

15 Domett Street, Christchurch City

Million Dollar Homes For Half The Price

Brooksfield Modern Collection



BROOKSFIELD
— LIVING —

Location

Located on Domett Street, right opposite Waltham Park & Pool and 2 minute walk to Heathcote River or a 15 minute walk to the City. See below some of our favourite amenities and their distance from your next home or investment.



- 1 Waltham Park (20m)
- 2 Heathcote River (100m)
- 3 Colombo St Shops (1.8km)
- 4 Sydenham Park (1.6km)

- 5 Cashmere, Walking tracks (2km)
- 6 City Centre (2.8km)
- 7 Hagley Park / Hospital (3.4km)
- 8 Airport (13km, 15mins)

Layout And Landscaping

Thoughtfully laid out on a 630m² parcel of land, these Brooksfeld Modern homes have been designed with modern Christchurch living in mind. The design and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown, large Cherry Blossom and Magnolia trees. Each front entrance is centred with pavers leading up to it. Lining the wide driveway are large Conifers to give the homes a very modern, established feel. Letter boxes, clothes lines and full landscaping come included in the package.

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'



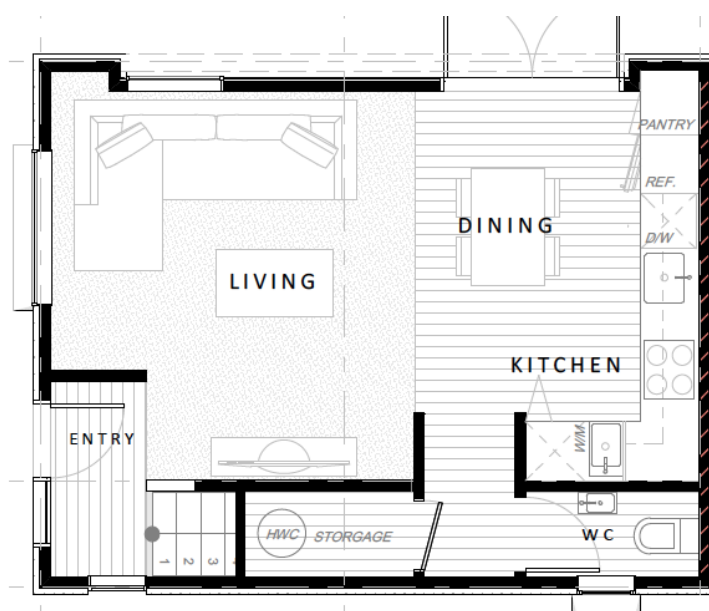
Design And Interior

These Brookfield Modern Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living. We are passionate about townhouse living in Christchurch.

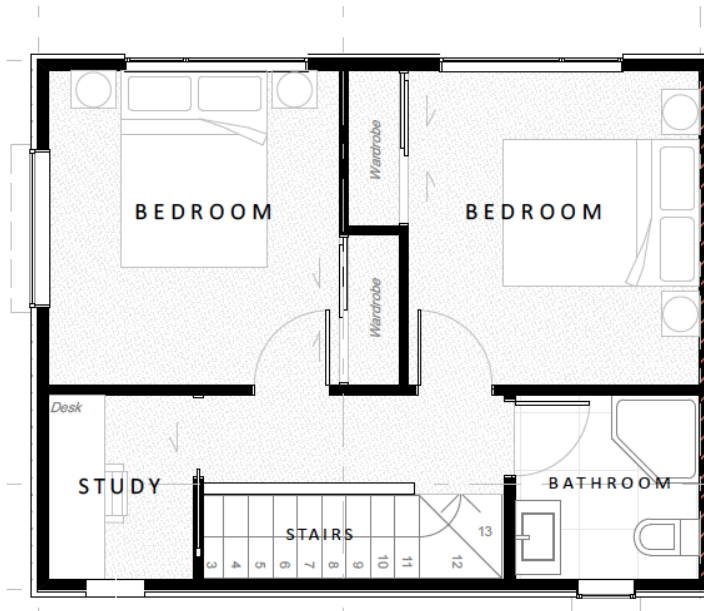
These Homes are entered through a modern portico. They have a studio style kitchen with stone bench tops and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard Under the stairs and also a guest toilet.

