

BROOKSFIELD

212A Burwood Road, Burwood

212A BURWOOD ROAD

Six Timber Cottages

- designed by Ben Pentreath Architects



Renders

These homes are the latest in our series of 'Timber Standalone Cottages'. Each home features well-thought-out spaces.

These six cottages are an extension of our popular Westminster Street homes that take inspiration from early 1800s Georgian Colonial cottages in Hobart, Tasmania.



STREET VIEW



DRIVEWAY VIEW






General Information

212A Burwood Road is another exceptional display of our timber standalone cottages.

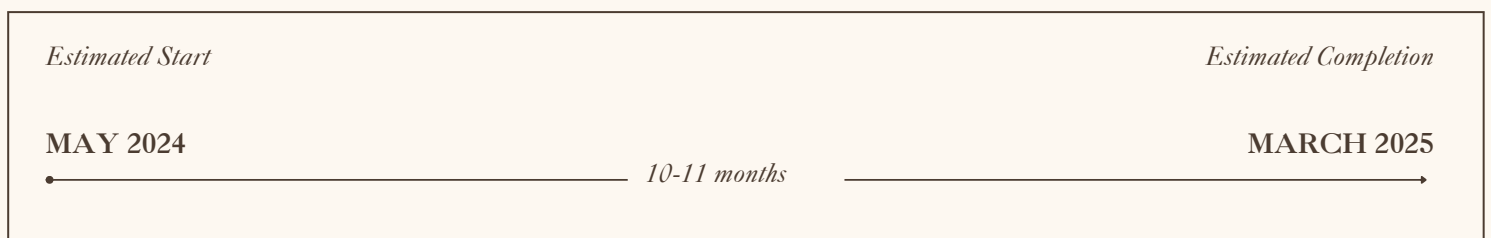


*An Artists Impression of a quintessential New Zealand Kitchen
Render Includes Upgraded Specifications

Price List

	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	2	1	Carpark	70	\$619,000
Cottage 2	2	1	Carpark	70	\$619,000
Cottage 3	3	1	Single Garage	111	\$725,000
Cottage 4	3	1	Single Garage	111	\$725,000
Cottage 5	3	1	Single Garage	111	\$725,000
Cottage 6	3	1	Single Garage	111	\$725,000

Build time





Your Rental Appraisal

1 March 2024



ADDRESS: Home 1 & 2, 212A Burwood Road

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 between **\$515 - \$545 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



Your Rental Appraisal

1 March 2024



3



1



1

ADDRESS: Homes 3 - 6, 212A Burwood Road

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 between **\$600 - \$630 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

RENTAL APPRAISAL.

Date: 17 September 2024

Prepared for: Brookfields

Thank you for requesting a rental assessment for: Cottages 3-6, 212a Burwood Road, Burwood

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent between \$600 and \$630 per week (unfurnished).



Prepared by: Kelly Johnston
Business Development Manager
M 0274 838 113
Kelly@assetmanagers.co.nz

What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time

100% of our homes were occupied

August 2024 statistics

Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston

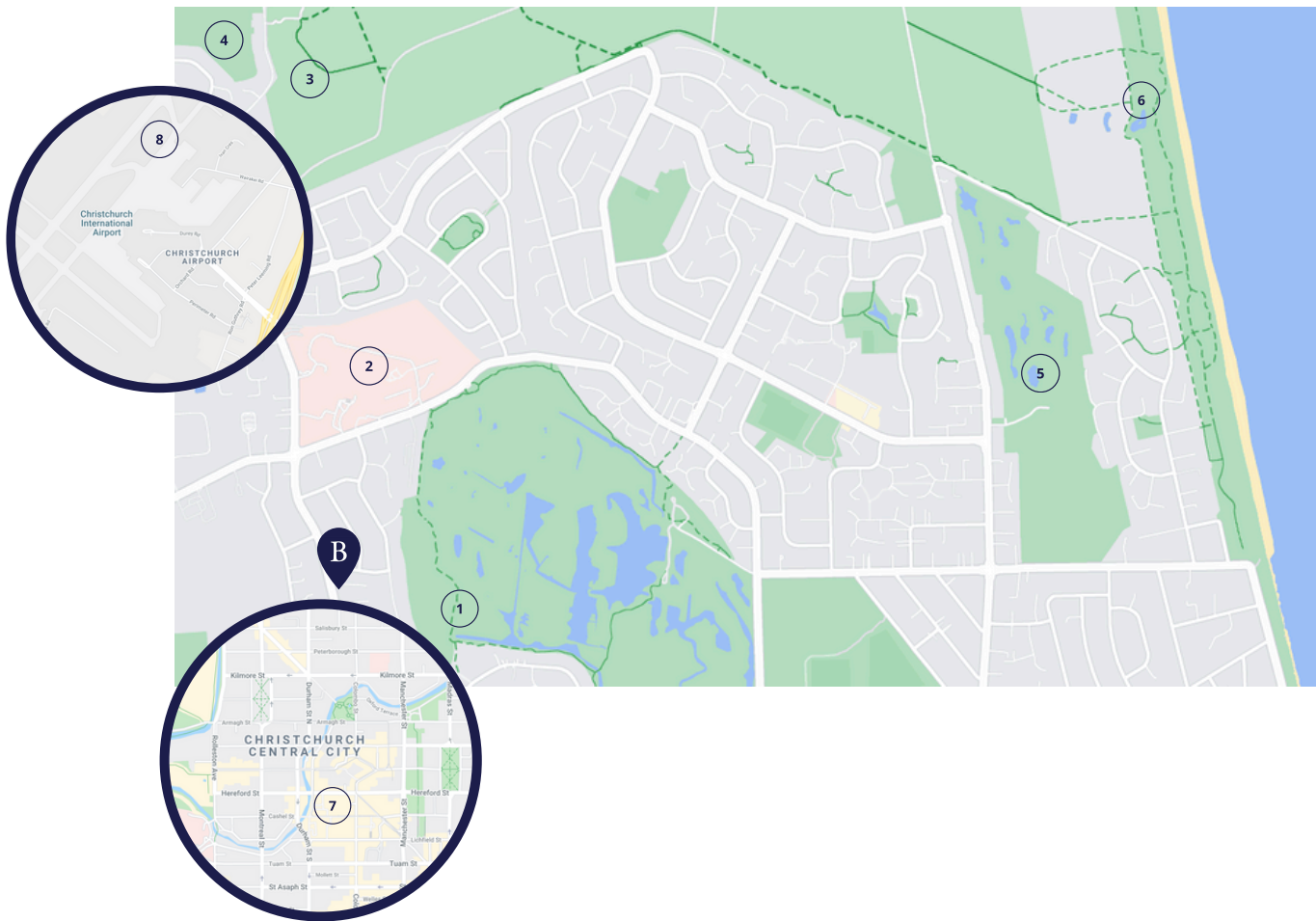


Rosa Ellis

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

Location

Well-presented cottages located in an area that offers laid-back living. Located minutes from the Bottle Lake Forest and within a very short drive to premier South Island golf courses and the beach. The convenience of schools, parks, and amenities are all on offer. Below are some of our favorite spots next to your next home or investment property.



