

160 Hills Road, Edgeware, Christchurch City

Million Dollar Homes For Half The Price

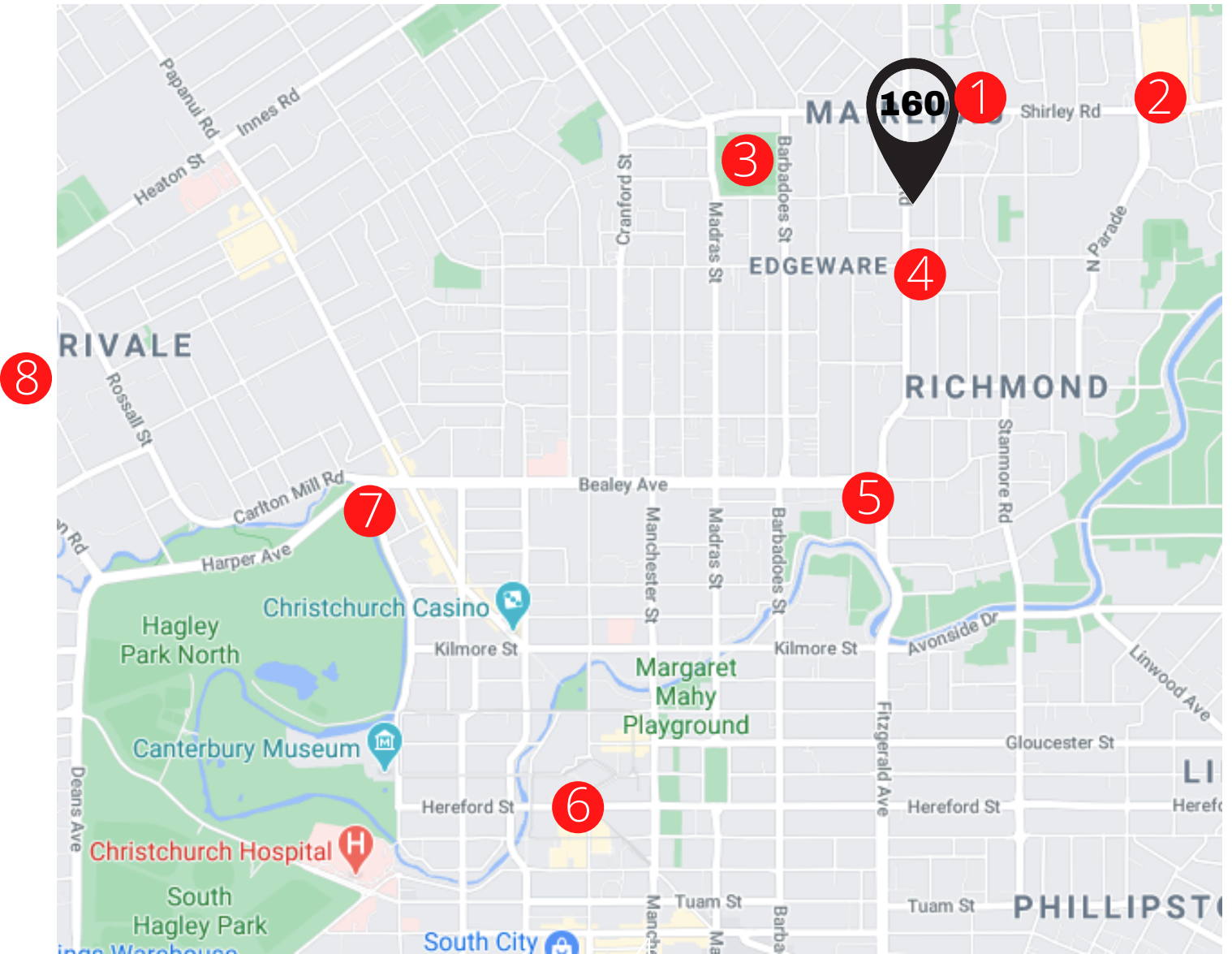
Brooksfield Modern Collection



BROOKSFIELD
— LIVING —

Location

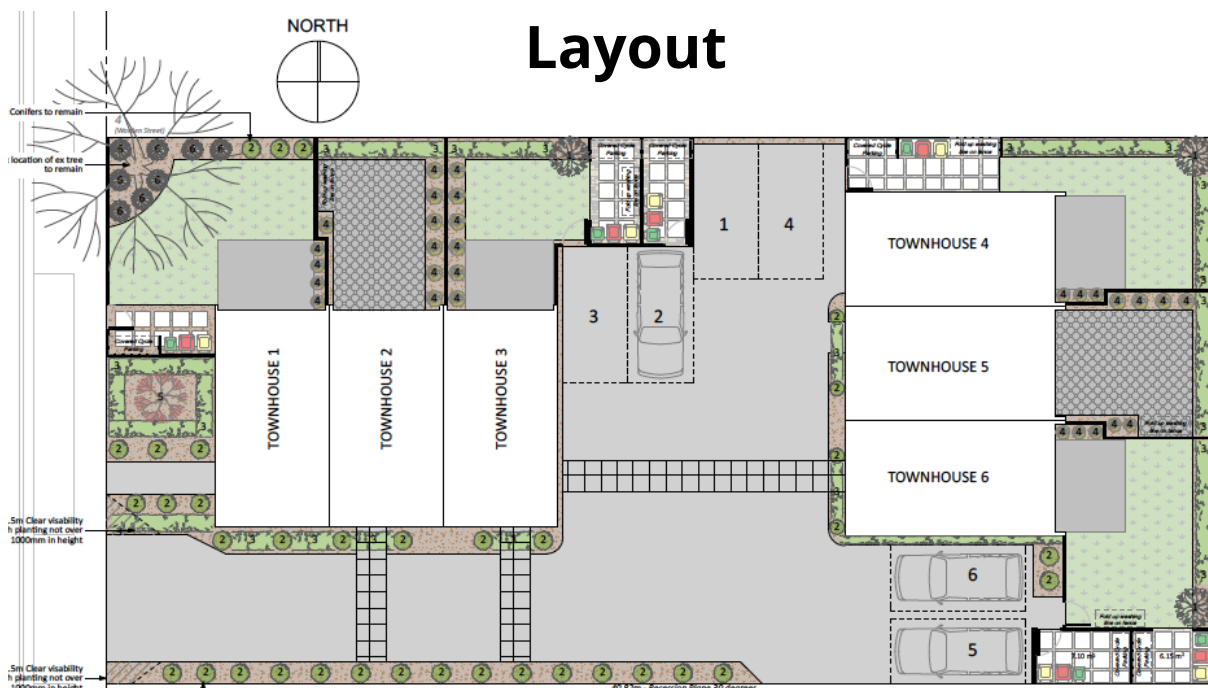
Located on Hills Road, an extension of Christchurch's four avenues. These six homes are very central and less than a 5 minute drive to the City, see below for some of our favourite spots close by.



