BROOKSFIELD

Opawa Terraces

32 Ensors Road, Opawa















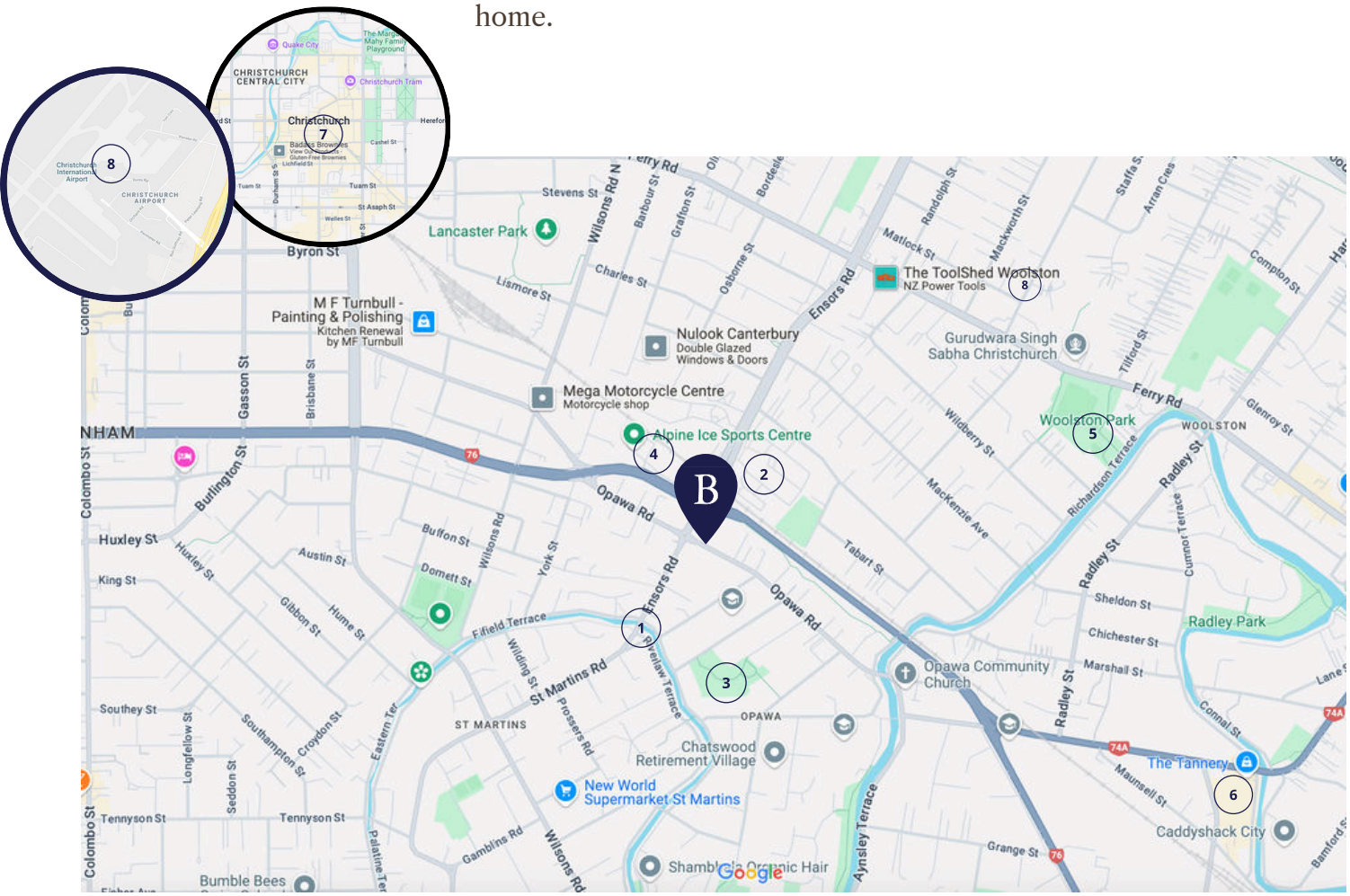
General Information & Availability

	BEDROOMS	BATHROOMS	GARAGE	SIZE
SOLD Home 1	2	1.5	Carport	72
SOLD Home 2	2	1.5	Carport	71
Home 3	2	1	Carport	71
SOLD Home 4	2	1	Carport	71
SOLD Home 5	2	1	Carport	71
SOLD Home 6	2	1.5	Carport	72
Home 7	1	1	Carport	49
SOLD Home 8	2	1	Carport	71
SOLD Home 9	2	1.5	Carport	76
SOLD Home 10	2	1.5	Carport	76
SOLD Home 11	2	1	Carport	71
SOLD Home 12	2	1	Carport	71
Home 13	1	1	On street parking	49
SOLD Coach House 1	2	2	Carport	75
SOLD Coach House 2	2	2	Carport	80
SOLD Coach House 3	2	2	Carport	75
SOLD Coach House 4	2	2	Carport	76

Location

Opawa Terraces is another example of our Georgian Row Homes that are bringing the character back to Christchurch.

Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



1. Heathcote River - 350m
2. Ara Institute of Canterbury - 550m
3. Risingholme Park - 650m
4. Alpine Sports Centre- 700m
5. Waltham Park - 1.2km
6. The Tannery - 2.1km
7. Christchurch CBD - 7.5km
8. Christchurch Airport - 24km (24mins)

Site Plan


SOLD
SOLD
SOLD
SOLD
SOLD
SOLD
3
SOLD
SOLD
SOLD
Communal Area
196.8m²
SOLD
TOWNHOUSE
7
SOLD SOLD SOLD SOLD SOLD
13
New Street
Crosaire

Landscaping Plan



KEY:

Permeable Surfaces:

- Proposed Feature Trees
- Existing Trees (Outside Site)
- Existing Trees to be retained (subject to site survey)
- Garden Beds and Planting (Shrubs and Groundcovers) - 351.8m²