1 Travis Wetland Nature Heritage Park - 600m

5 Waimairi Golf Club - 4km

2 Burwood Hospital - 800m

6 Waimairi Beach- 4.9km

3 Bottle Lake Forest Park - 2.3km

7 Christchurch Central City - 8km

4 Waitikiri Golf Club - 2.5km

8 Christchurch International Airport - 14.2km (25min)

Site Layout

Cottage 1 Outdoor Area: 44m²

Cottage 2 Outdoor Area: 33m²

Cottage 3 Outdoor Area: 185m²

Cottage 4 Outdoor Area: 185m²

Cottage 5 Outdoor Area: 117m²

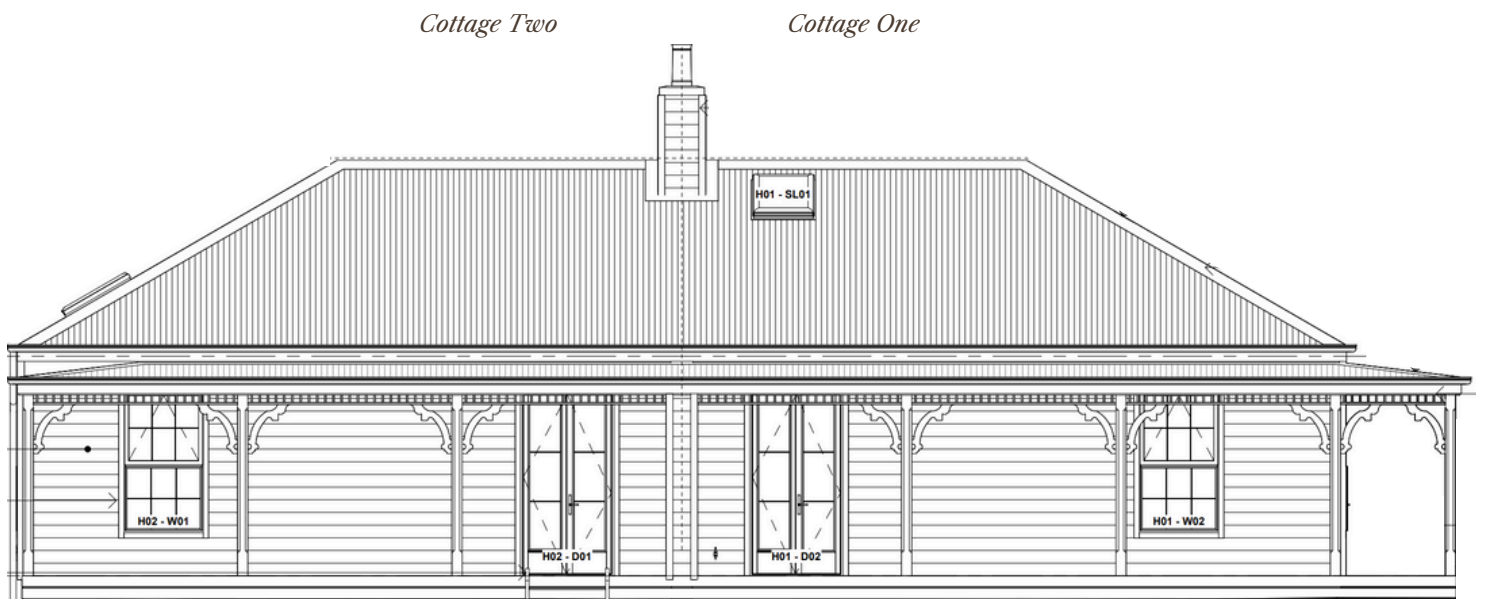
Cottage 6 Outdoor Area: 117m²

Each cottage is thoughtfully laid out, designed with ample space and north-facing living areas, well positioned to capture all-day sun. Contemporary elements in rear courtyards and green spaces are featured throughout.

