

21 Hendon Street, Edgeware, Christchurch

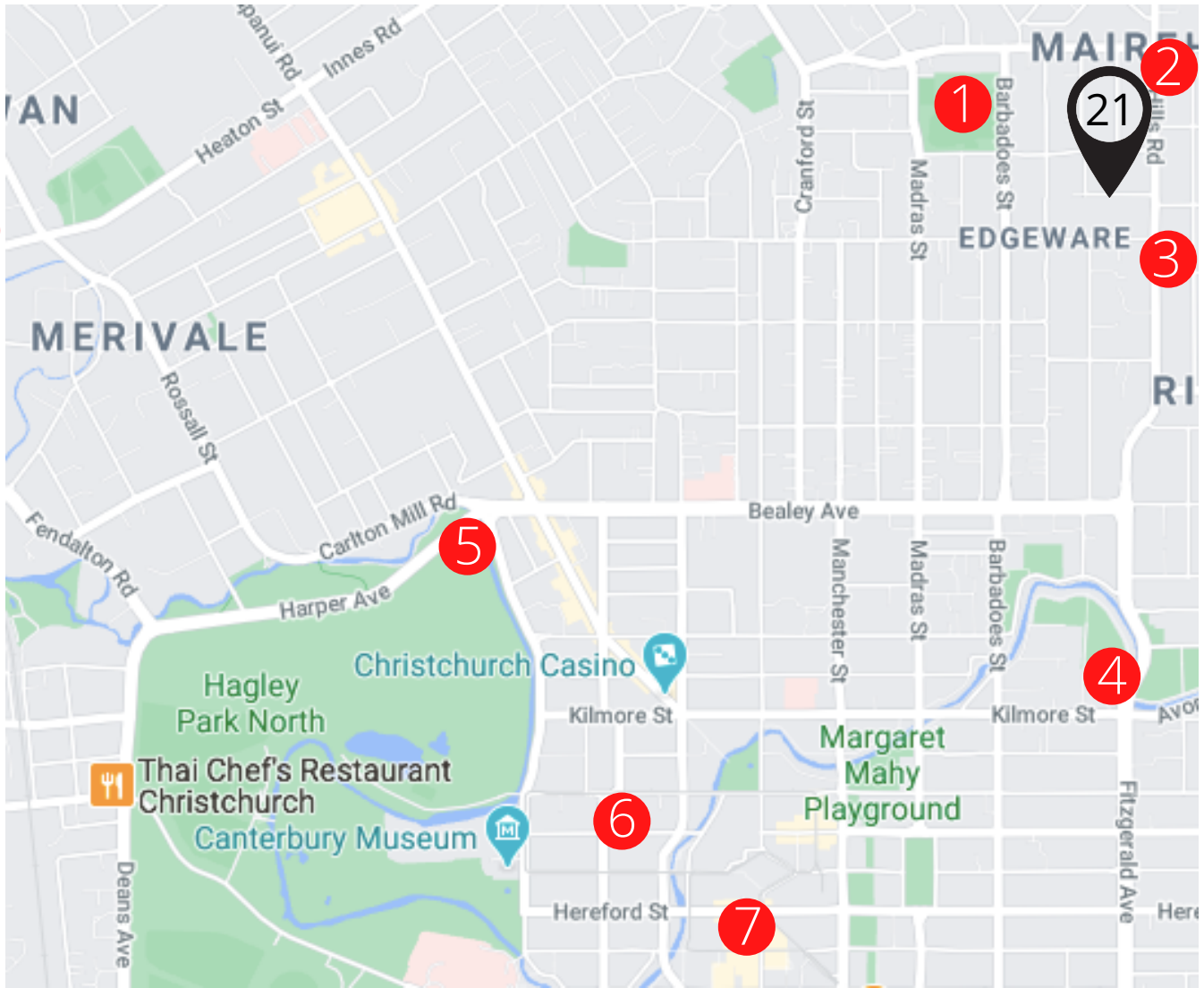
Brooksfield Heritage



BROOKSFIELD

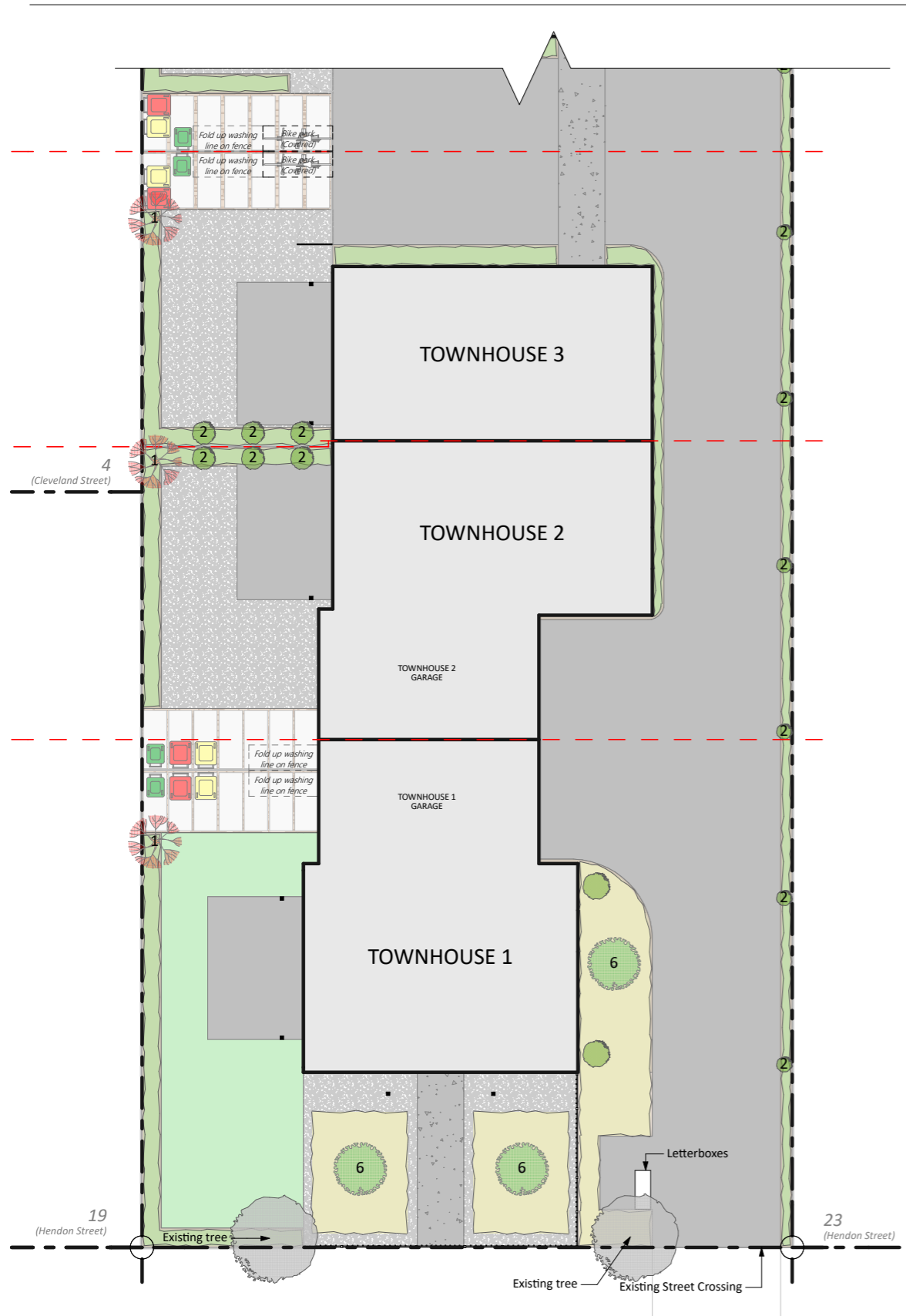
Location

Located on Hendon Street, a stones throw from St Albans Park and 2 minute walk to Hills Road Shopping Centre or a 6 minute drive to the City. See below some of our favourite amenities and their distance from your next home or investment.




- 1 Saint Albans Park (400m)
- 2 Hills Road Shops (500m)
- 3 Dudley Street Shops (500m)
- 4 Pomeroy's Cafe & Bar (1.7km)
- 5 Hagley Park (2.6km)
- 6 Art Gallery (3km)
- 7 Central City (3.5km)
- 8 Christchurch Airport (11km)