- 1 Shirley Shopping Centre (200m)
- 2 The Palms Shopping Mall (1.2km)
- 3 Saint Albans Park (600m)
- 4 Dudley Street Shops (350m)
- 5 Little Poms Bar & Cafe (2.3km)
- 6 City Centre (3.5km)
- 7 Hagley Park (3km)
- 8 Airport (11km, 15mins)

Layout And Landscaping

These Brookfield Modern homes are laid out on an almost quarter acre section and has established trees and plants already, including a 100 year old Elm tree in townhouse 1's garden which provides shade and privacy for all of the homes and 6 metre high conifers lining the south side of the driveway. They will also have a new planting scheme of Olive and Cherry trees along with Grisilinea hedging and star jasmine ground cover. These homes are the perfect mix of old Christchurch and new architecture.



Planting Legend



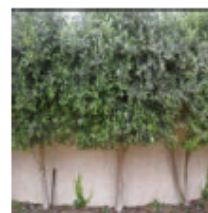
TYPE 1 - MAPLE TREE
"Acer Griseum,
Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis
'Pyramidalis'"



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



**TYPE 4 - OLIVE TREE
HEDGE**
"Olea europaea Picual"



TYPE 5 - CHERRY TREE
Prunus 'Accolade'



TYPE 6 - STAR JASMINE
"Trachelospermum
jasminoides"



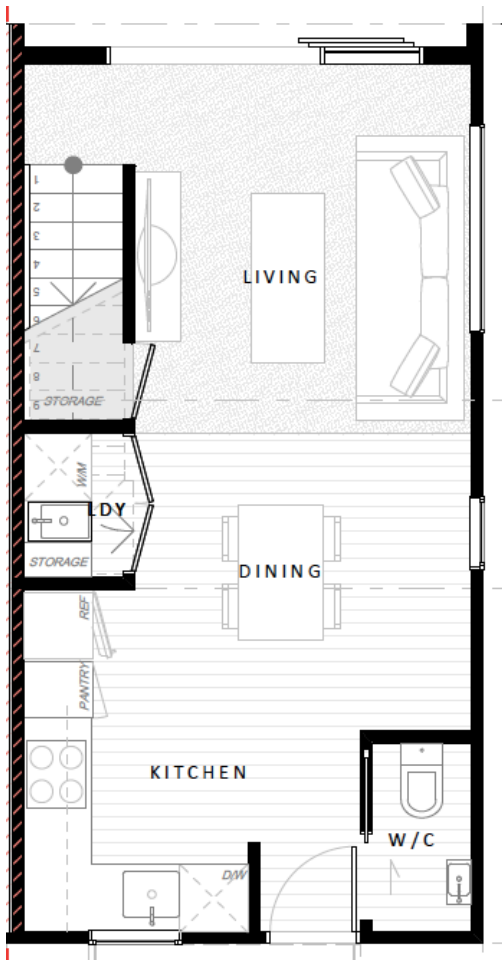
Design And Interior

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.

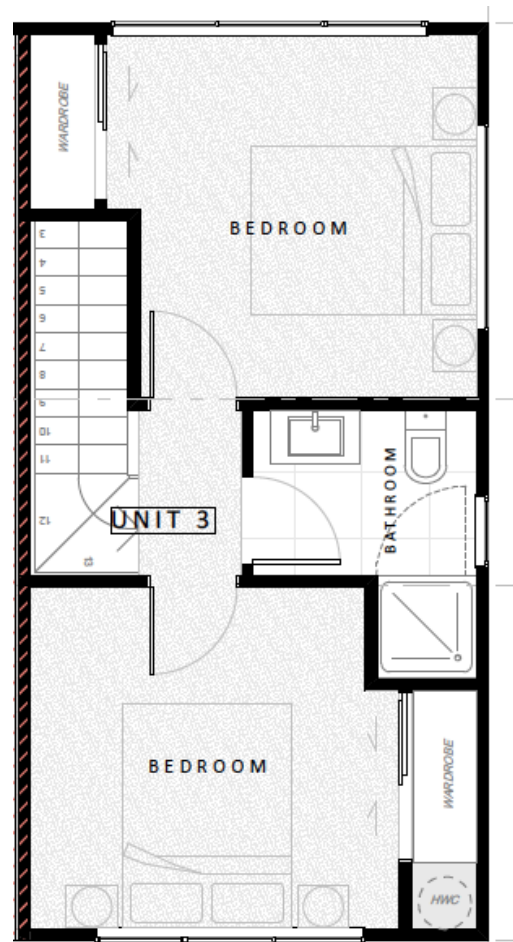
These Homes are entered through a modern portico. They have a studio style kitchen with stone bench tops and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard Under the stairs and also a guest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

The second level is accessed via the sunny stairwell thanks to the large ranch slider at the foot of the stairs. Upstairs are two large bedrooms and a bathroom with tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

Ground Floor

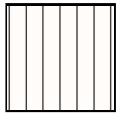


First Floor



Colours & Specifications

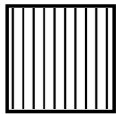
Exterior



Cladding - White
Eurotray



Doorhandle - Schlage S-6000
keyless entry



Roof - White
Longrun roofing

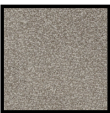


Wool Insulation

Interior



Walls - Clover Honey, 100%
natural plant based paint



Carpet - 100% Wool



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



Kitchen Floor - Forest
Cedar tile planks



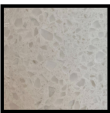
Bathroom Wall Tile -
Metro Ashgrey Gloss