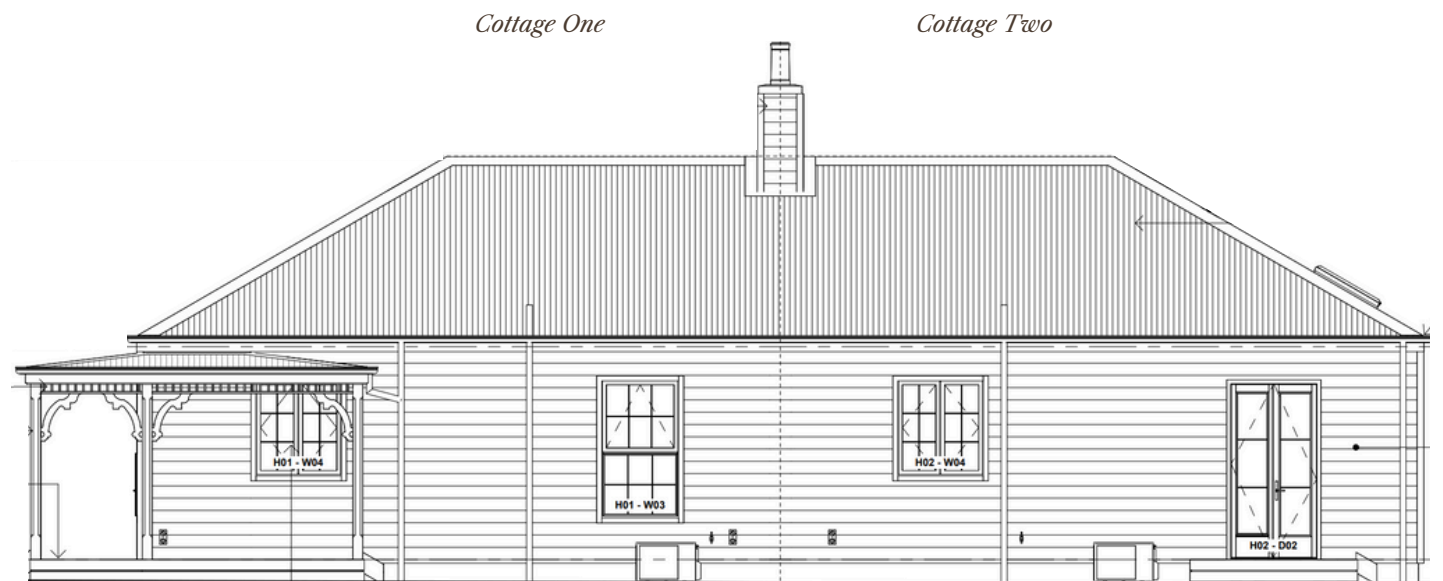


212A Burwood Road, Burwood

Elevations - Cottages 1 & 2



NORTH ELEVATION



SOUTH ELEVATION

212A Burwood Road, Burwood

Elevations - Cottages 1 & 2

Cottage Two



EAST ELEVATION

Cottage One



WEST ELEVATION

212A Burwood Road, Burwood

Floor Plans – Cottage 1 & 2

2 1 Single Carpark Cottage 1 - 70sqm
Cottage 2 - 70sqm

Ground Floor Stud Height: 2550mm



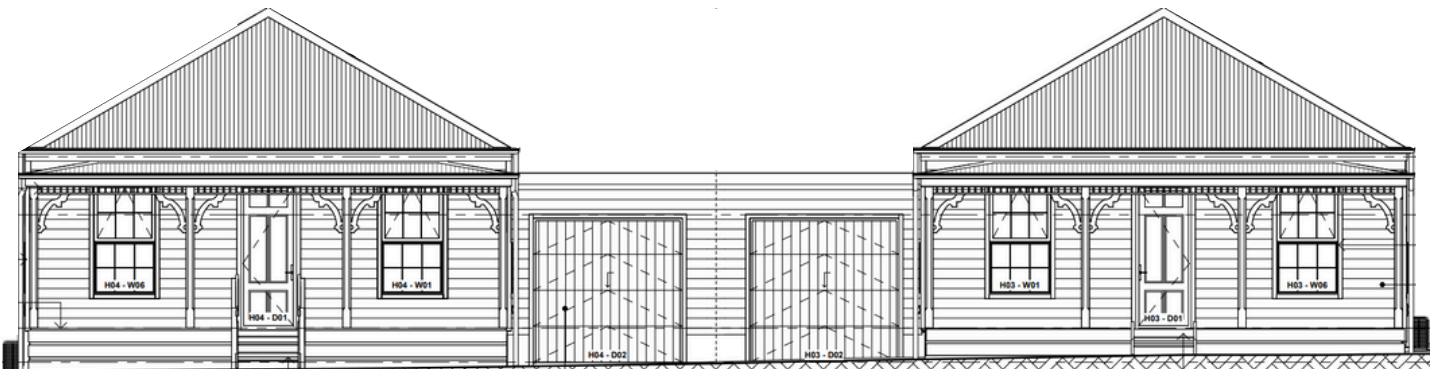
GROUND FLOOR

212A Burwood Road, Burwood

Elevations - Cottages 3 & 4