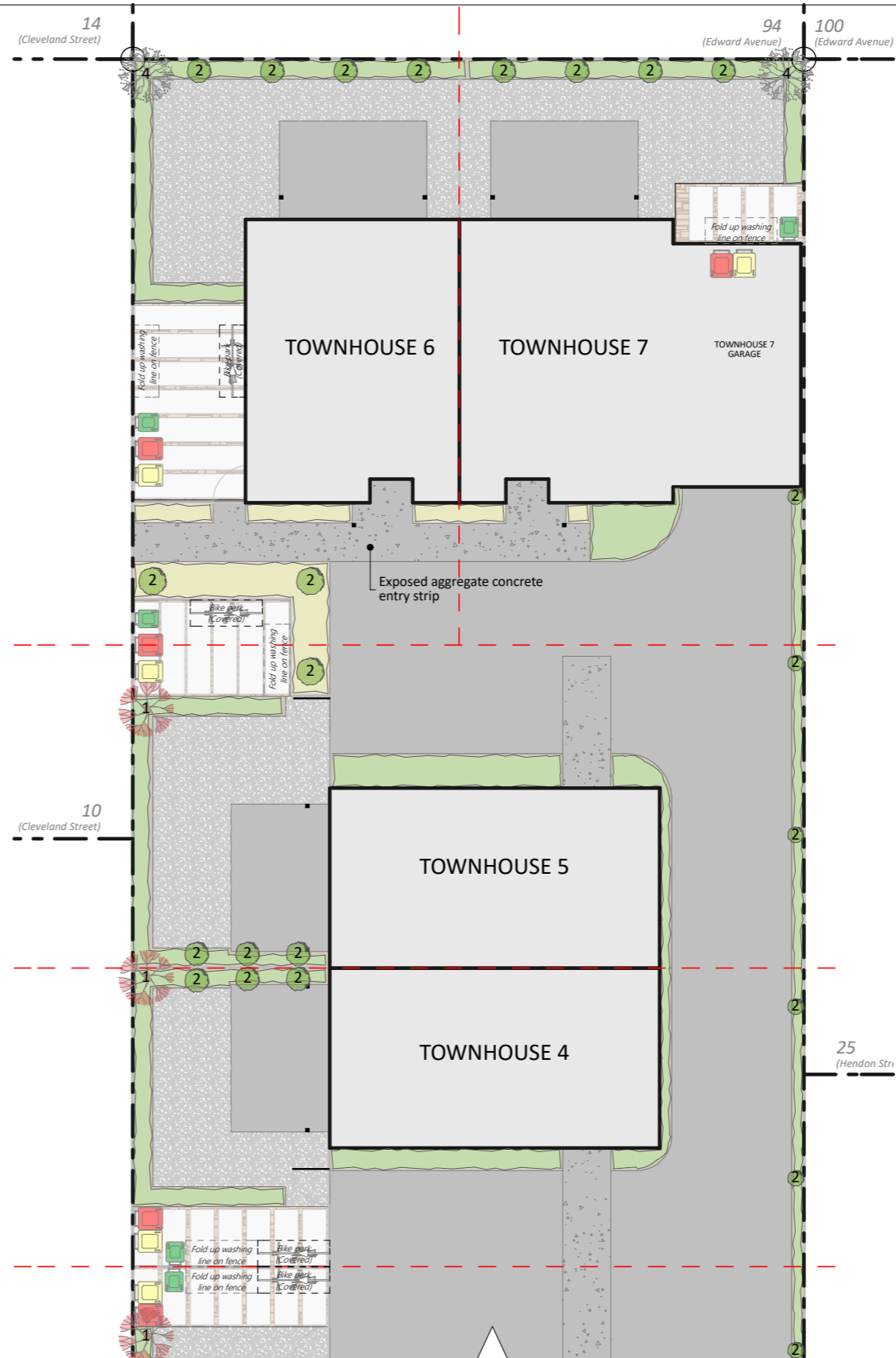
BROOKSFIELD



0. LANDSCAPING PLAN
SCALE 1:150






PLANT LEGEND

					
TYPE 1 - CHERRY TREE <i>"Prunus 'Accolade'"</i>	TYPE 2 - CONIFER <i>"Thuja occidentalis 'Pyramidalis'"</i>	TYPE 3 - GRISELINIA LITTORALIS HEDGE <i>"Broadway Mint"</i>	TYPE 4 - KARAKA <i>"Corynocarpus laevigatus"</i>	TYPE 5 GRASS/FERN/ SHRUB/HYDRANGEA MIX <i>Native flaxes, grasses, tractor seats, ferns, etc.</i>	TYPE 6 MAGNOLIA 'TEDDY BEAR' <i>Magnolia grandiflora 'teddy bear'</i>
					



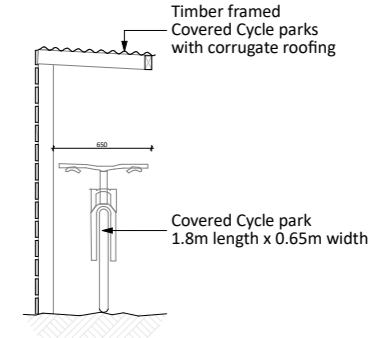
0. LANDSCAPING PLAN
SCALE 1:150

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**



COVERED CYCLE PARKING
SCALE 1:50



LETTERBOX
- 7x Box Design letterbox on front boundary fence with Street number and unit lettering