The second level is accessed via the sunny stairwell thanks to the 2 storey window. Upstairs are two large bedrooms, study and a bathroom with tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

Ground Floor

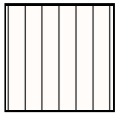


First Floor



Colours & Specifications

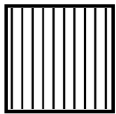
Exterior



Cladding - White
Eurotray



Doorhandle - Schlage S-6000
keyless entry



Roof - White
Longrun roofing

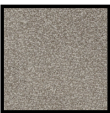


Wool Insulation

Interior



Walls - Clover Honey, 100%
natural plant based paint



Carpet - 100% Wool



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



Kitchen Floor - Forest
Cedar tile planks



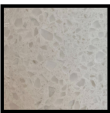
Bathroom Wall Tile -
Metro Ashgrey Gloss



Kitchen Cabinets - Bestwood
Ranfurly Oak



Bathroom Floor Tile -
Metro Ashgrey Matt



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Subway Tiles



Venetian Blinds - White -
Bedrooms

Plumbing & Electrical

Plumbing



Kitchen Mixer - Brushed Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Timber classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift
4 star water rating



toilet roll holder



Robe Hooks - Bathroom

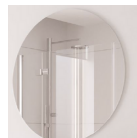


Glass shower tray on tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Modern up/down



Bathroom heater - Serene
2068 heater

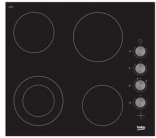
Appliances



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

3.3kw Solar Power System

An expandable 3.3kw Solar power system including 9 x 370watt all black Jinko solar panels, A Sungrow 5kw inverter allowing for additional panels to be added later, quality mounting components finished in black and a solar diverter for your hot water cylinder to get the most out of your system.

Complete with Wi-Fi monitoring and an easy to use app



Sungrow SG5K-D Premium

5kw grid-tied Inverter

Smart meter + wifi monitoring included via app.

10 Year Warranty



Jinko 370w PERC MONO Solar Panels

Black Frame, High efficiency 66 cell solar panels.

12 Year Product Warranty

25 Year Linear Power Warranty



Green Catch Solar Diverter

Diverts excess solar energy to your hot water cylinder as a preference to exporting to the grid, effectively using your cylinder as a battery

SHEET INDEX

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PROJECT INTRODUCTION

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A002

SITE BOUNDARY PLAN

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FLOOR PLANS - TOWNHOUSE 3 & 4