Cottage Four

Cottage Three



NORTH ELEVATION

Cottage Three

Cottage Four



SOUTH ELEVATION

212A Burwood Road, Burwood

Elevations - Cottages 3 & 4

Cottage Four



EAST ELEVATION

Cottage Three



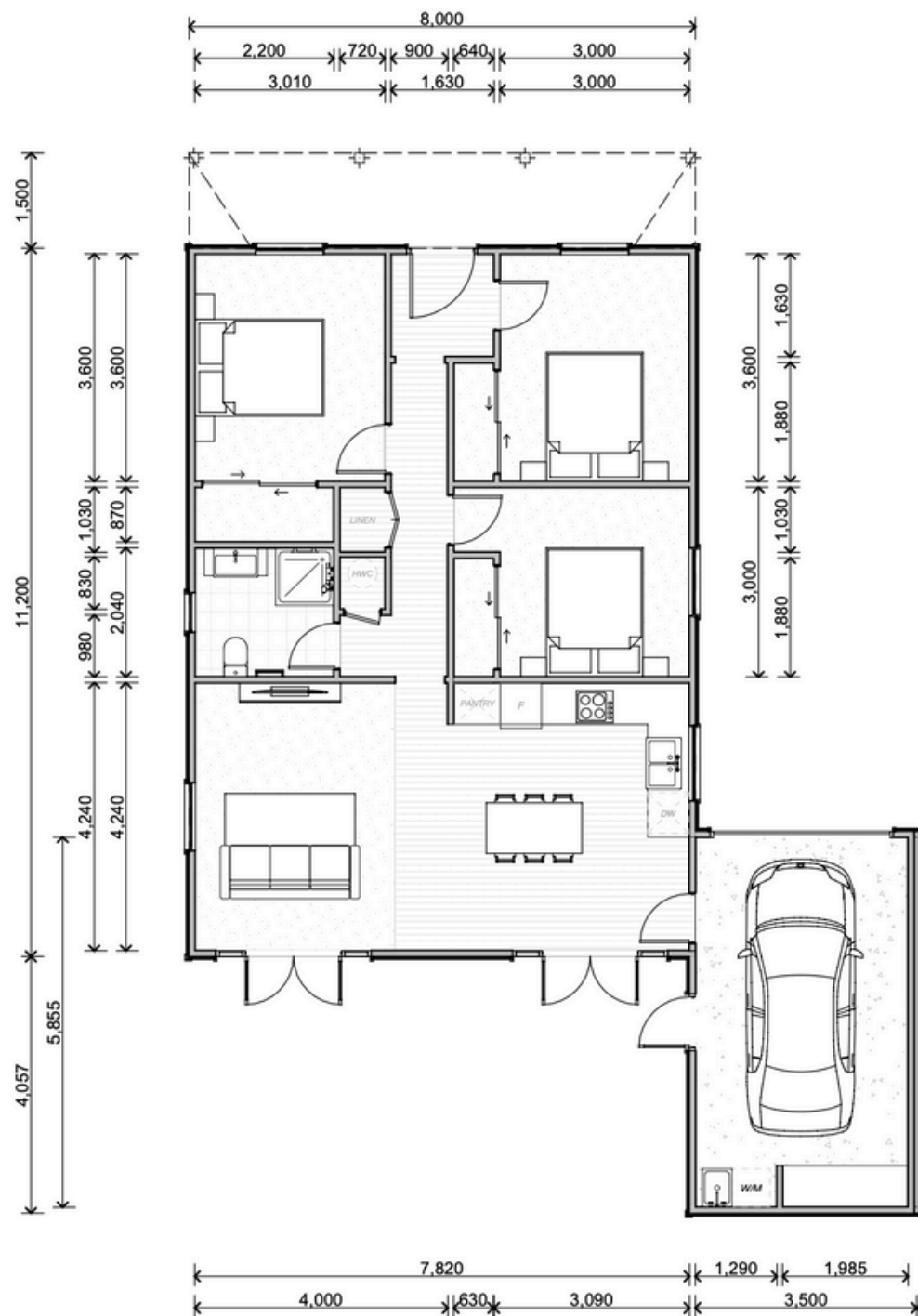
WEST ELEVATION

212A Burwood Road, Burwood

Floor Plans – Cottage 3

3 1 Single Garage 111sqm

Ground Floor Stud Height: 2550mm



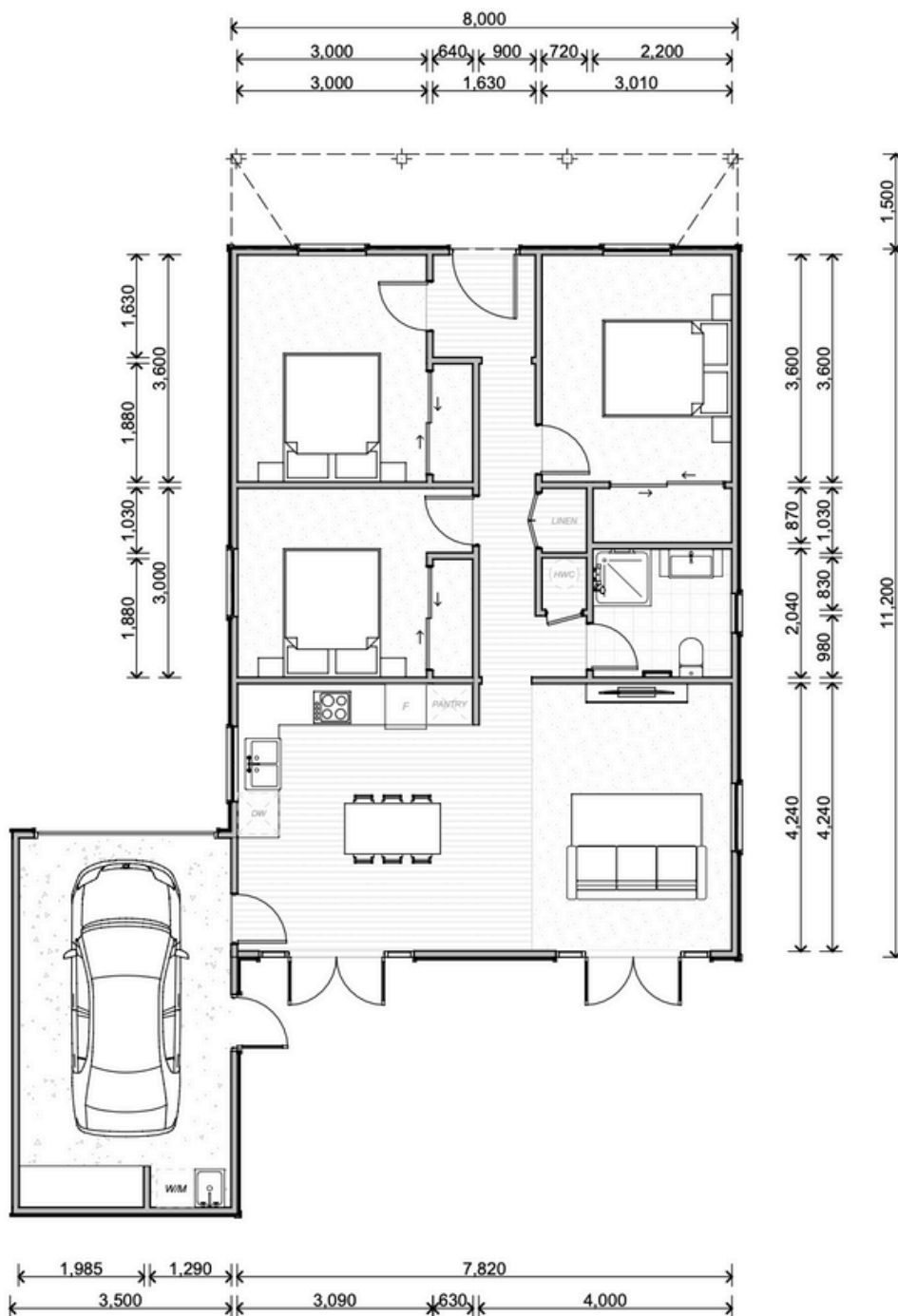
GROUND FLOOR

212A Burwood Road, Burwood

Floor Plans – Cottage 4