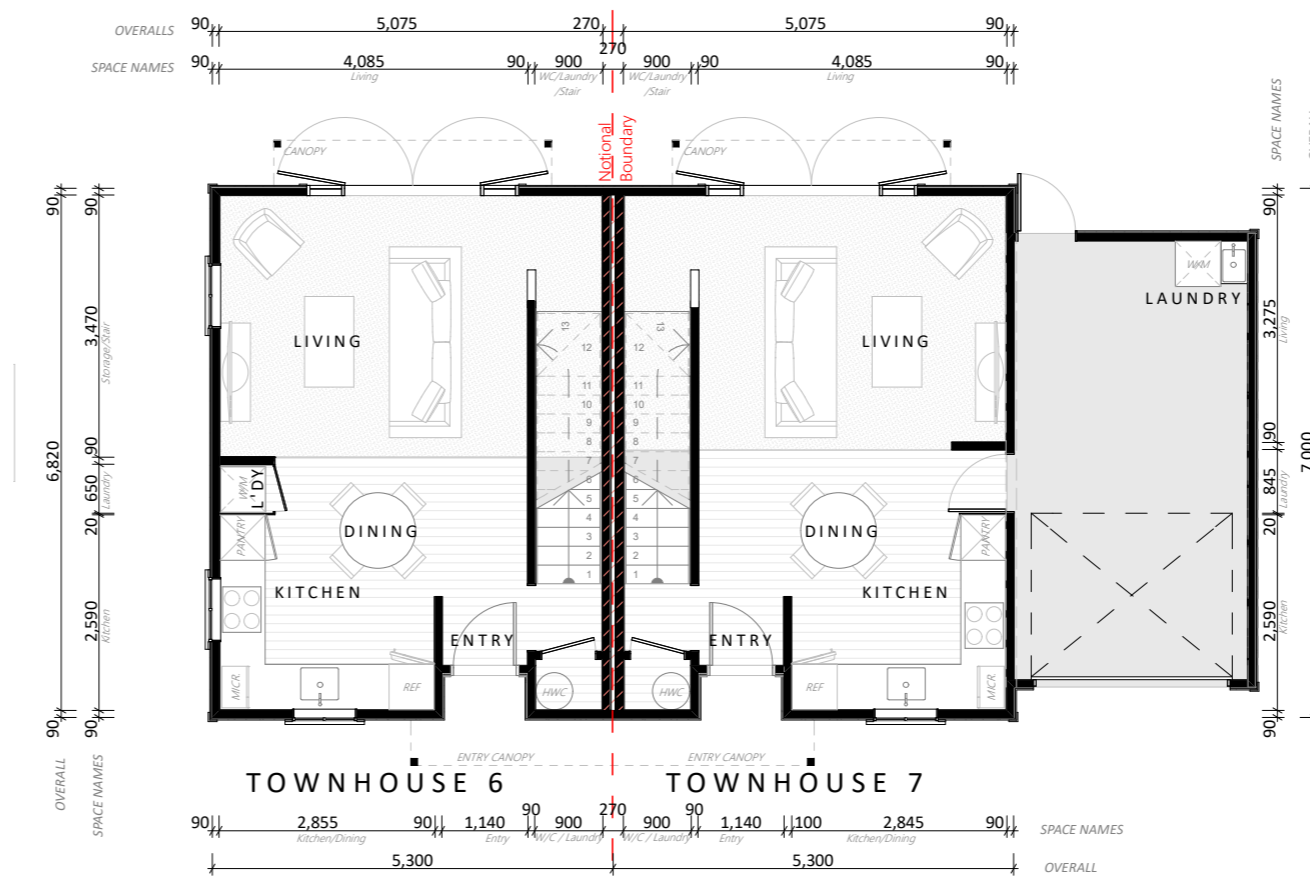
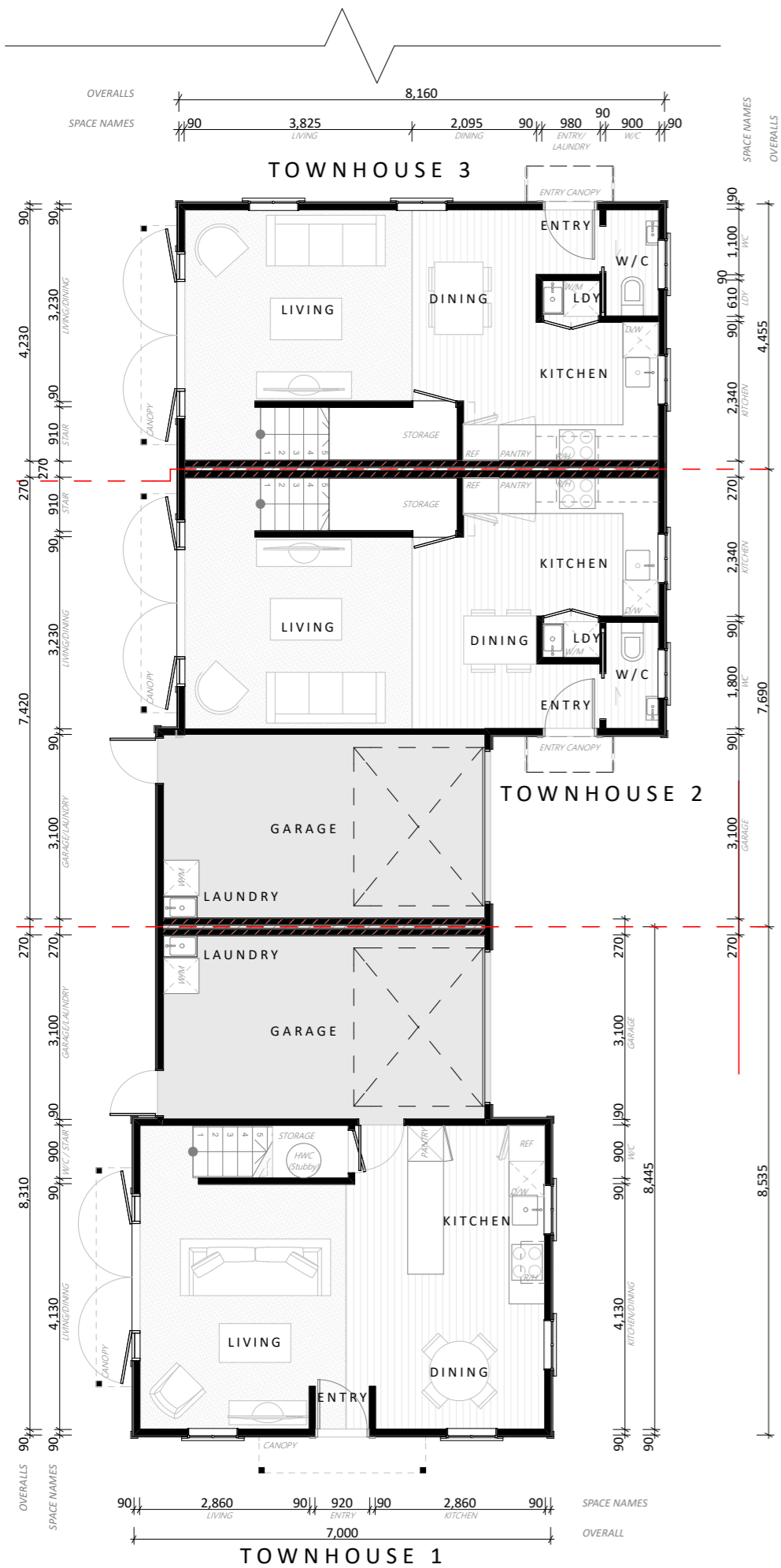
BROOKSFIELD
HERITAGE