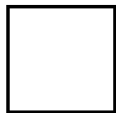
Kitchen Cabinets - Bestwood
Ranfurly Oak



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

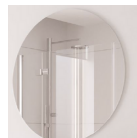


Glass shower tray on tiles

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

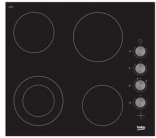
Appliances



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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SITE ELEVATIONS

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3D IMAGES

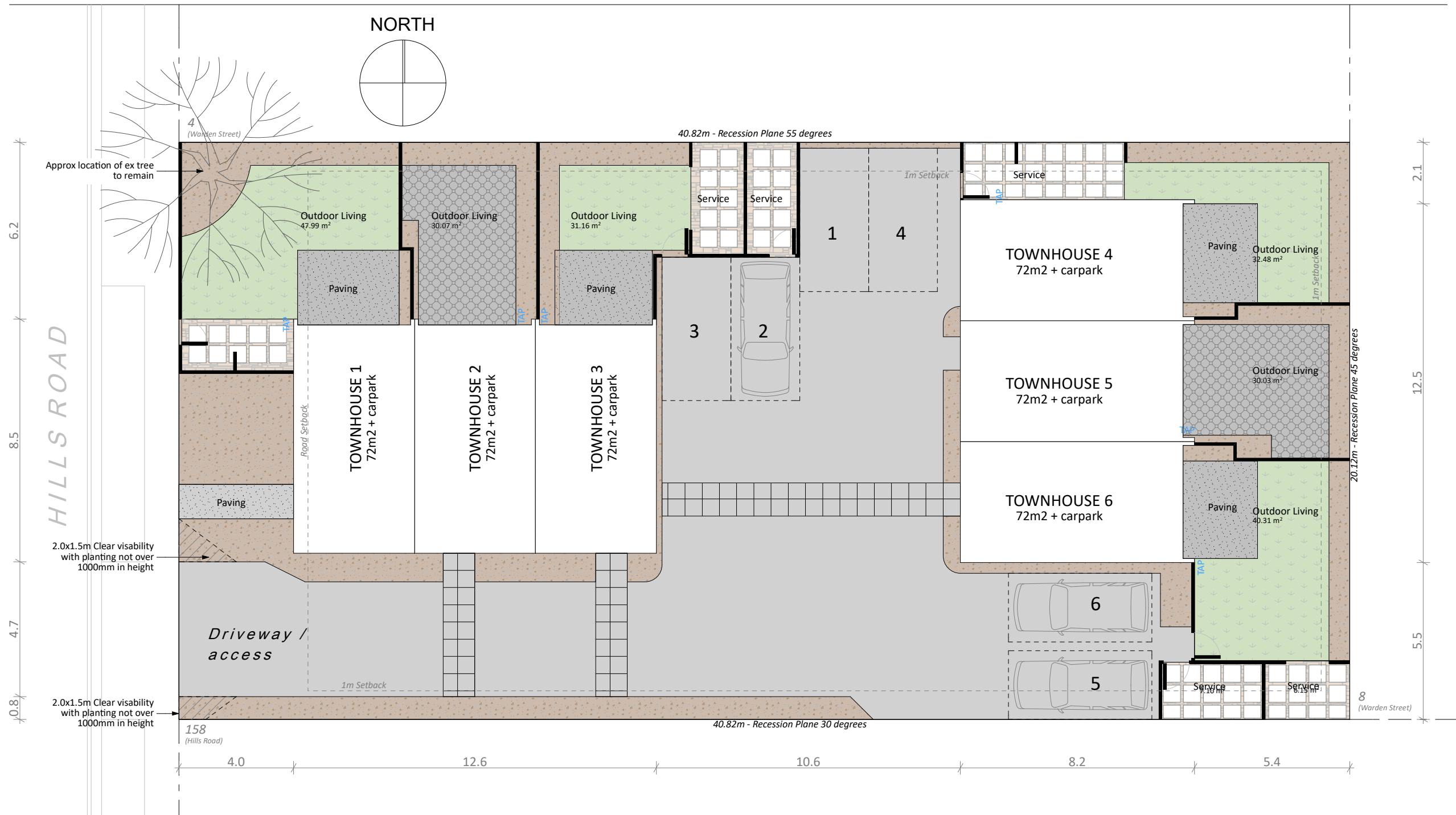


BROOKSFIELD

LIVING

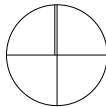
Hills Road Townhouses

160 Hills Road, Edgware, Christchurch



0. SITE PLAN
SCALE 1:150

NORTH



PROJECT INFO:

Address: 160 Hills Road
Edgware
Christchurch

Legal Description: Lot 5, DP 18219
Title: CB48B/243

Site Area: 821.3m² (more or less)
Building Area: 220m²
Site Coverage: 27%

Planning Zone: Residential Suburban Density
Transition Zone (RSDT)
Natural Hazards: Liquifaction management Area (LMA)
Flood management Area