3 1 Single Garage 111sqm

Ground Floor Stud Height: 2550mm



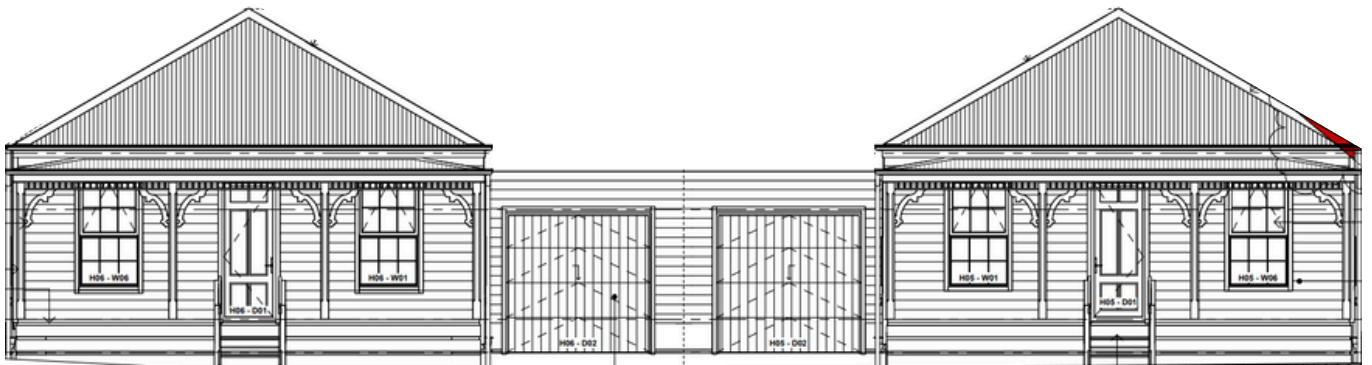
GROUND FLOOR

212A Burwood Road, Burwood

Elevations - Cottages 5 & 6

Cottage Six

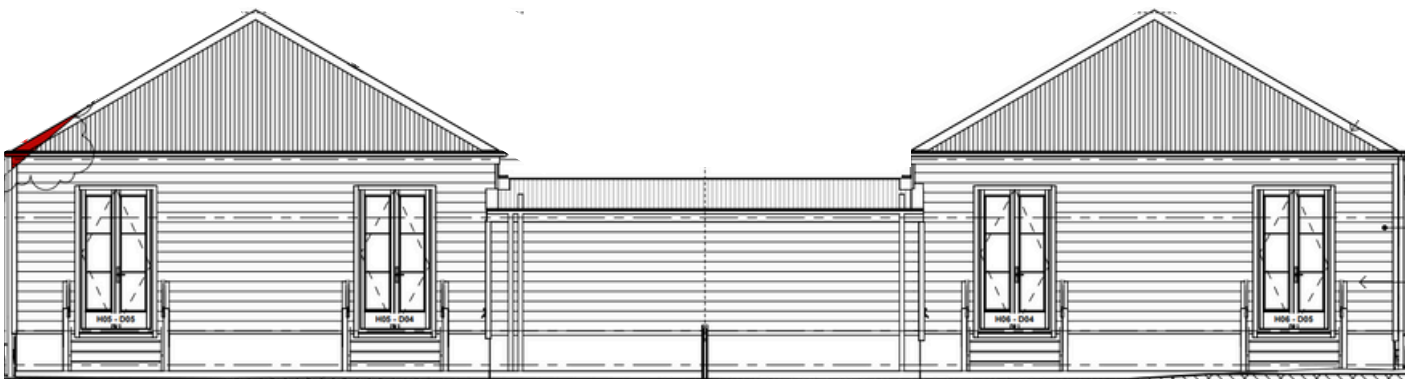
Cottage Five



NORTH ELEVATION

Cottage Five

Cottage Six



SOUTH ELEVATION

212A Burwood Road, Burwood

Elevations - Cottages 5 & 6

Cottage Six



EAST ELEVATION

Cottage Five



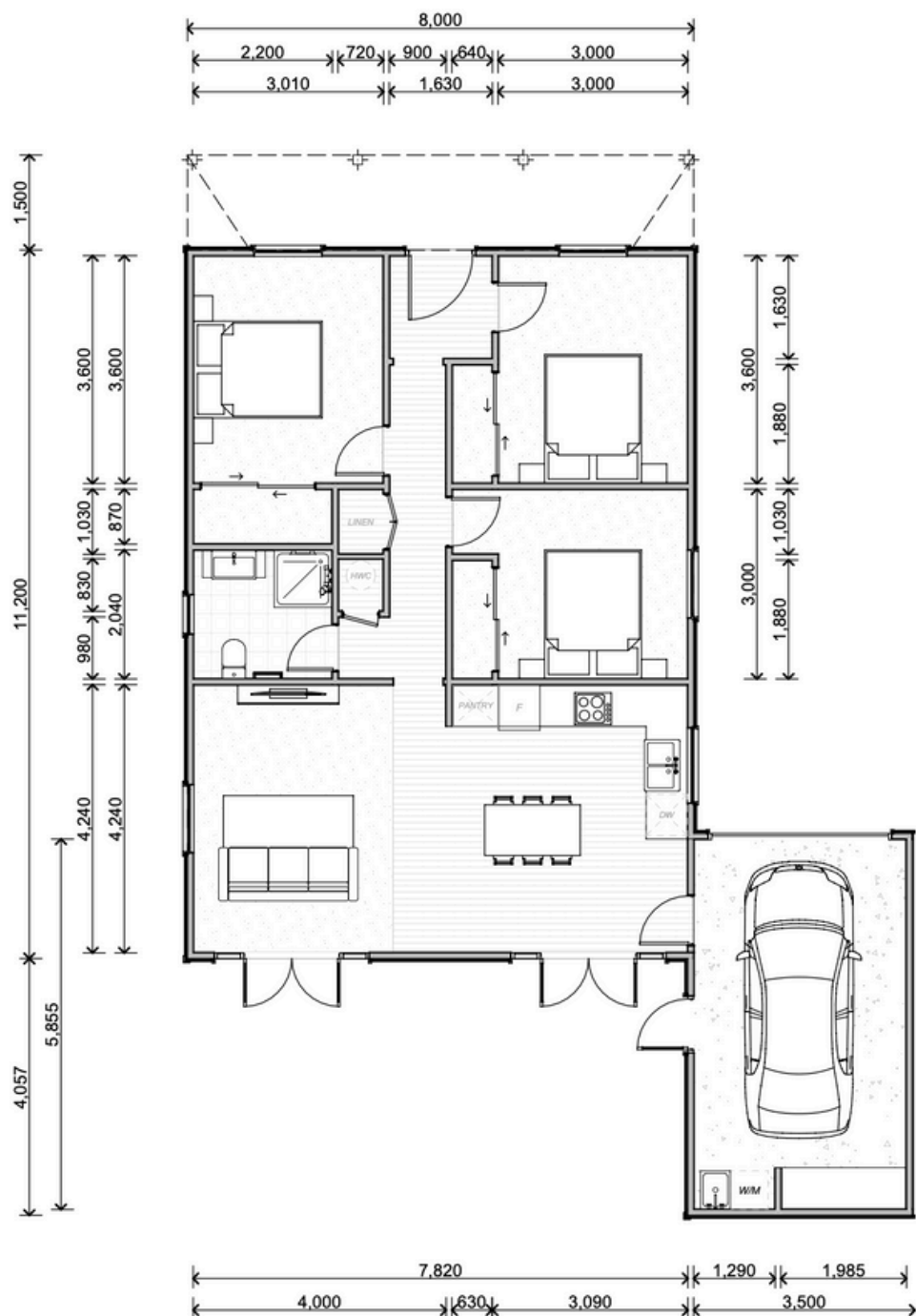
WEST ELEVATION

212A Burwood Road, Burwood

Floor Plans – Cottage 5