- Proposed Lawn - 127.5m²

Impermeable Surfaces:

- Exposed Aggregate / Paving through Communal paths and to Entrances to Doors - 215.6m²
- Exposed Aggregate Concrete for Carparking/Driveway area - 566.6m²
- Concrete Pavers or Exposed Aggregate for Outdoor Living Patios - 149m²
- 600 x 600mm Pavers (as shown - position and quantity to be determined)
- Fencing to property / dwelling boundaries and screening. Refer to fencing plan for detail

Notes:

Property Boundary / Total Site Area = 2,207m²

Total Site Area in Landscaping (Garden beds and Lawns) = 479.3m² / 21.7% of Site

For Planting Schedule and List of Species - Refer to Planting Plan DRG-103

For Fencing specifications and details - Refer to Fencing Plan DRG-104

Tree Schedule

Tree Schedule

ID/Code	Botanical Name	Common Name	Height	Size/Grade	Quantity
T1	*Fraxinus griffithi*	Evergreen Ash	6m	35L	3
T2	*Prunus 'Shimidsu sakura'*	Asahi Boton	4m	25/45L	8
T3	*Magnolia grandiflora 'Little Gem'*	Evergreen Magnolia	5m	45L	3
T4	*Liquidambar Little Richard*	Liquidambar	4m	PB40	10
T5	*Prunus 'Southern Gem'*	Flowering Cherry	4m	PB40	3
T6	*Cercis canadensis 'Forest Pansy'*	Carcis Forest Pansy	5m	PB40/25L	5
T7	*Michelia 'Lemon Fragrant'*	White Flowering Michelia	4m	35L	2
T8	*Alectryon excelsus*	Titoki	6m	PB5	3
T9	*Nyssa sylvatica*	Black Tupelo	10m	PB40	2
T10	*Pseudopanax crassifolius*	Lancewood	10m	12L	5
T11	*Hoheria sextylosa*	Lacebark	8m	1.5L	10
				Total	54