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC3

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

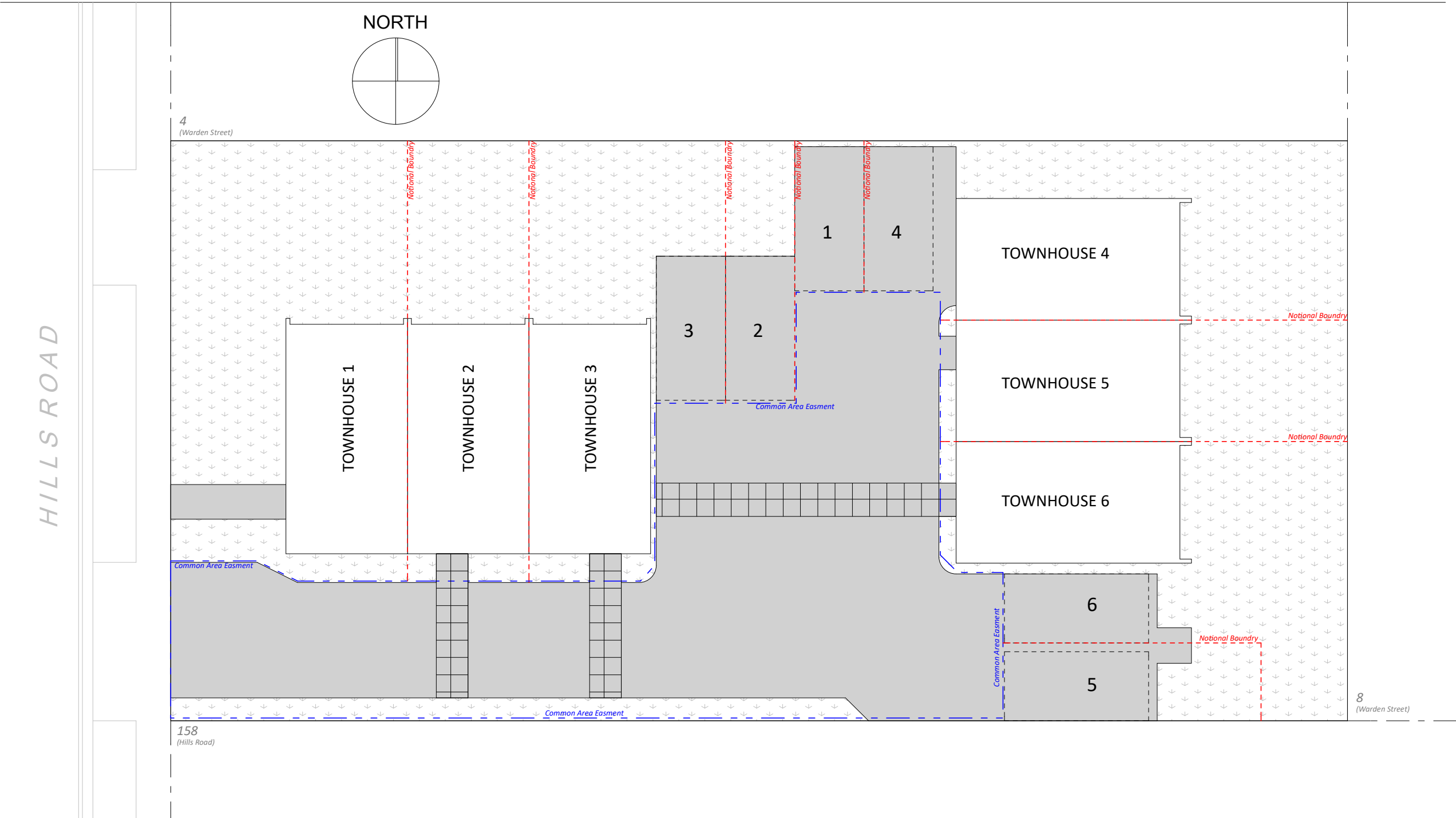
PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgware
Christchurch

DRAWING NO. REVISION

A001 A

DRAWING NO.
SITE PLAN



BROOKSFIELD
LIVING

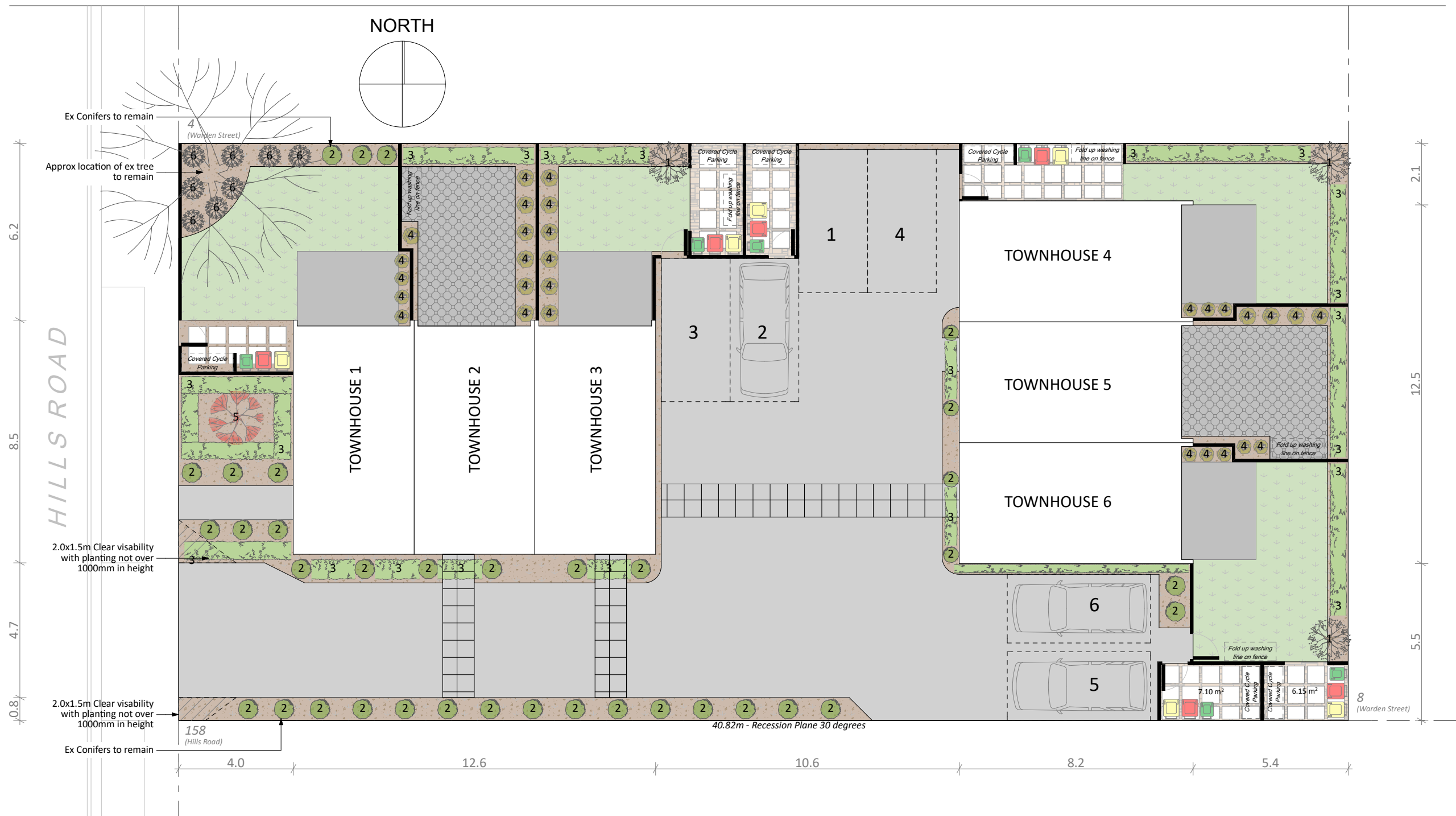
PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgware
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
 - Gobi Block
- Firth Gobi Block paving with gravel/stone chip finish