3 1 Single Garage 111sqm

Ground Floor Stud Height: 2550mm

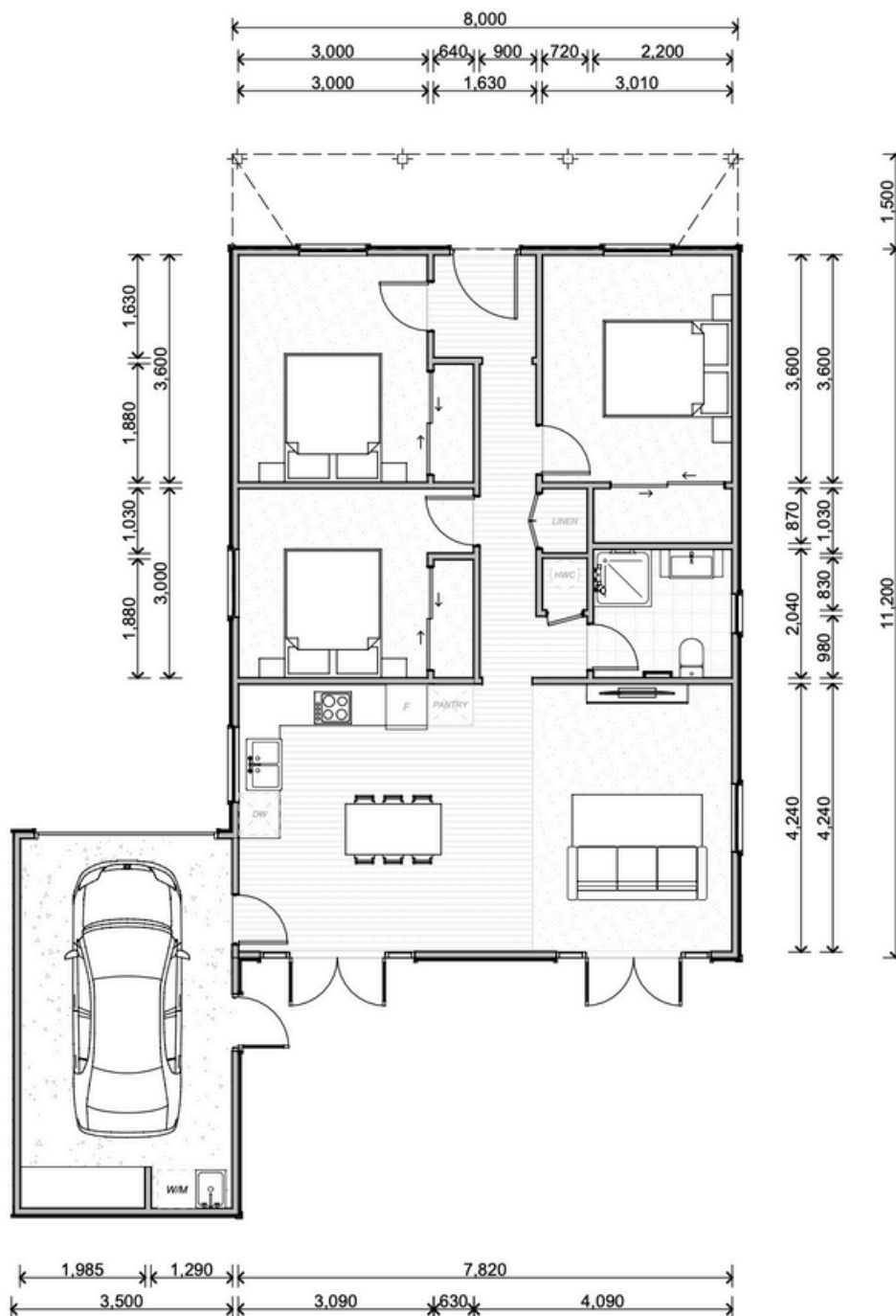


GROUND FLOOR

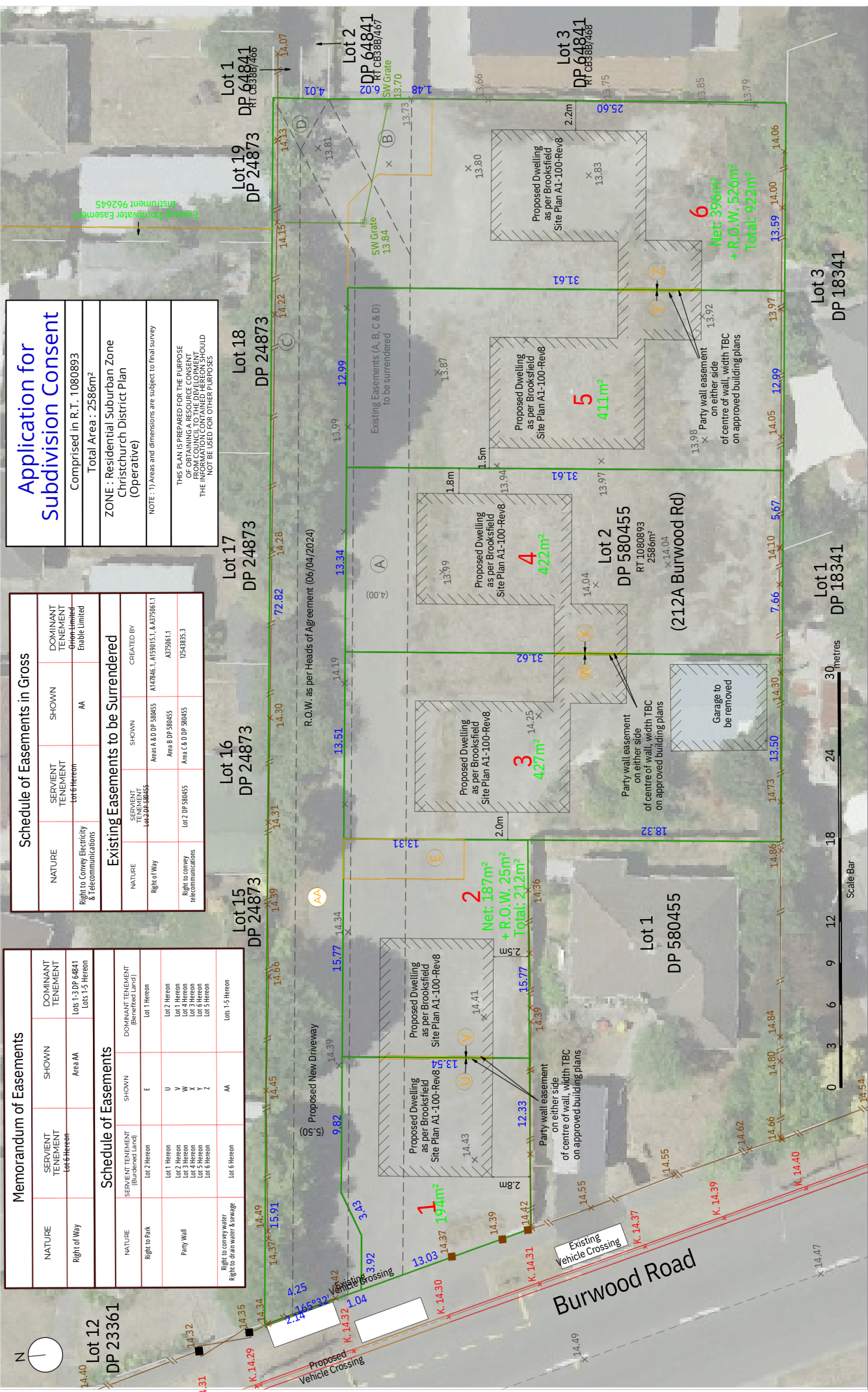
212A Burwood Road, Burwood

Floor Plans – Cottage 6

3 1 Single Garage 111sqm



GROUND FLOOR



eliot sinclair

PROJECT: 521317
 REV: B
 SHEET: 1

DESIGNED: B. Scott
 DRAWN: K. Stuart
 REVIEW: 24/07/2024 K. Stuart
 APPROVE: D. Status
 STATUS: SCALE

CLIENT: Brooksfield No. 64 Ltd

PROJECT: Subdivision Application Plan
 212A Burwood Road, Burwood