PROJECT NAME
Hendon Street Townhouses

PROJECT ADDRESS
21 Hendon Street
St Albans
Christchurch

DRAWING NO. **A003** REVISION **A**

DRAWING NO.
LANDSCAPING PLAN



LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 16mm Southern Pine Products bevel-back weatherboard
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
 Refer to FINISHES PLAN for wall lining specification.

GENERAL NOTES:

- All entries and exits to be in accordance with NZBC D1/AS1.
- Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.
- Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.
- Kitchen bench top to comply with NZBC G3/AS1.
- Refer to Door and Window schedules for lintel sizes.
- Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.
- Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)
- All exposed fixings to be stainless steel
- Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.
- Contractor to furnish and install all hardware unless noted otherwise.
- Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.

1. GROUND FLOOR PLAN
 SCALE 1:100

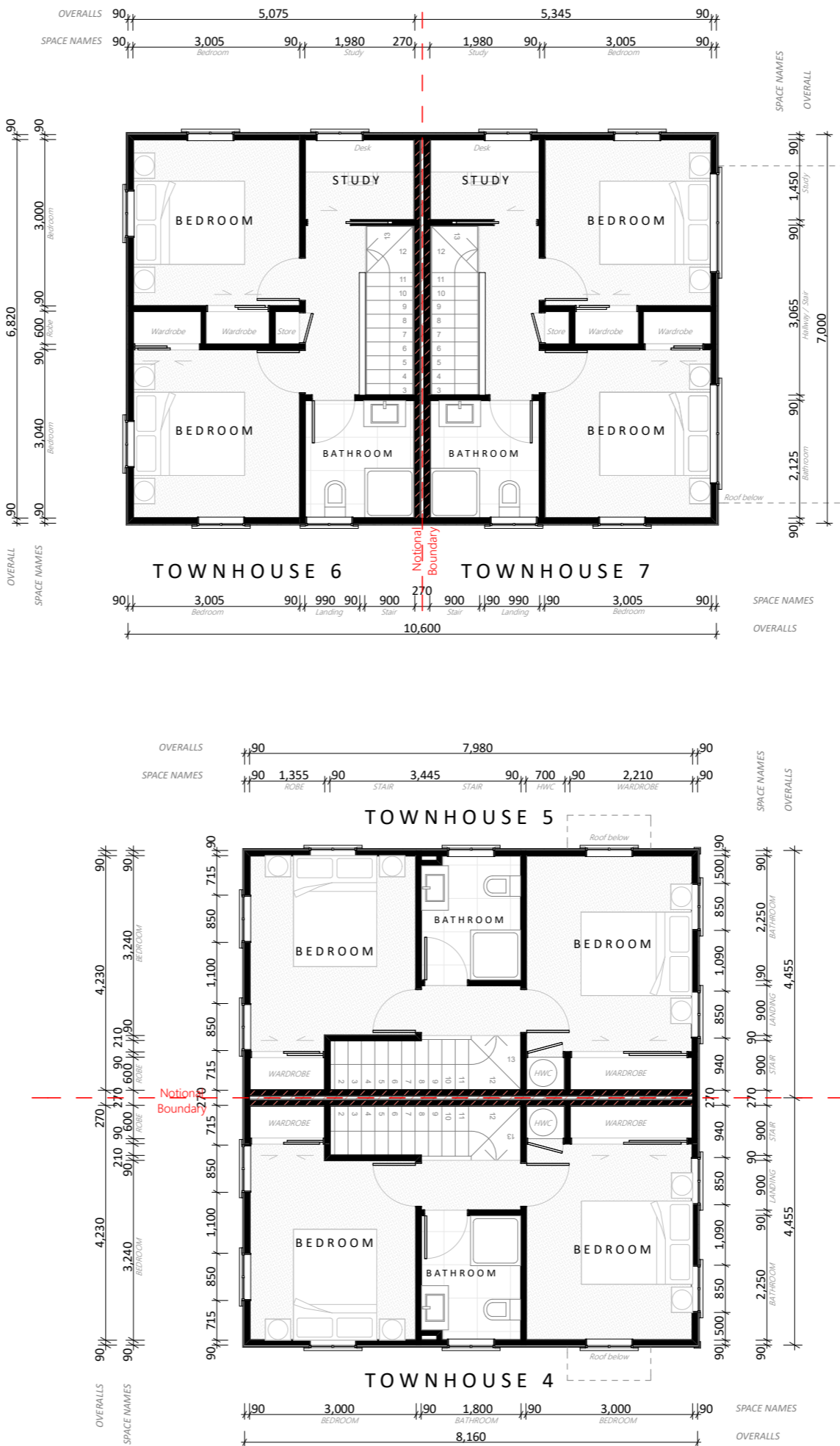
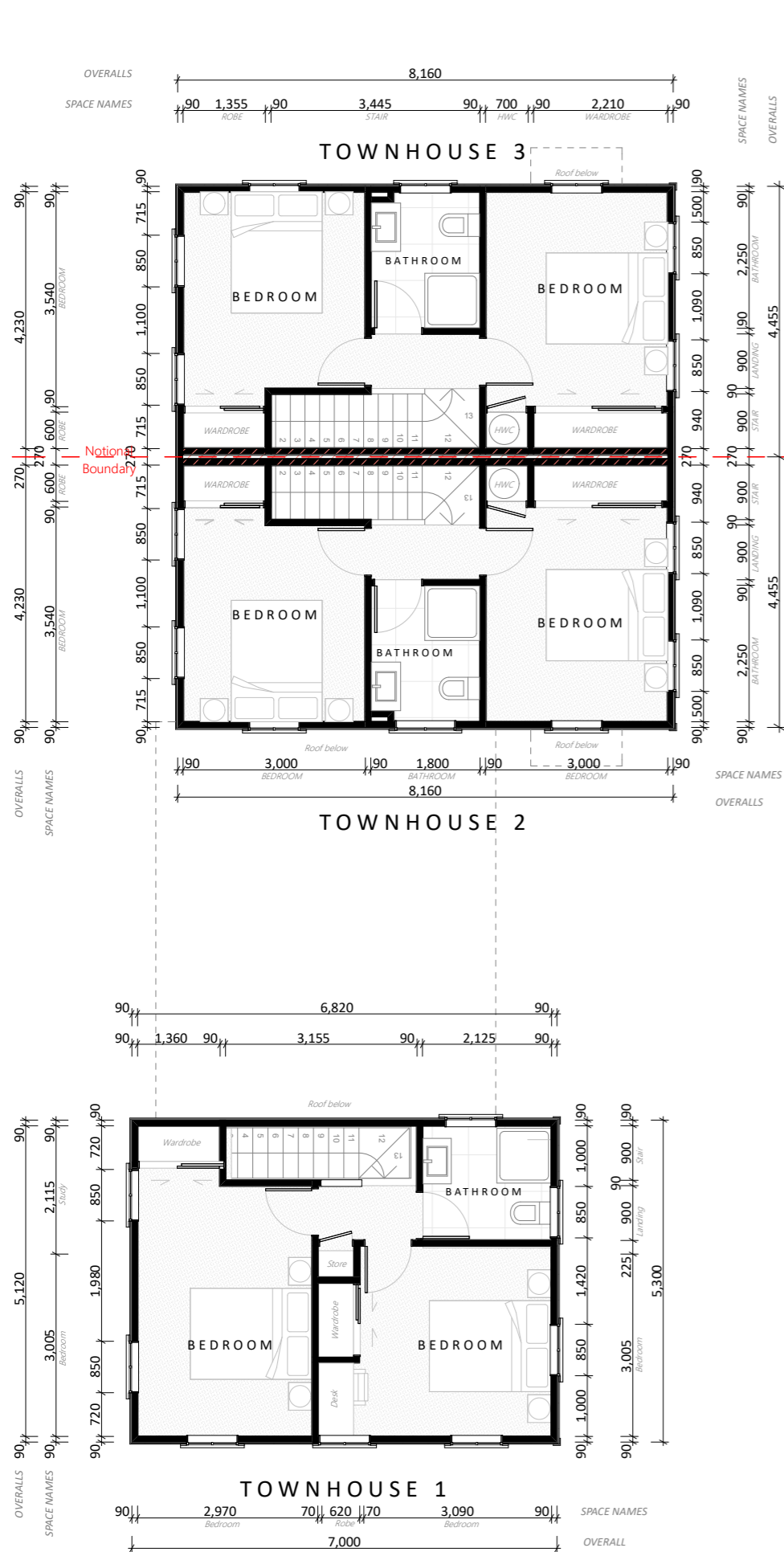
BROOKSFIELD
 HERITAGE

PROJECT NAME
 Hendon Street Townhouses

PROJECT ADDRESS
 21 Hendon Street
 St Albans
 Christchurch

DRAWING NO. **A100** REVISION **A**

DRAWING NO.
 GROUND FLOOR PLANS



- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 16mm Southern Pine Products bevel-back weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification.