A200

ELEVATIONS

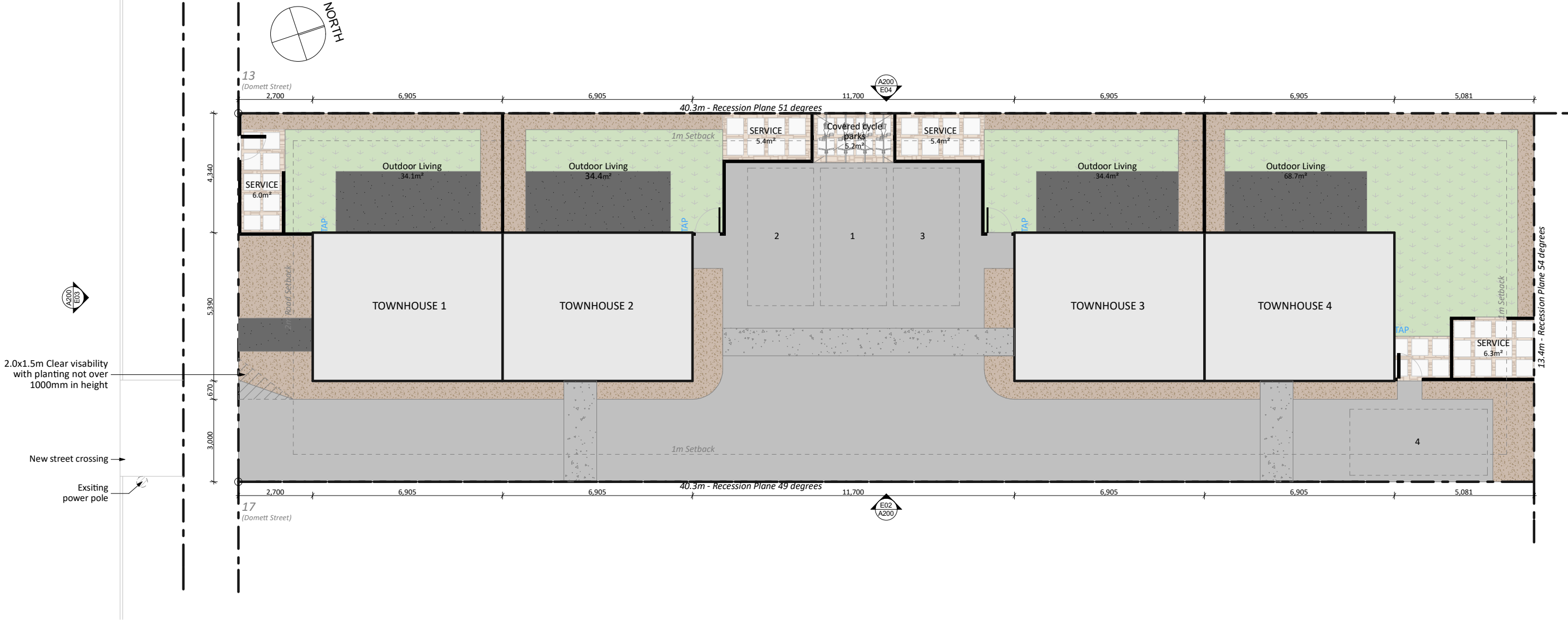
A300

RENDERS



Domett Street Townhouses
15 Domett Street, Waltham, Christchurch

DOMETT STREET



0. SITE PLAN
SCALE 1:150

PROJECT INFO:

Address: 15 Domett Street
Waltham
Christchurch

Legal Description: Pt Lot 3, DP 9243
Title: CB627/17

Site Area: 630m² (more or less)
Site Coverage: 23.3%

Planning Zone: Residential Medium
Density Zone

Natural Hazards: Liquefaction Management Area

Wind Zone: Medium
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

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PROJECT NAME
Domett Street Townhouses

PROJECT ADDRESS
15 Domett Street
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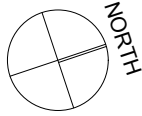
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A001 A

DRAWING NO.