 Proposed Subdivision for Lot 2 DP 580455

NOTES:
 DISCLAIMER: This drawing and its contents are the property of Eliot Sinclair and are provided for the client's use only. It is not to be used for any other purpose. All rights reserved.

It's all in the details –
Standard Interior Spec

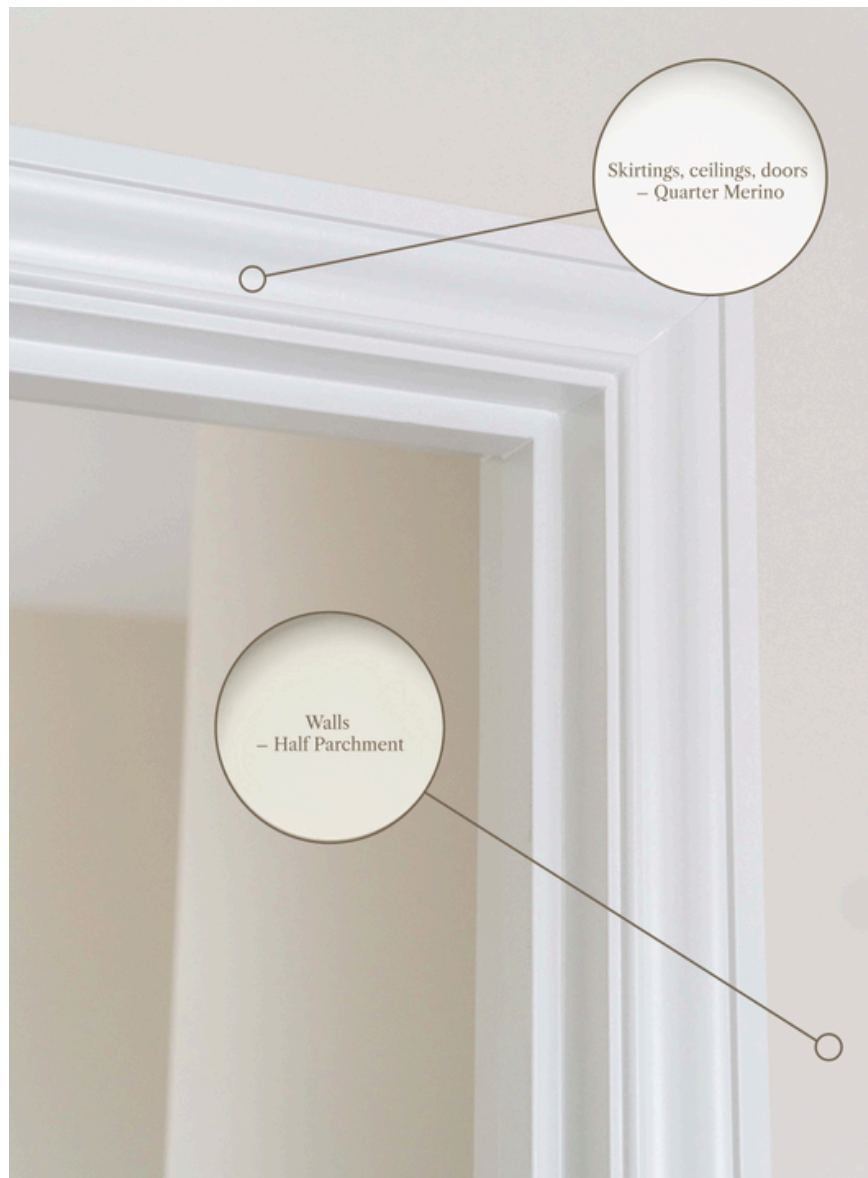
Standard interior spec

It's all in the details

These homes are the latest in our series of 'Georgian, Colonial cottages'. Each home features well-thought-out spaces.