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"



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LAUREL HEDGE
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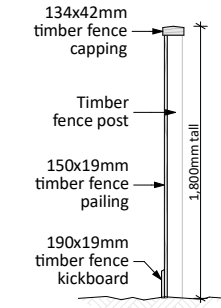
TYPE 6 - STAR JASMINE
"Trachelospermum
jasminoides"



LETTERBOX



- 6x Box Design
letterbox on front
boundary fence with
Street number and
unit lettering



FENCE DETAIL
SCALE 1:50

BROOKSFIELD
LIVING

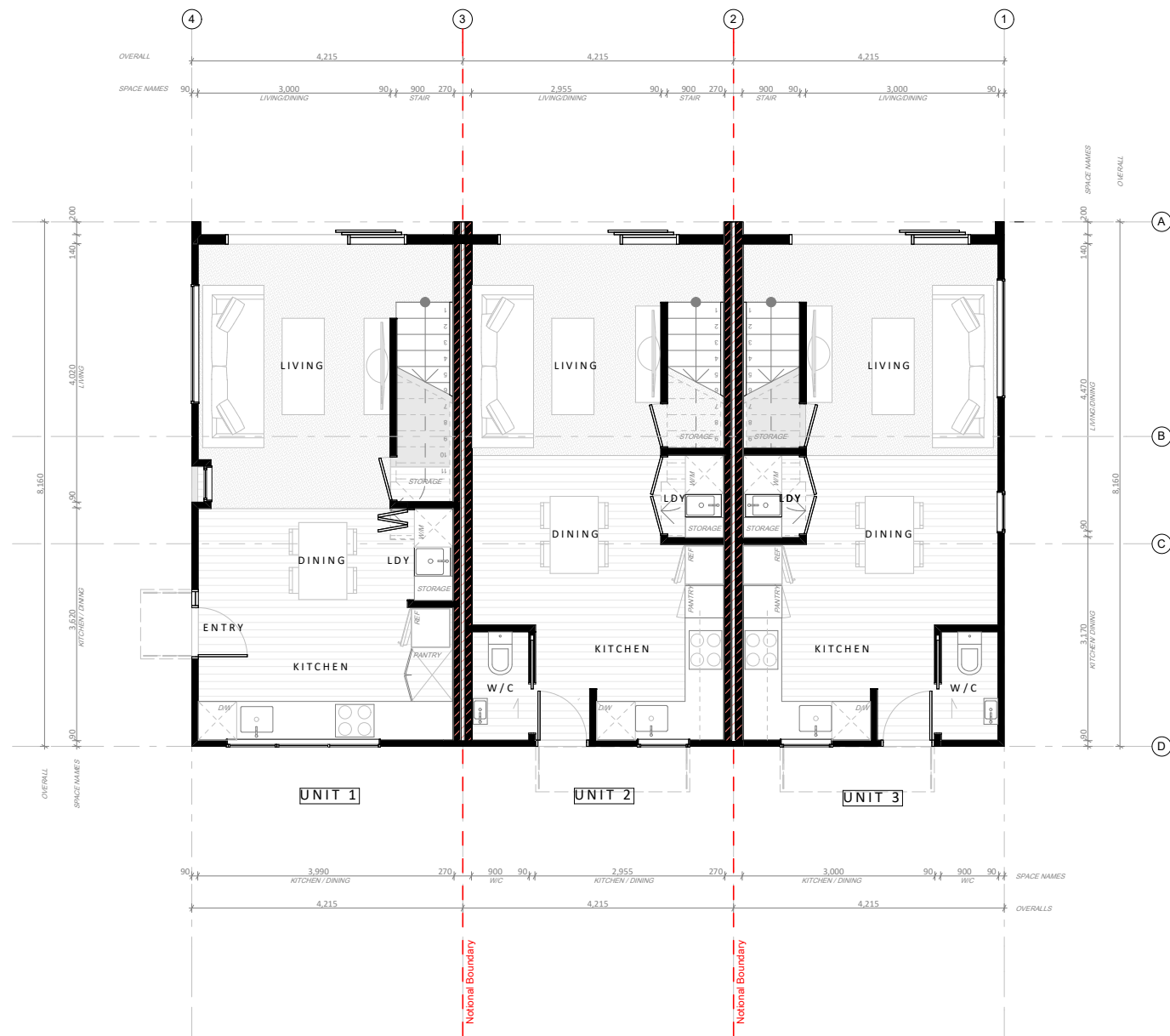
PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgware
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN

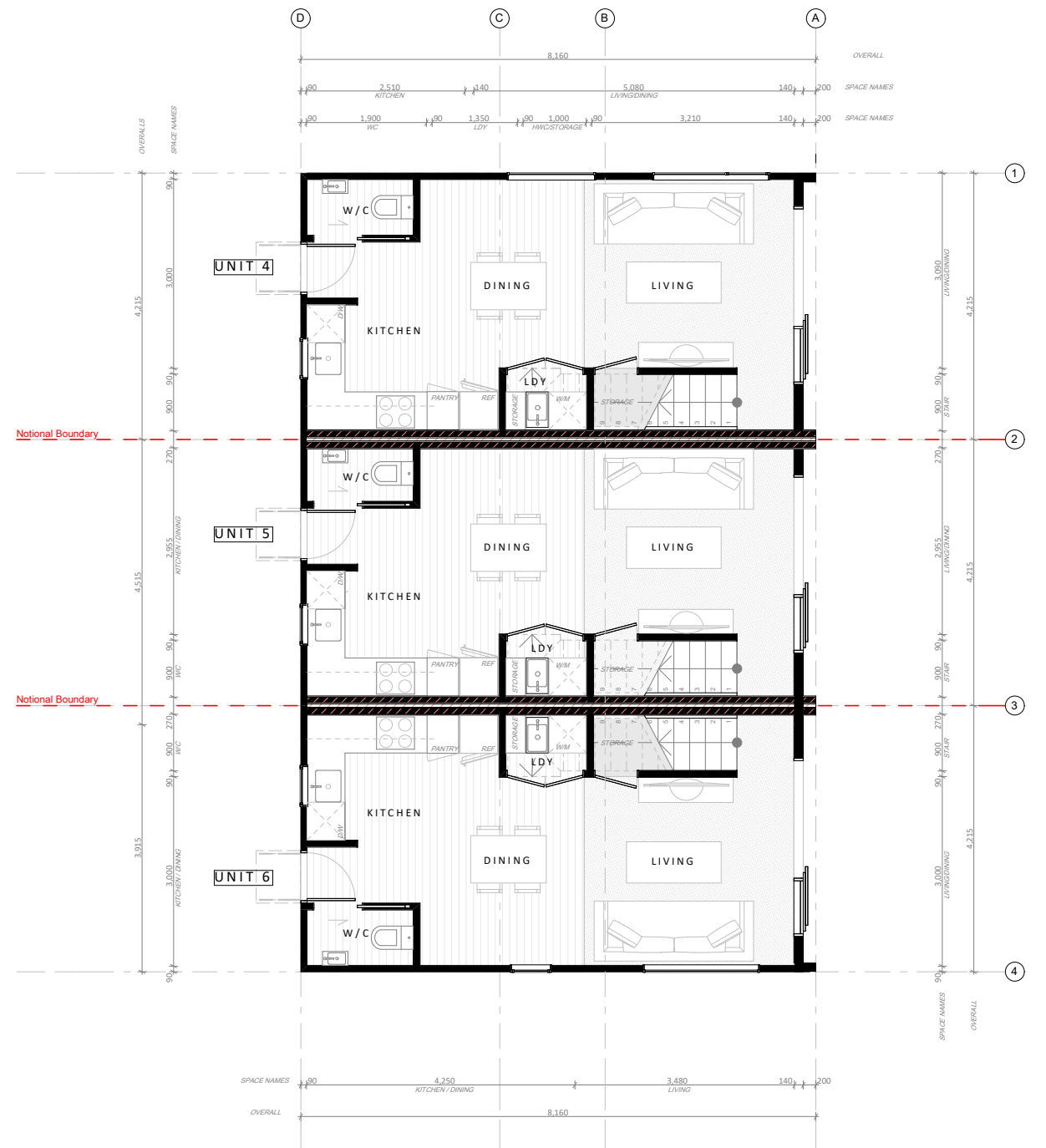


LEGEND - WALLS

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 (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.



BROOKSFIELD

LIVING

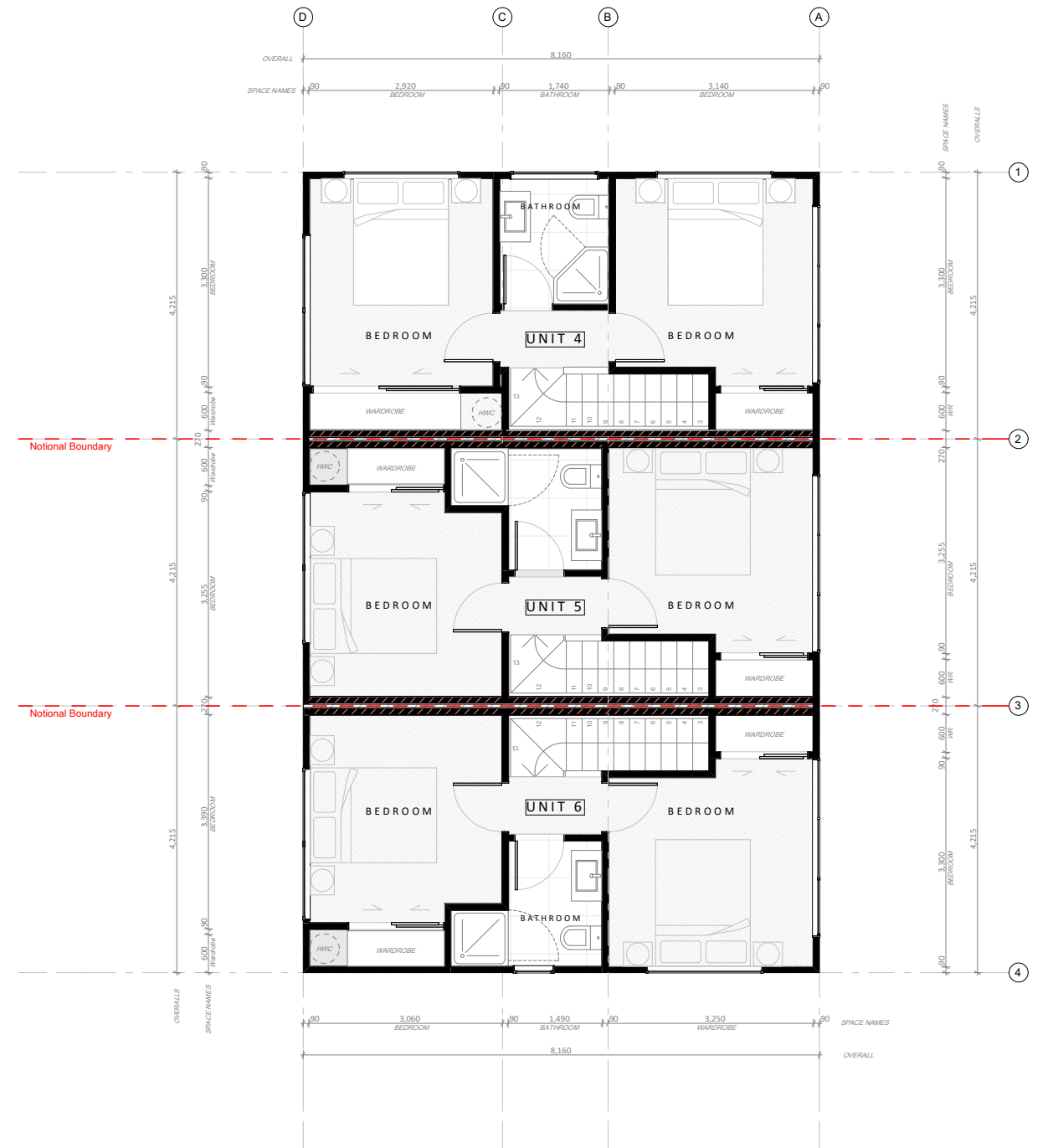
PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgeware
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO.
GROUND FLOOR PLAN



