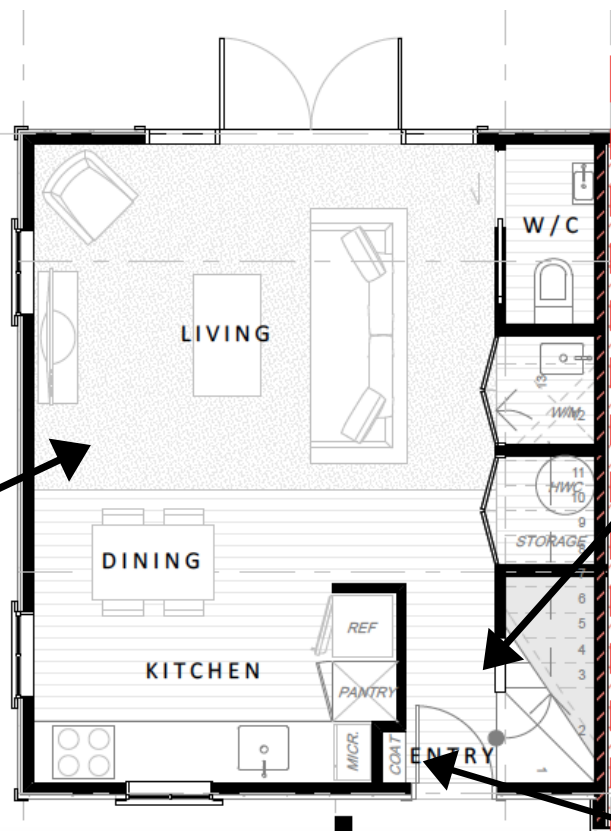
Heritage style bathroom fixtures and fittings.



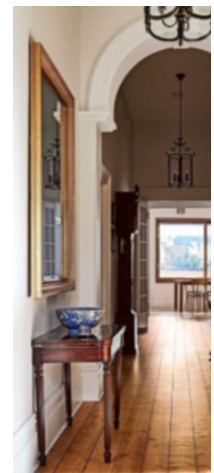
Internal Window for light into stairwell from study.



Natural, moisture releasing insulation. 60% wool 40% recycled milk bottles.



100% NZ wool carpet



Proper place for a hallway table.

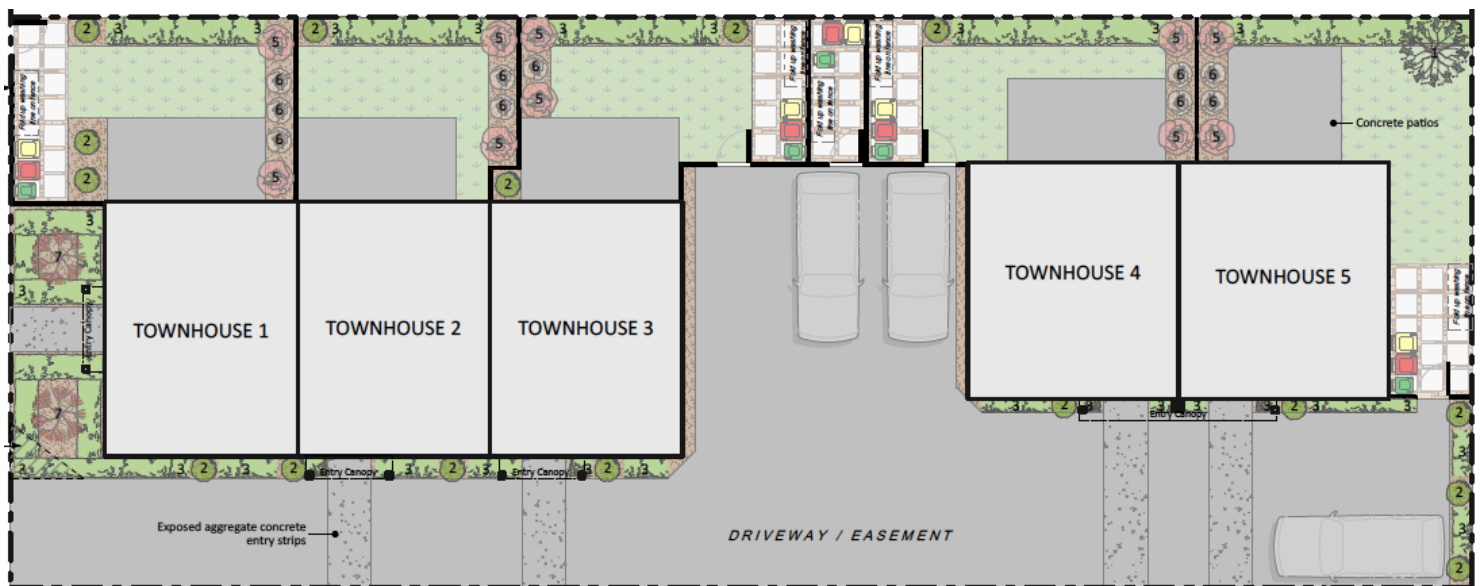


Inbuilt coat cupboard.