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.

Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.



The homes come with a neutral colour palette for you to make your own

Standard interior spec



Kitchen/entrance Floor Tiles
Forest Cedar



Carpet – Godfrey Hirst NZ wool
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile
Artisan Gris Matt



Kitchen tapware
Posh Canterbury Sink Mixer



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Posh Canterbury Mixer



Mirror
Round with Demist Function

Tapware
Posh Canterbury Basin Mixer



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

Not Pictured:

Bathroom

Shower - Acrylic Tray & Glass Wall 900x900
Shower - Posh Domaine Brass Rail Heated Towel Rail - Elan 7 Rail Warmer
Heater - Serene 2068

Insulation

Ceiling - Terra Lana Wool R3.6
Walls - Terra Lana Wool R2.8
Underfloor - R1.4 Polystyrene in Concrete Foundation

Window Furnishings

Living Area Blinds - Roller Blinds
Bedroom Blinds - Venetian Blinds

Appliances & Chattels

Oven - Smeg SFA6500TVX
Cooktop - Smeg Induction SI7643B
Dishwasher - Eurotech Single Dish Drawer ED-SDGSS
Range Hood - Applco Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

Upgrade Options



Oak Flooring Upgrade
 • Colorado Oak
 • Congo Oak
 • Riverside Oak

Door Handle Unlacquered Brass
 Iver Sarlat Levers On Plain Shouldered Long Plate

Butlers Sink
 Clotaire 500mm x 595mm



Traditional Beaded Board

Kitchen Splashback
 Fez Warm Matt

Shaker-Style Cabinetry
 • Melteca Warm White
 • Navy: Ink Breeze
 • Green: Pistachio

Handles & Knobs
 Pictured: Tradco Unlacquered
 Solid Brass Cup and Knob



Kitchen Shelves

Brass Pendant

Kitchen Handles & Knobs
 Standard: Versailles Cup & Knobs
 Upgrade Option: Tradco Solid Handle and Knobs

Kitchen Tapware
 Perrin & Rowe Brushed Nickel - Ionian Two Hole Bench
 Mounted Mixer With White Porcelain Levers

Price Directory:

Electrical

Pendant (Client to Supply)	\$259.00
Additional Exterior Heritage Light	\$297.00

Bathroom

Shower Over Bath (Included Cavity Slider)	\$3420.00
Fully Tiled Single Shower	\$1035.00
Fully Tiled Double Shower	\$1725.00
Shower Nook (H300mm x W200mm)	\$ 880.00
Bathroom Floor & Wall Tiles (Tiles over \$46.00/sqm is an additional cost to clients)	

Kitchen

Shaker Style Kitchen	TBC by Kitchen Designer
Upper Cabinetry	TBC by Kitchen Designer
Island	TBC by Kitchen Designer
Tradco Solid Cup Handles	\$5.00/handle
Tradco Solid Knobs	\$10.00/knob
Butlers Sink	\$1500.00
Splashback	\$132.00/sqm
Perrin & Rowe Kitchen Mixer Upgrade	
• Brushed Nickel	\$1330.00
• Polished Brass	\$1600.00

Floor Coverings

Change Carpet to Timber Tiles	\$45.00/sqm Floating
Change Carpet to Oak Flooring	\$100.00/sqm Floating
Change Timber Tiles to Oak Flooring	\$70.00/sqm Floating

Other

Beaded Board (Floor To Ceiling)	\$317.00/sqm
Door Handle Upgrade	\$350.00/handle
Extra Heatpump (7kw)	\$4105.00
Kitchen Shelves	\$200.00/shelf

All Prices Are GST Inclusive

212A Burwood Road –
Architects Plans

About Brooksfeld –
Why we build the homes we build

About Brookfield 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, Brookfield 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.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, durability and affordability.

What makes Brookfield 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 Brookfield 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.



Benefits you should know about –
Other ways we look after you
and your purchase

Benefits you should know about

Solar panels. Save 50% of your power bill*

**These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill.*

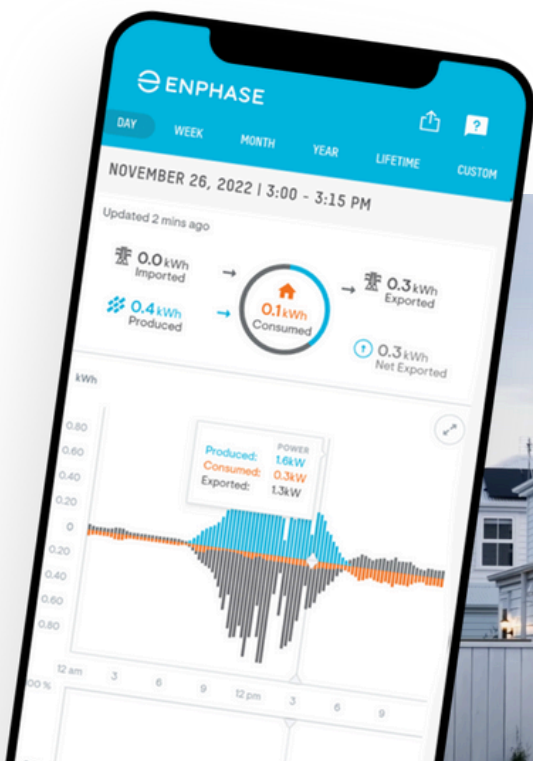
The system we install in Brooksfeld homes includes an ‘Enphase’ individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel’s sun exposure or cleanliness.

The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a ‘Green Catch Diverter’ system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.


Each part of the system comes with a product warranty:

Green Catch Solar Diverter	5 years
Jinko Solar Panels	25 years
Enphase IQ7A Microinverter	10 years





BROOKSFIELD

 0800 548 454

 www.brooksfield.co.nz

 vinny@brooksfield.co.nz