SITE PLAN

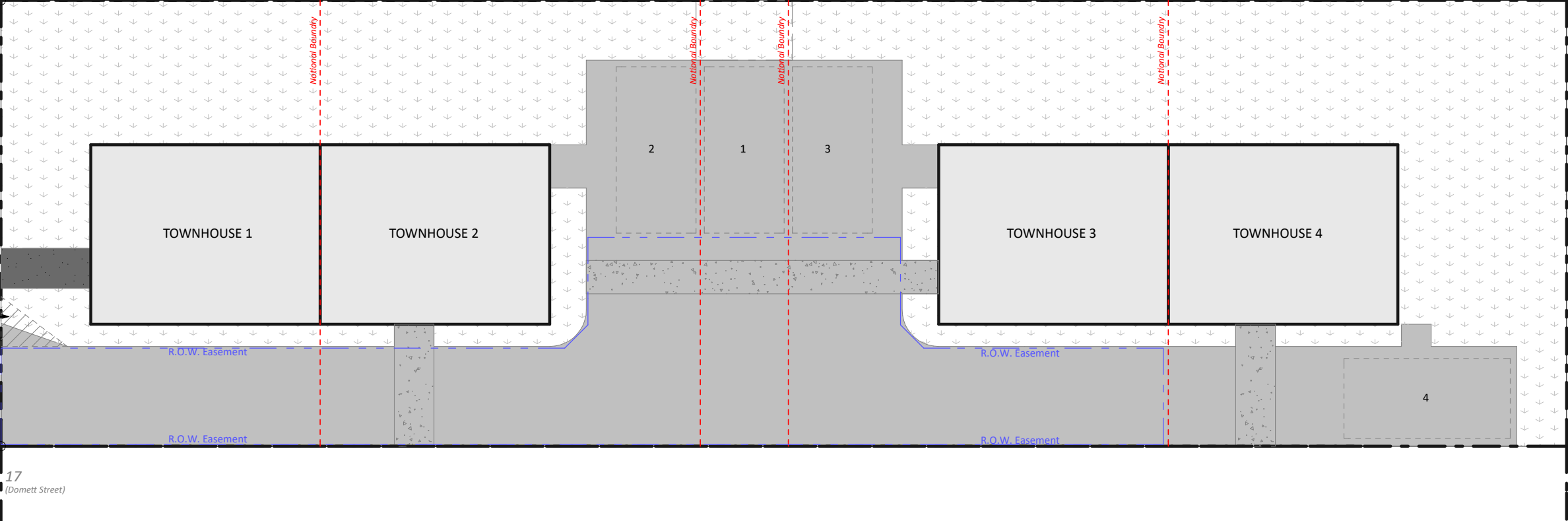
DOMETT STREET



13
(Domett Street)

17
(Domett Street)

2.0x1.5m Clear visibility
with planting not over
1000mm in height



0. SITE BOUNDARY PLAN

SCALE 1:150

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.

TOWNHOUSE 1:

Property Area: 165.5m²
Ground Floor Area: 36.4m²
First Floor Area: 34.4m²
Total Floor Area: 70.8m²

TOWNHOUSE 2:

Property Area: 151.8m²
Ground Floor Area: 36.4m²
First Floor Area: 34.4m²
Total Floor Area: 70.8m²

TOWNHOUSE 3:

Property Area: 151.8m²
Ground Floor Area: 36.4m²
First Floor Area: 34.4m²
Total Floor Area: 70.8m²

TOWNHOUSE 4:

Property Area: 161.9m²
Ground Floor Area: 36.4m²
First Floor Area: 34.4m²
Total Floor Area: 70.8m²

BROOKSFIELD
LIVING

PROJECT NAME
Domett Street Townhouses

PROJECT ADDRESS
15 Domett Street
Waltham
Christchurch

DRAWING NO. REVISION

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DRAWING NO.
SITE BOUNDARY PLAN

DOMETT STREET

2.0x1.5m Clear visibility
with planting not over
1000mm in height



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

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



Letterbox
- 4x Box Design letterbox on front
boundary fence with Street
number and unit lettering