BROOKSFIELD

LIVING

PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgeware
Christchurch

DRAWING NO. REVISION

A101 A

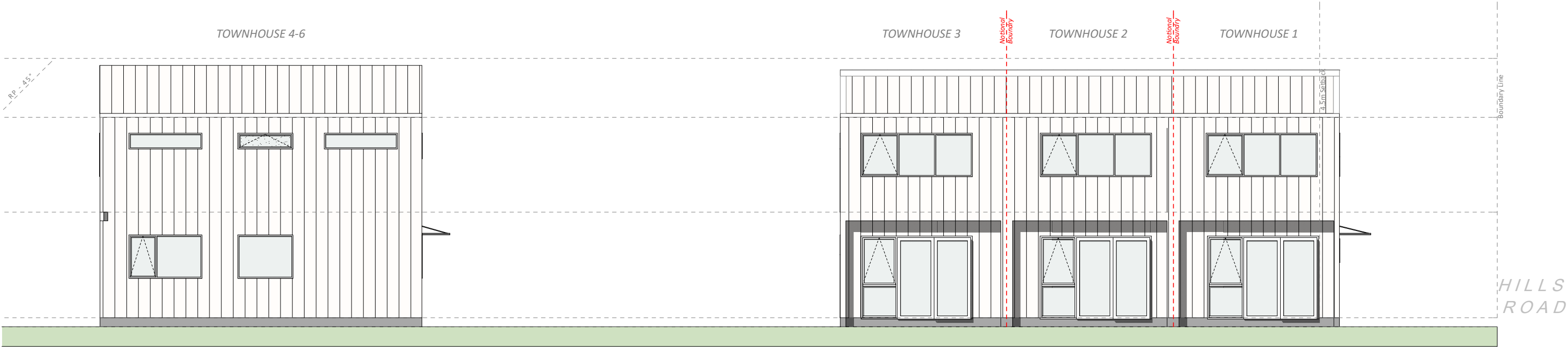
DRAWING NO.
FIRST FLOOR PLAN

LEGEND - WALLS

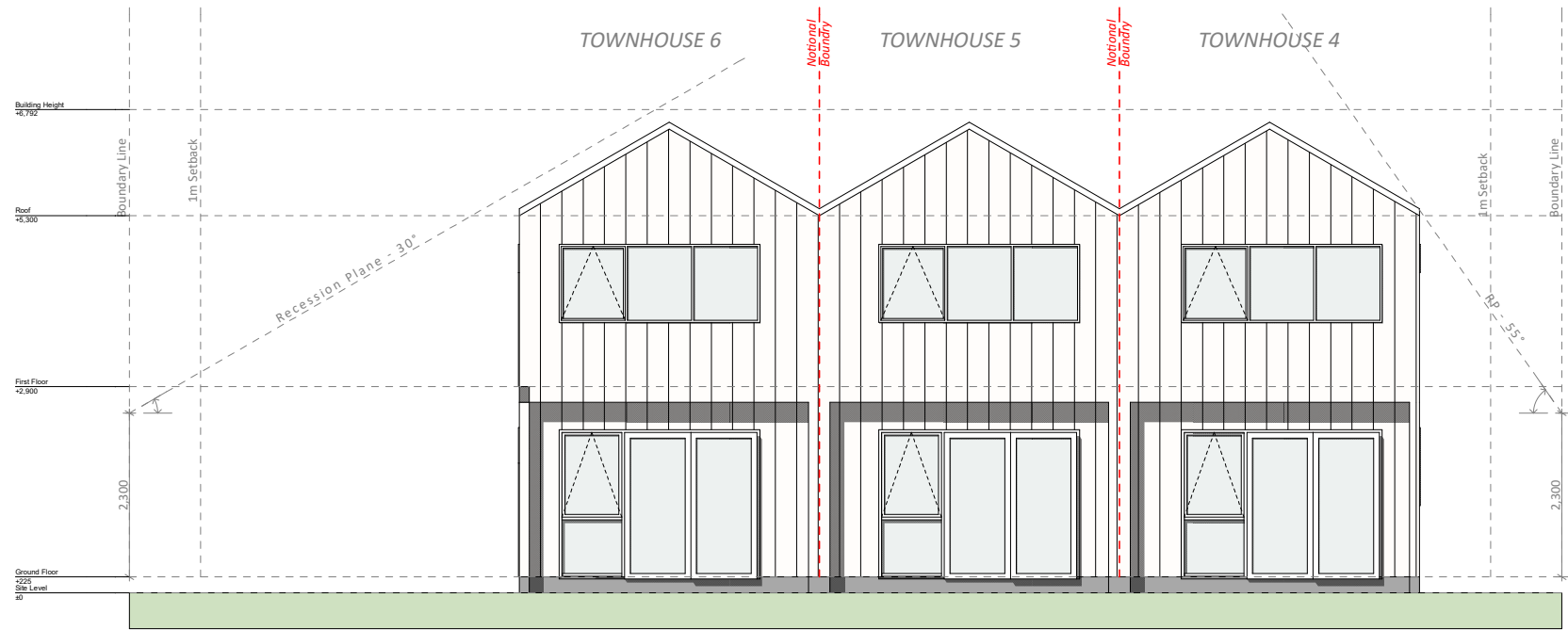
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E02 ELEVATION NORTH
SCALE 1:100