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 - Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall scone and accessory locations.

Colours & Specifications

Exterior



Cladding Houses - Weatherboard



Roof - Longrun roofing

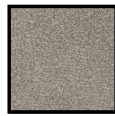


Doorhandle - Schlage S-6000
keyless entry

Interior



Walls - Clover Honey, 100%
natural plant based paint



Carpet - 100% NZ Wool



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



Bathroom Floor - Tile



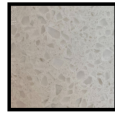
Bathroom Wall Tile



Kitchen Cabinets - French Country
White



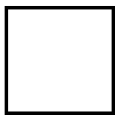
Entrance Floor Tile



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Subway Tiles



Venetian Blinds - White -
Bedrooms



Wool Insulation

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Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage
Posh Canterbury - 4 Star water
rating



Bathroom Vanity - English classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh
Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh
Canterbury, 4 star water rating



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

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Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD



your rental assessment

Townhouses 1, 2 & 7, 21 Hendon Street, Edgware

09 June 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **Townhouses 1,2 & 7, 21 Hendon Street, 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 **\$480 - \$500** 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

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Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



your rental assessment

Townhouses 3, 4, 5 & 6, 21 Hendon Street, Edgware 09 June 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **Townhouses 3, 4, 5 & 6, 21 Hendon Street, 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 **\$460 - \$480** on the basis the property is rented unfurnished and for a long term tenancy.

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Harcourts Grenadier Rent Shop