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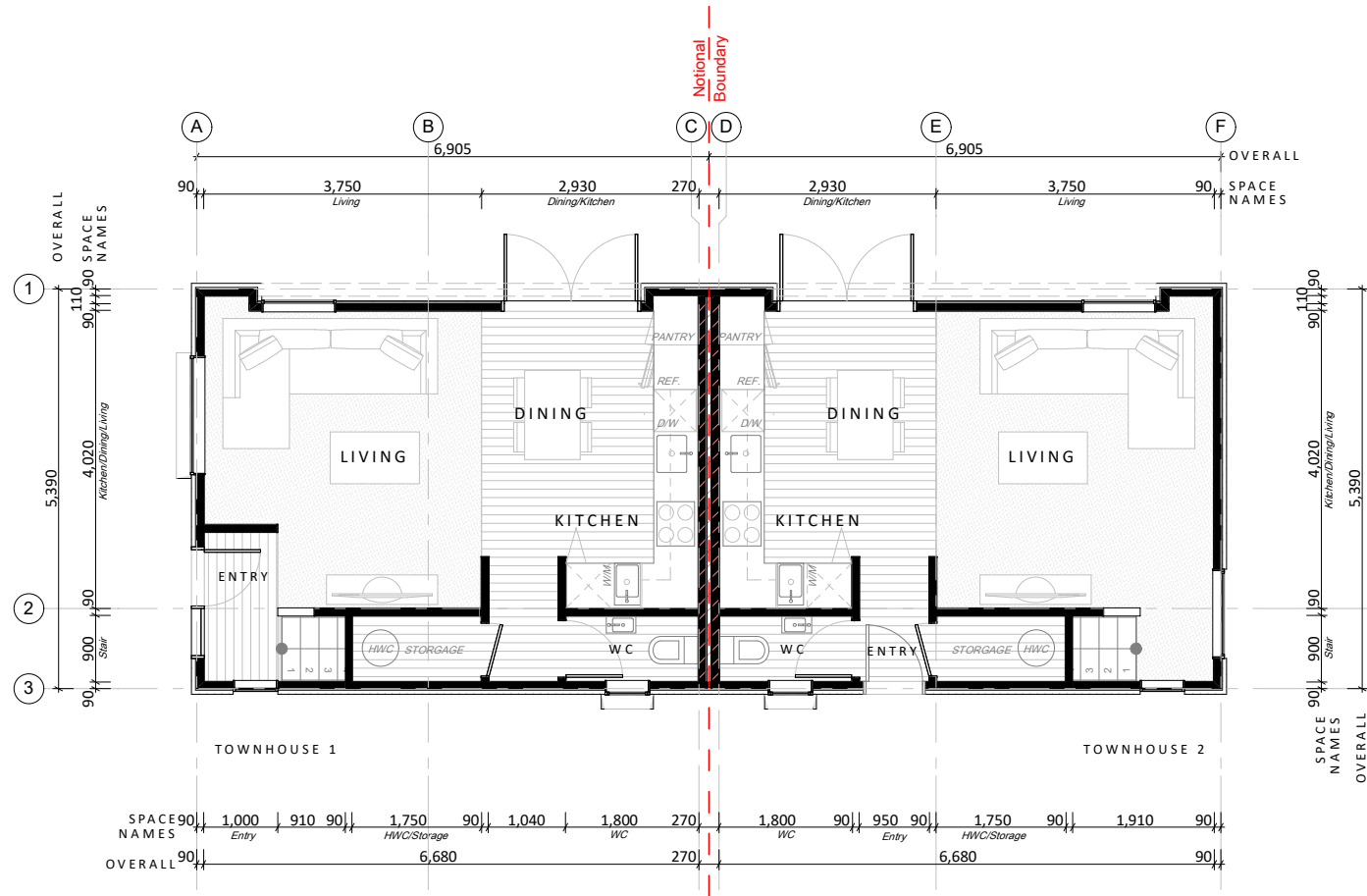
PROJECT NAME
Domett Street Townhouses

PROJECT ADDRESS
15 Domett Street
Waltham
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN



LEGEND - WALLS

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Architect Roof Company Vertical Roof Tray Cladding

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- James Hardie Linea Oblique weatherboard (200mm vertical)

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
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