E01 ELEVATION EAST
SCALE 1:100

BROOKSFIELD
LIVING

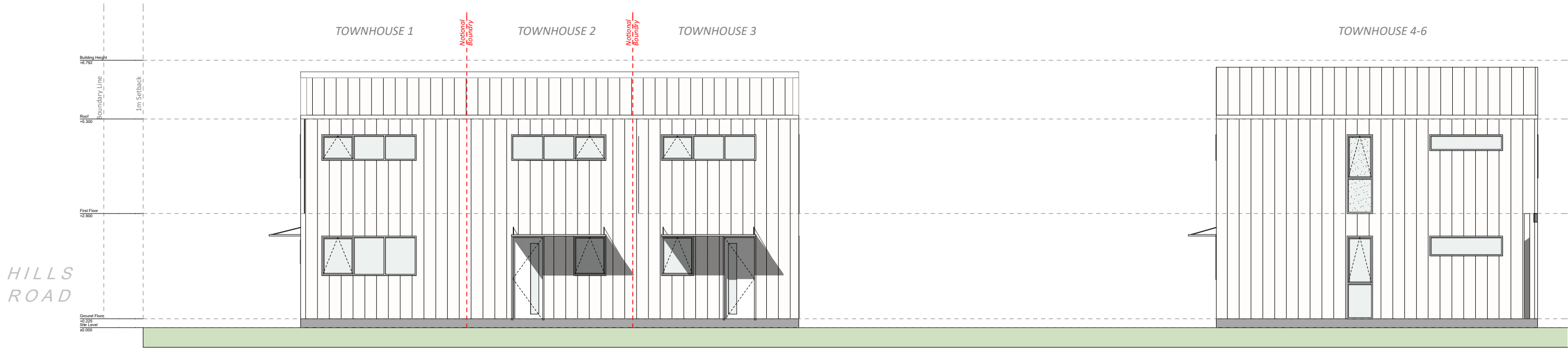
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Hills Road Townhouses

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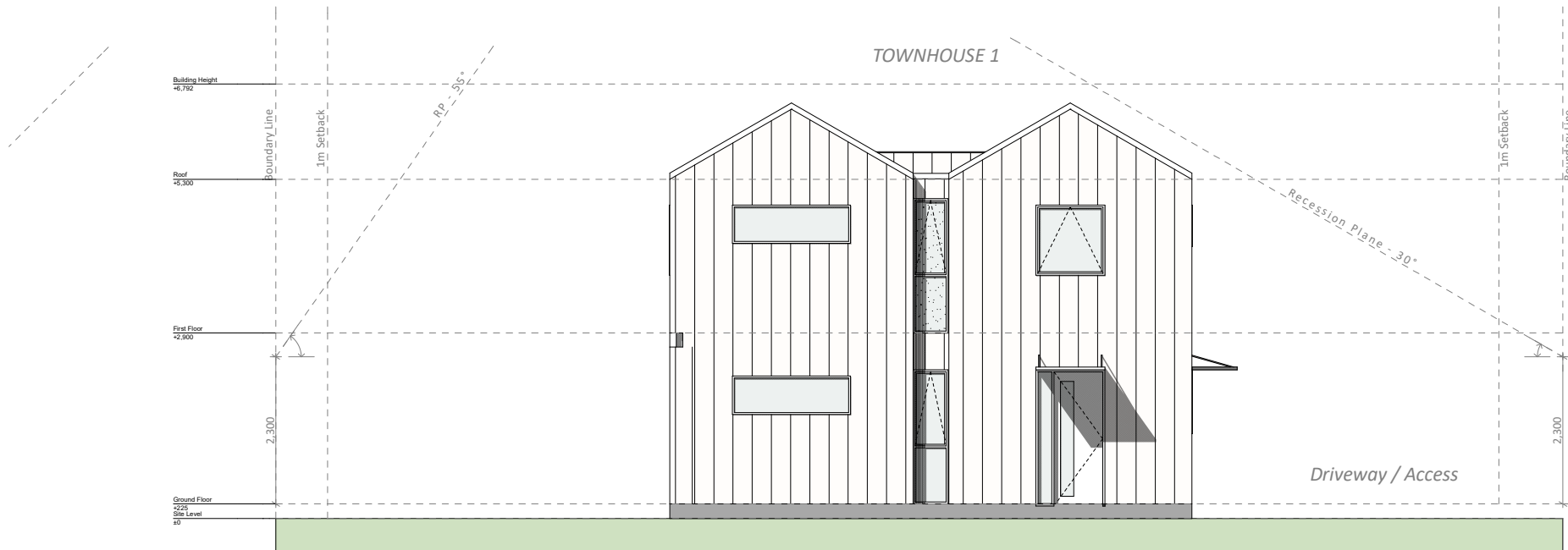
DRAWING NO. REVISION

A200 A

DRAWING NO.
SITE ELEVATIONS



E04 ELEVATION SOUTH
SCALE 1:100



E03 ELEVATION WEST
SCALE 1:100

BROOKSFIELD
LIVING

PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgeware
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.
SITE ELEVATIONS



Street View 1 - Render



Street View 2 - Render



Street View 3 - Render

BROOKSFIELD
LIVING

PROJECT NAME
Hills Road Townhouses

PROJECT ADDRESS
160 Hills Road
Edgeware
Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.
3D IMAGES



your rental assessment

Townhouse 1-6/160 Hills Road, Edgware

26 Nov 2020

Thank you for the opportunity to provide a rental assessment on the property situated at **Townhouse 1-6/160 Hills Road, Edgware.**

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 **\$450 - \$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

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2	1	1 Carpark	72m2	135m2	\$515,000.00
House 2	2	1.5	1 Carpark	72m2	87m2	\$499,000.00
House 3	2	1.5	1 Carpark	72m2	90m2	\$509,000.00
House 4	2	1.5	1 Carpark	72m2	102m2	\$509,000.00
House 5	2	1.5	1 Carpark	72m2	84m2	\$499,000.00
House 6	2	1.5	1 Carpark	72m2	102m2	\$509,000.00

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