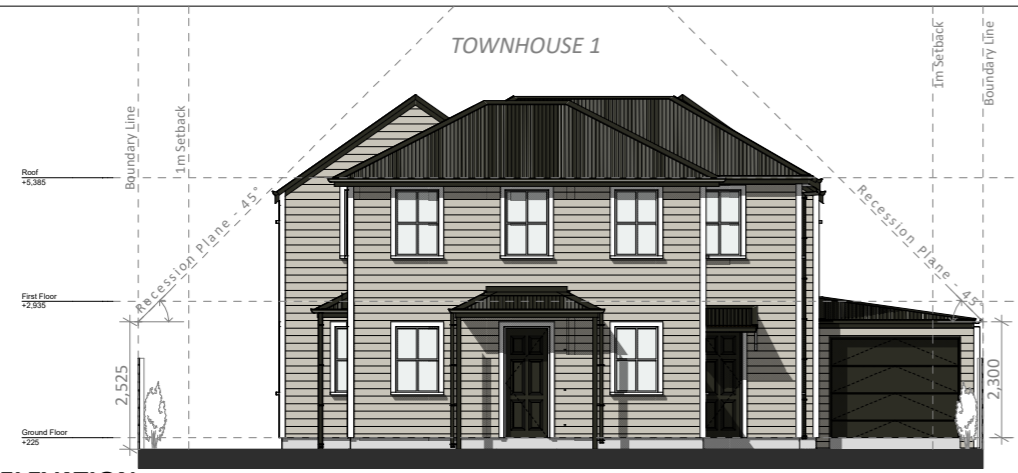
SHEET INDEX

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

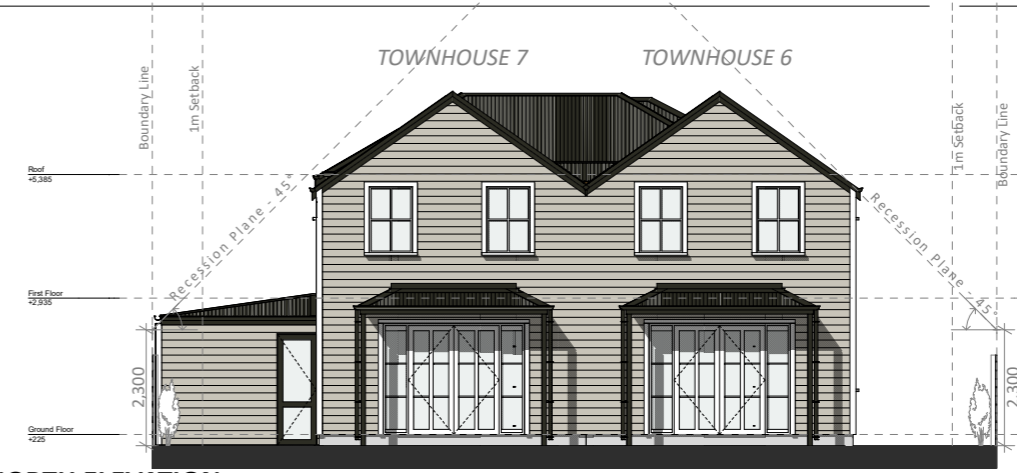


BROOKSFIELD
— HERITAGE —

Hendon Street Townhouses
21 Hendon Street, St Albans, Christchurch



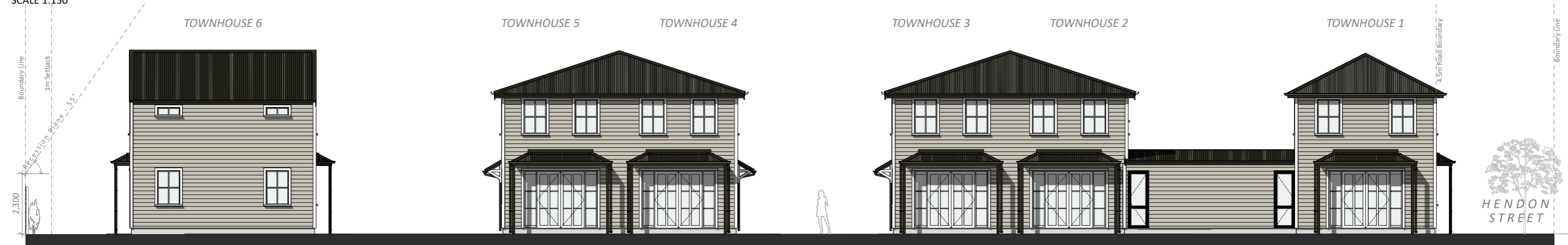
E03 SOUTH ELEVATION
SCALE 1:150



E01 NORTH ELEVATION
SCALE 1:150






E02 EAST ELEVATION
SCALE 1:150



E04 WEST ELEVATION
SCALE 1:150

LEGEND

-  **Roof**
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertek roof underlay
- Resene Karaka or similar selected by Brookfield Living.
-  **Horizontal Weatherboard**
Southern Pine Products Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
- Resene Truffle cc or similar selected by Brookfield 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
— HERITAGE —

PROJECT NAME
Hendon Street Townhouses

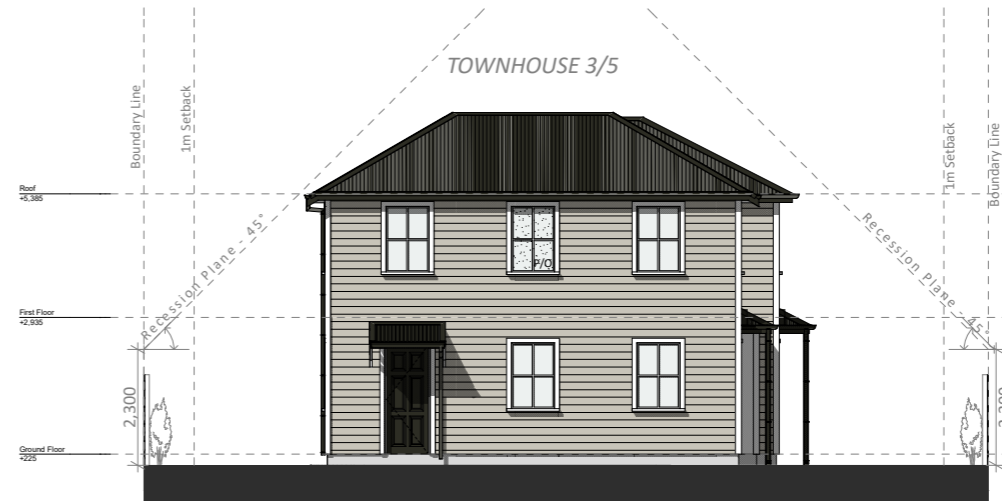
PROJECT ADDRESS
21 Hendon Street
St Albans
Christchurch

DRAWING NO. REVISION
A200 **A**

DRAWING NO.
SITE ELEVATIONS



E06 SOUTH ELEVATION TOWNHOUSE 4
SCALE 1:150



E07 NORTH ELEVATION TOWNHOUSE 3/5
SCALE 1:150






E05 STREET ELEVATION
SCALE 1:100



E08 SOUTH ELEVATION TOWNHOUSE 5/6
SCALE 1:150

LEGEND

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- 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

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HERITAGE

PROJECT NAME
Hendon Street Townhouses

PROJECT ADDRESS
21 Hendon Street
St Albans
Christchurch

DRAWING NO. REVISION

A201 **A**

DRAWING NO.
SITE ELEVATIONS



Drive View 1 - Render



Drive View 2 - Render



Street View 1 - Render

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Hendon Street Townhouses

PROJECT ADDRESS
21 Hendon Street
St Albans
Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.
3D IMAGES

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	Single Garage	91m2	\$639,000.00
House 2	2	1	Single Garage	90m2	\$639,000.00
House 3	2	1.5	1 Carpark	71m2	\$619,000.00
House 4	2	1.5	1 Carpark	71m2	\$619,000.00
House 5	2	1.5	1 Carpark	71m2	\$619,000.00
House 6	2 + Study	1.5	1 Carpark	71m2	\$619,000.00
House 7	2 + Study	1	Single Garage	90m2	\$639,000.00

Expected Start

Expected Completion

Title Type

September 2021

March 2022

Fee Simple

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



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