BROOKSFIELD
LIVING

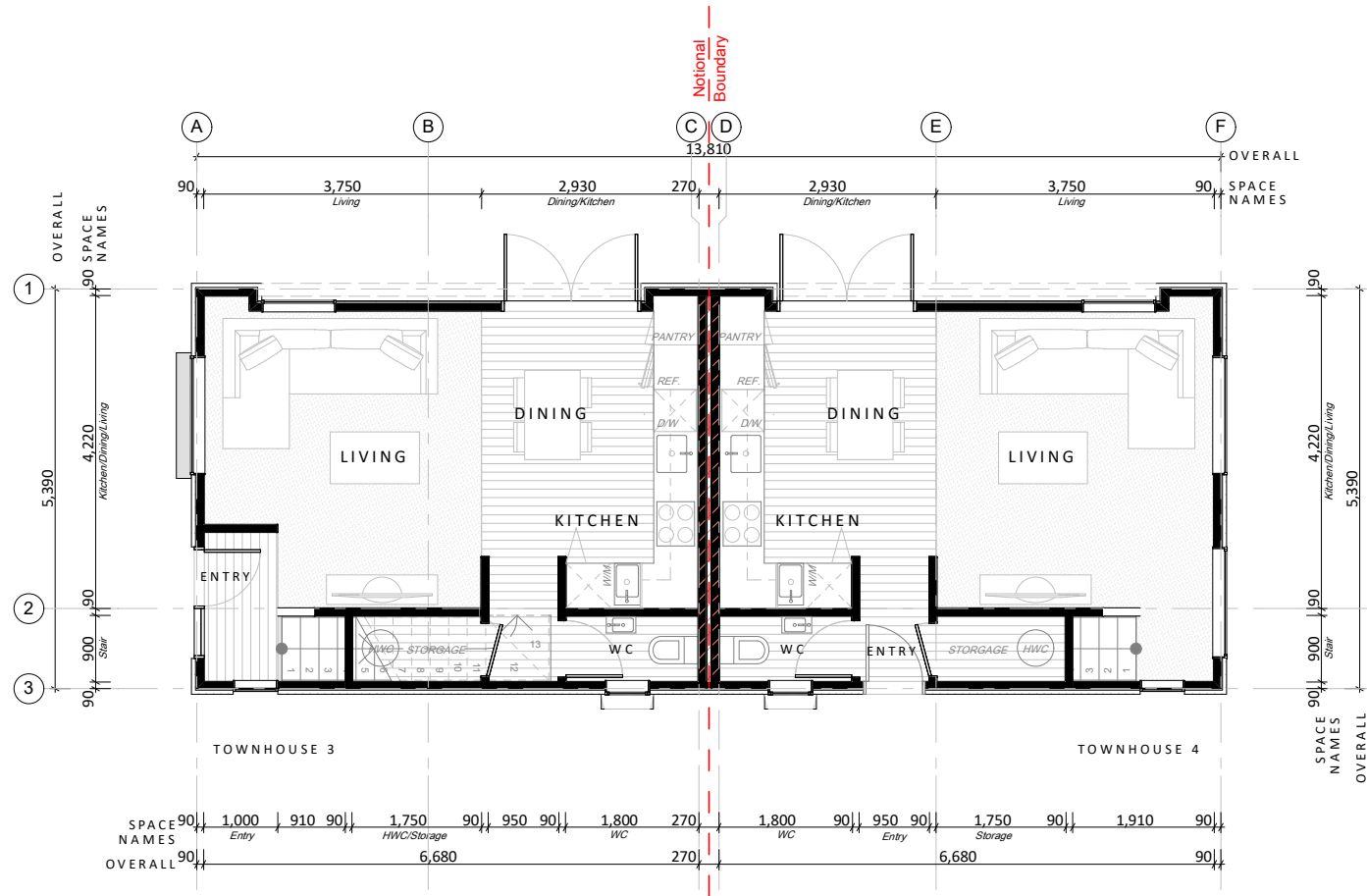
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Waltham
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO.
FLOOR PLANS -
TOWNHOUSE 1 & 2



LEGEND - WALLS

90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
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2. FIRST FLOOR PLAN
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BROOKSFIELD
LIVING