Layout And Landscaping

Thoughtfully laid out on a 630m² parcel of land, these Brooksfeld homes have been designed with heritage Christchurch in mind, all planting and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown large traditional Maple, Cherry and Magnolia trees. Each front entrance is centred with pavers leading up to it. Down the extra wide shared driveway there is large Conifers to give the homes an established feeling. Letter boxes, clothes lines and full landscaping come included in the price

Layout



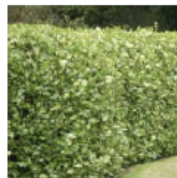
Planting Legend



TYPE 1 - MAPLE TREE
*"Acer Griseum,
Paperbark"*



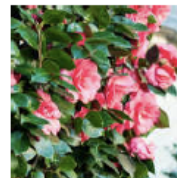
TYPE 2 - CONIFER
*"THUJA occidentalis
'Pyramidalis'"*



TYPE 3 - Broadleaf -
*Kapuka
'Griselinia Littoralis'"*



TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



TYPE 7 - CHERRY TREE
Prunus 'Accolade'



Design And Interior

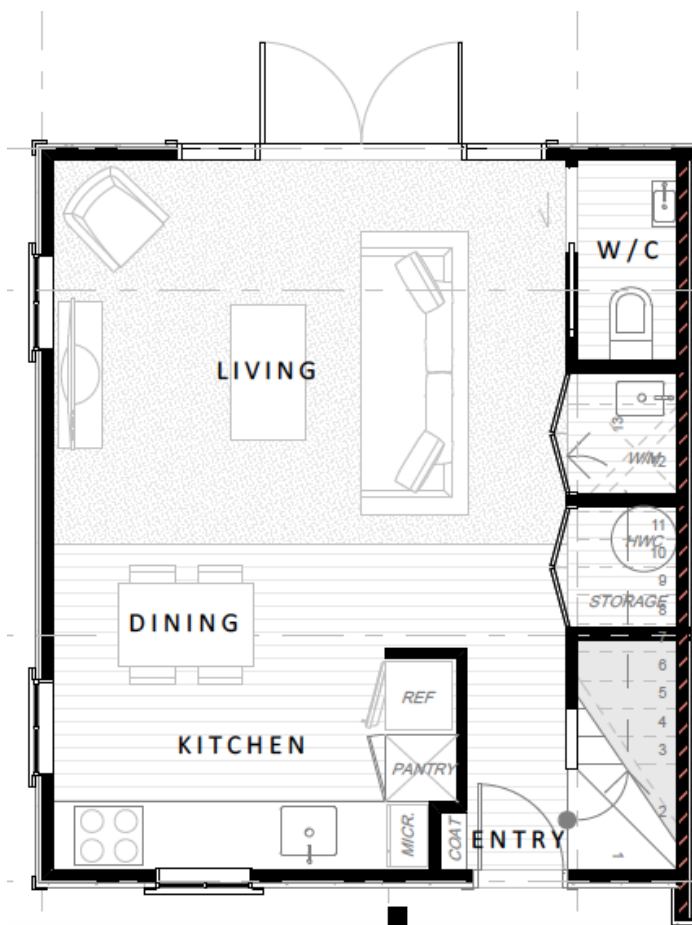
These Brookfield Heritage Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living, we both live in 100+ year old homes in Christchurch and love the character these homes have, we have replicated this but with all the modern conveniences of a new home.

These Homes are entered through a heritage style portico into the front foyer, you can hang your coat in the inbuilt coat cupboard and either take the stairs to the bedrooms or walk down the hall into the kitchen/ living.

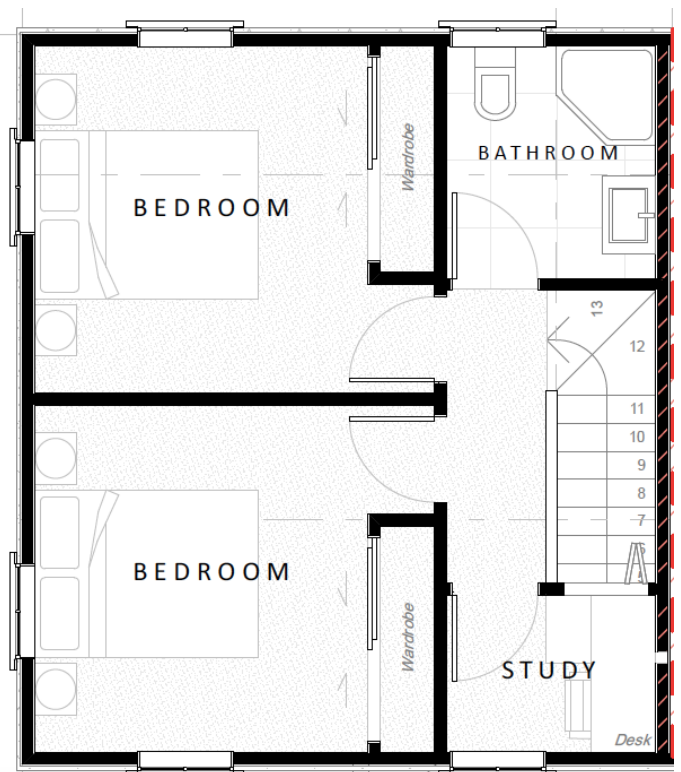
Downstairs a large kitchen with stone bench tops, heritage taps and Beko appliances is complemented by wood look tile floors, this then flows on to the wool carpeted lounge, then outside to a large, sunny and secured outdoor living area. Also off the lounge is a guest toilet. The laundry is under the stairs (with ample linen storage).

Upstairs is also accessed from the front foyer and comes to the landing which you can then enter either of the large double bedrooms or the tiled floor bathroom which has a toilet, tiled shower, vanity and a heated towel rail. A large study with a built in desk that flows onto a sash window making working from home a breeze.

Ground Floor



First Floor



Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2 + Study	1.5	1 Carpark	72m2	124m2	\$509,000.00
House 2	2 + Study	1.5	1 Carpark	72m2	118m2	\$499,000.00
House 3	2 + Study	1.5	1 Carpark	72m2	129m2	\$509,000.00
House 4	2 + Study	1.5	1 Carpark	73m2	134m2	\$509,000.00
House 5	2 + Study	1.5	1 Carpark	73m2	137m2	\$515,000.00

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.