North & South Elevations

Townhouse 6



7 *8* *9* *10* *11* *12* *13*



South Elevation

13 *12* *11* *10* *9* *8* *7*



North Elevation

East & West Elevations

Townhouse 1 *Townhouse 2* *Home 3* *Home 4* *Home 5* *Home 6*



West Elevation

Home 6 *Home 5* *Home 4* *Home 3* *Home 2* *Home 1*



East Elevation

Floor Plans – Home 3

2 | 1 | Carpark | 72sqm



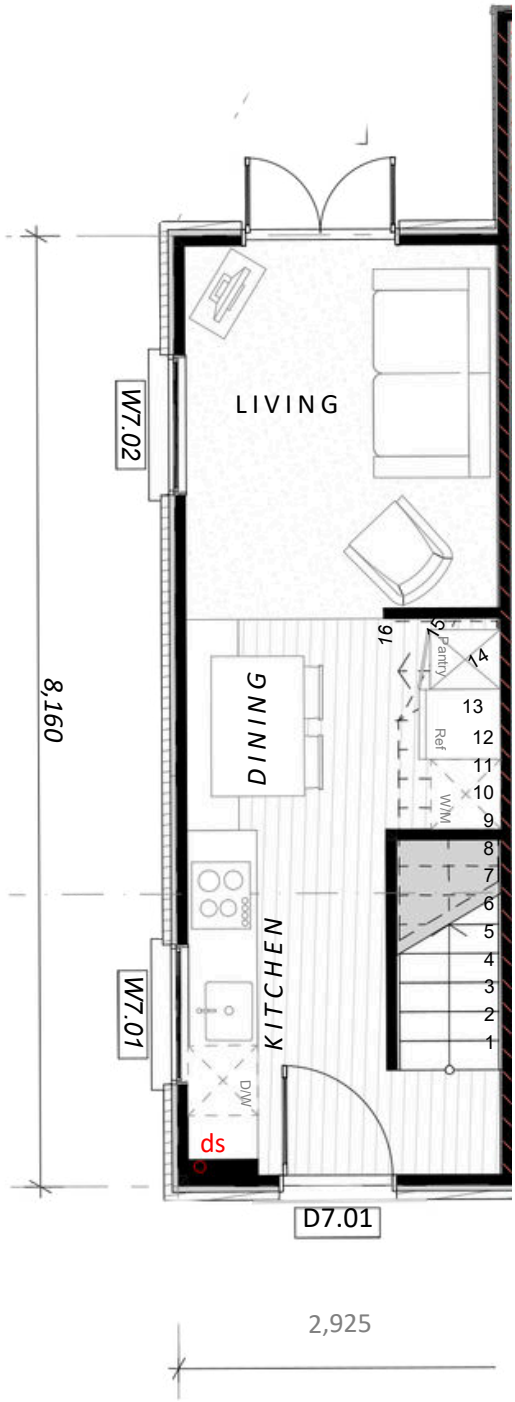
Ground floor



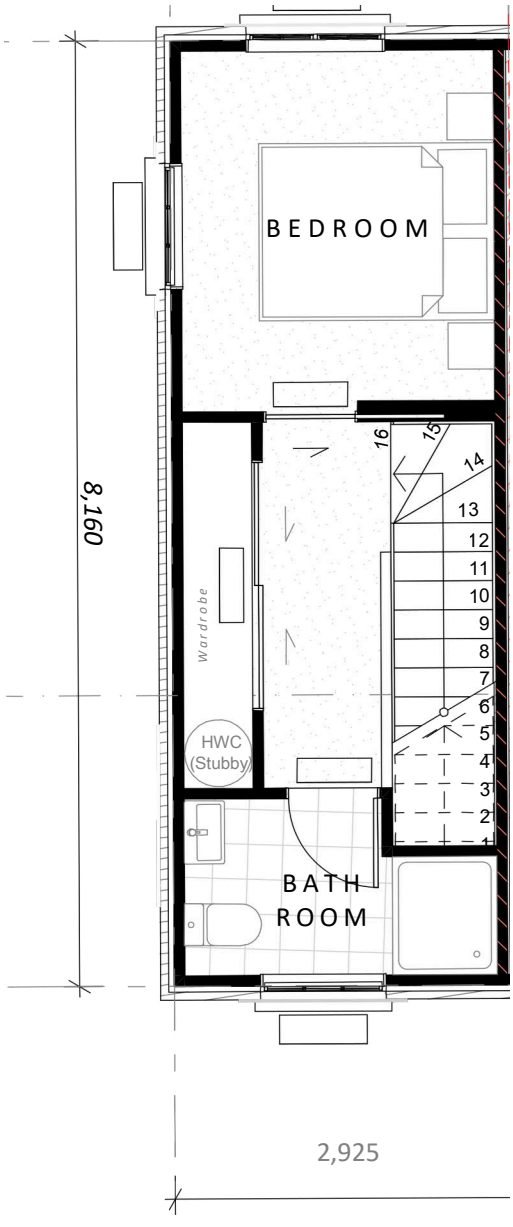
First floor

Floor Plans – Townhouse 7

1 | 1 | Carpark | 49sqm



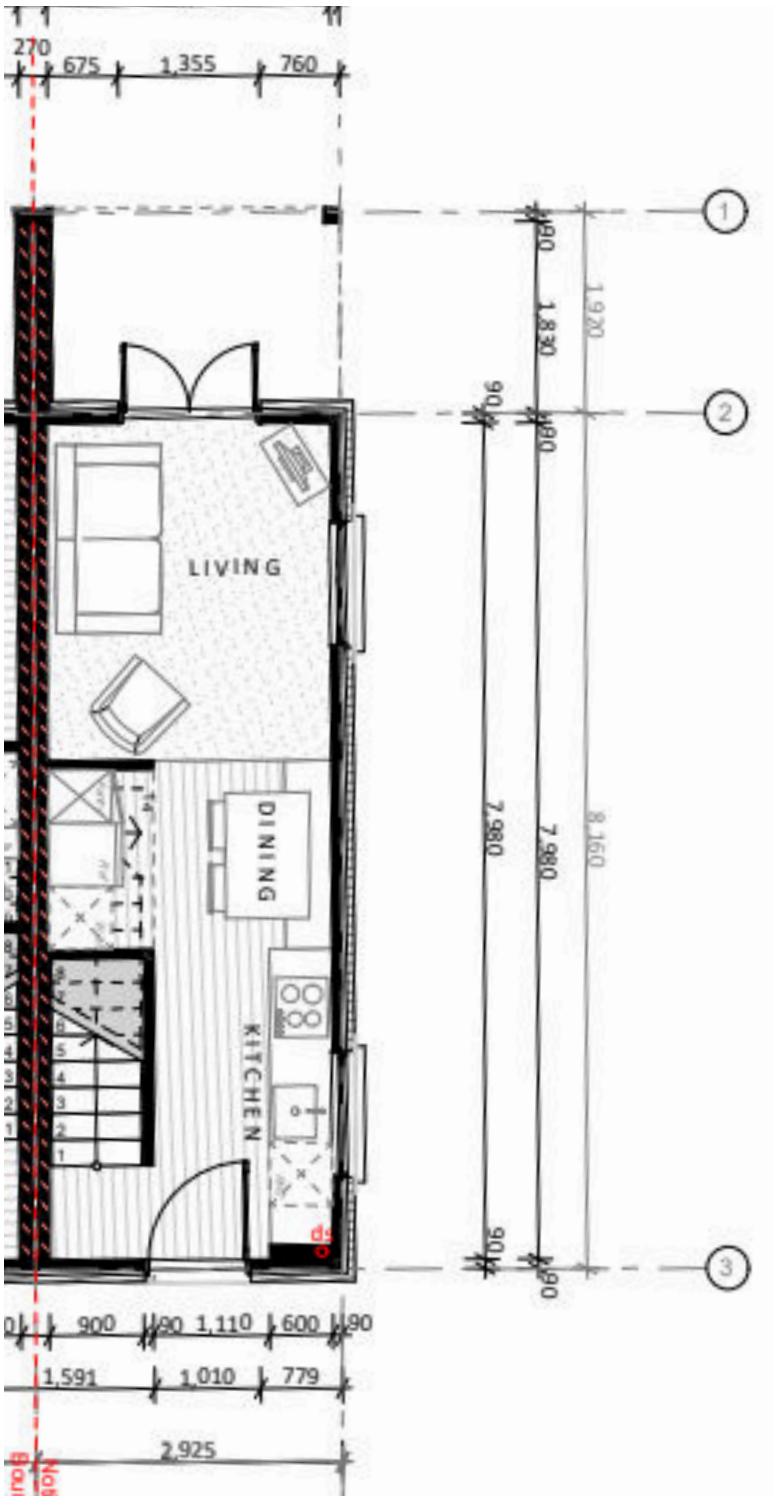
Ground floor



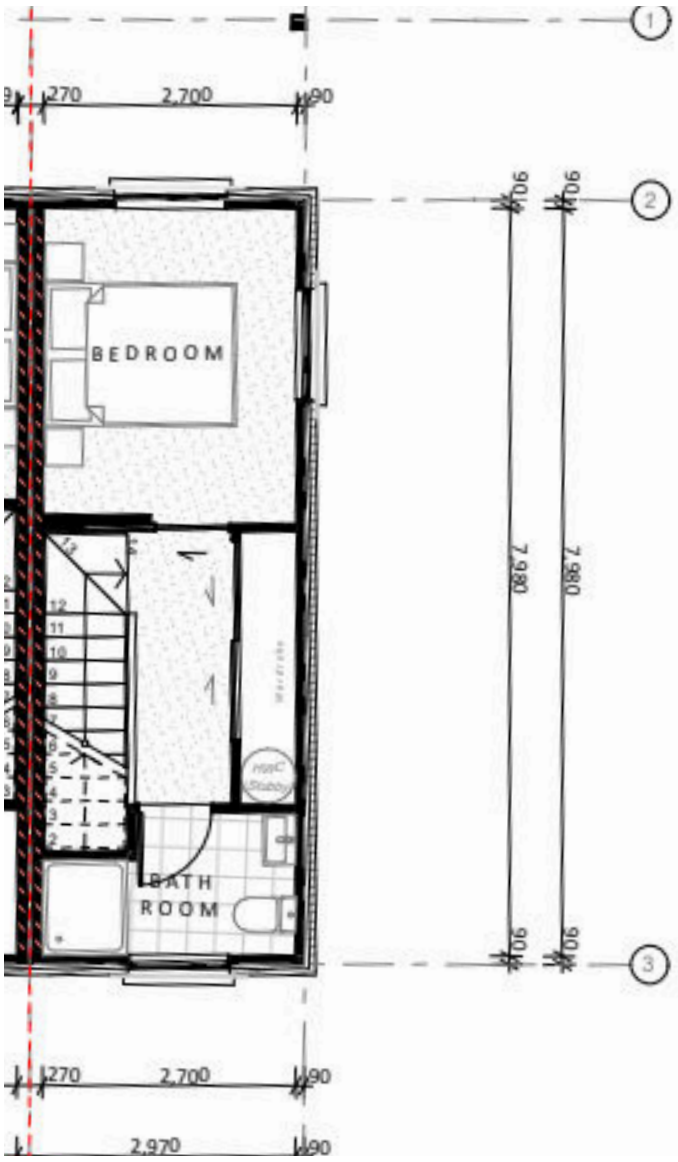
First floor

Floor Plans – Townhouse 13

1 | 1 | Carpark | 49sqm



Ground floor



First floor



1

1

1

Your Rental Appraisal

9 January 2026

ADDRESS: Townhouse 7 & 13, 32 Ensors Road, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be **$520 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



2

1 - 1.5

1

Your Rental Appraisal

14 January 2026

ADDRESS: Home 3, 34 Ensors Road, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be **$550 - $590** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager

About Brooksfield

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, Brooksfield 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.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability and affordability of these homes.

What makes Brooksfield 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 Brooksfield 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
Expression Of Interest

This EOI form is non binding.
This form allows you to put a property on Hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone No:

Email:

Address of property:

Indicated price:

End date of hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have
Until the end date as stated above to
either:
(a) to proceed forward by making a conditional offer.
(b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD

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0800 548 454 www.brooksfield.co.nz vinny@brooksfield.co.nz