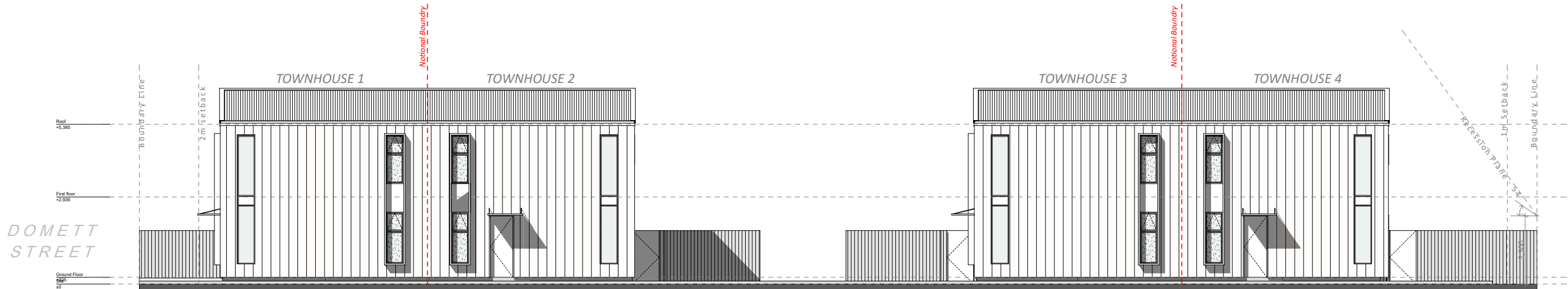
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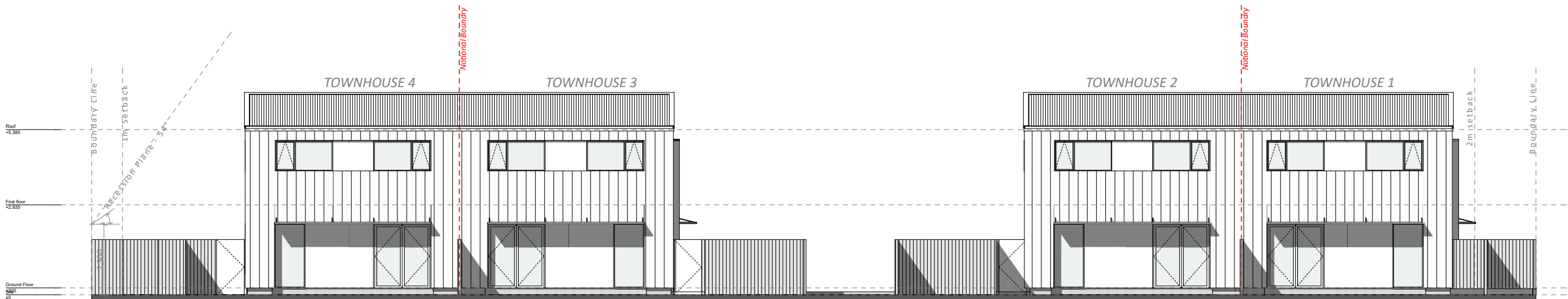
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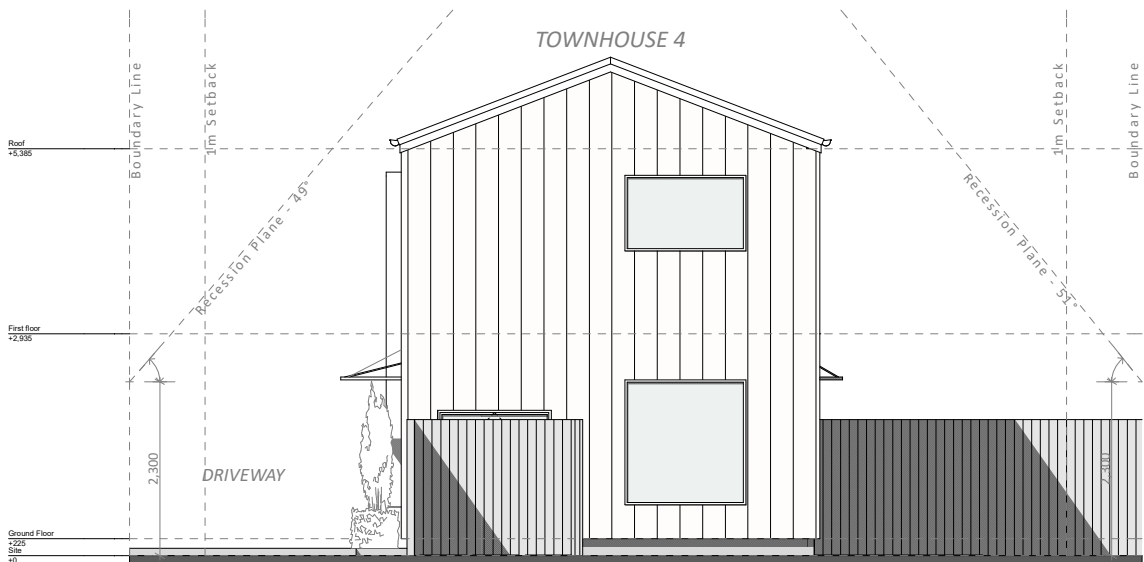
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FLOOR PLANS -
TOWNHOUSE 3 & 4



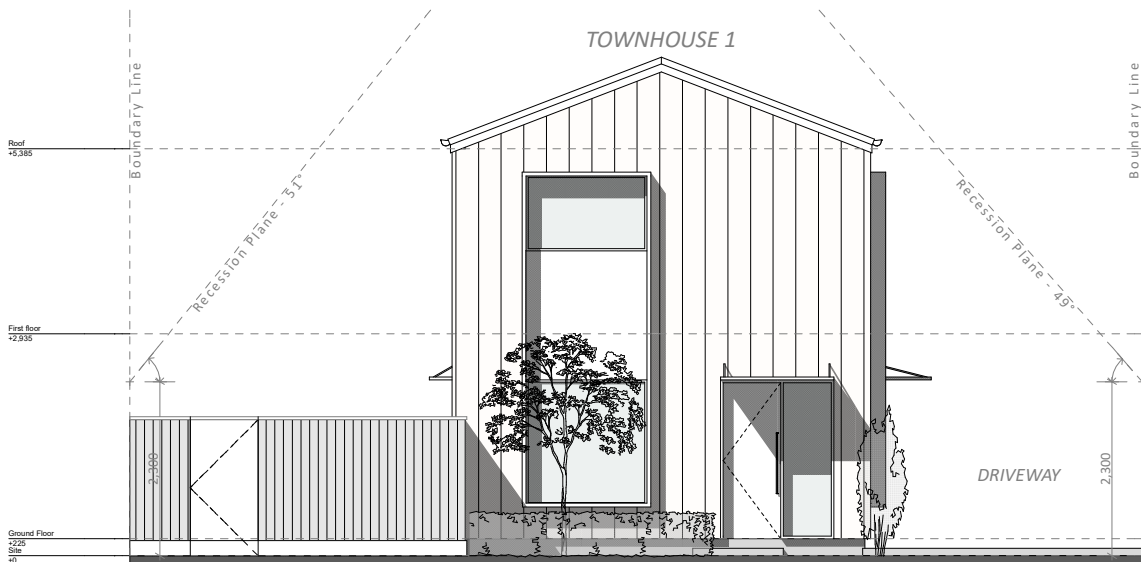
E02 EAST ELEVATION
SCALE 1:150



E04 WEST ELEVATION
SCALE 1:150



E01 NORTH ELEVATION
SCALE 1:100



E03 SOUTH ELEVATION
SCALE 1:100

BROOKSFIELD

LIVING

PROJECT NAME
Domett Street Townhouses

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Waltham
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DRAWING NO. REVISION

A200 **A**

DRAWING NO.
ELEVATIONS



Street Render 1



Street Render 2

BROOKSFIELD
LIVING

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Christchurch

DRAWING NO.	REVISION
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DRAWING NO.
RENDERS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2 + Study	1.5	1 Carpark	71m2	165m2	\$519,000.00
House 2	2 + Study	1.5	1 Carpark	71m2	152m2	\$509,000.00
House 3	2 + Study	1.5	1 Carpark	71m2	152m2	\$509,000.00
House 4	2 + Study	1.5	1 Carpark	71m2	162m2	\$519,000.00

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

