

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.

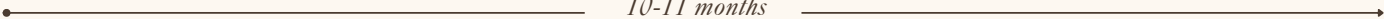
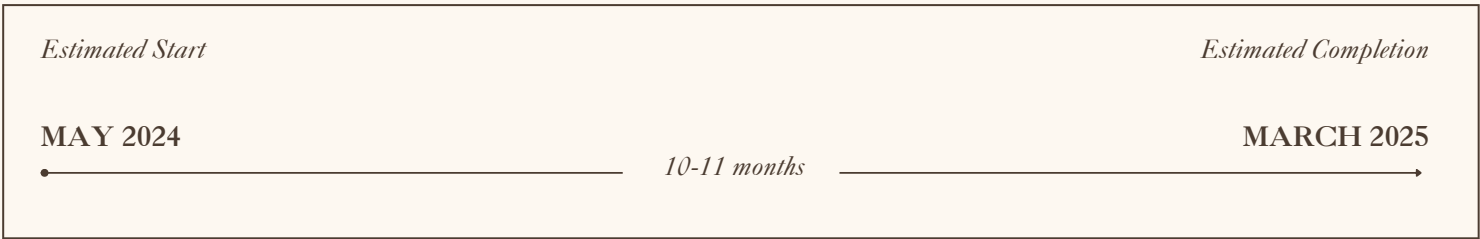


An Artists Impression of a quintessential New Zealand Kitchen
*Render Includes Upgraded Specifications

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



2



1



1

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



0800 548 454



www.brooksfield.co.nz



pm@brooksfield.co.nz



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 **\$565 - \$615 per week** for an unfurnished, long-term rental.

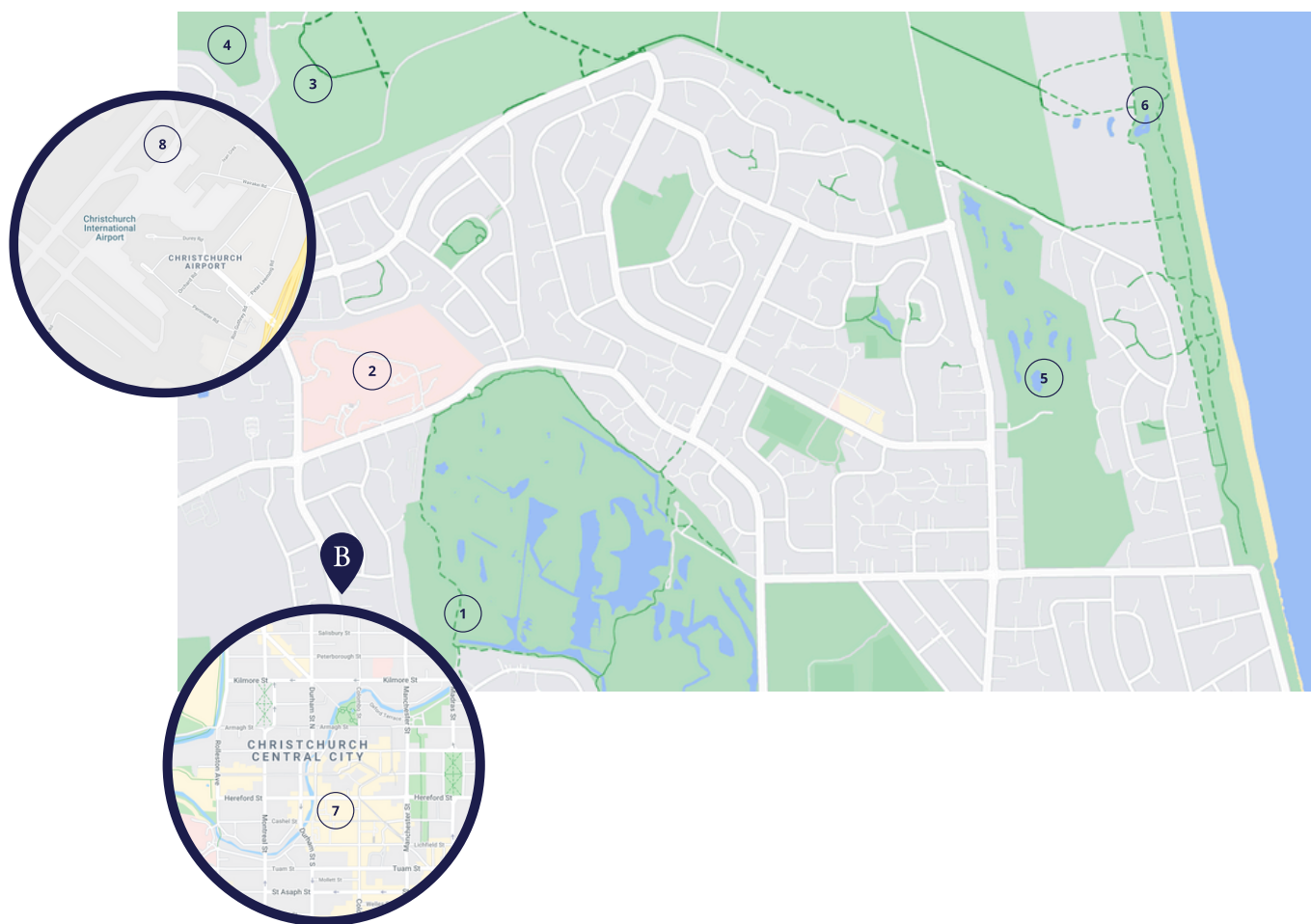
Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager

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

2 Burwood Hospital - 800m

3 Bottle Lake Forest Park - 2.3km

4 Waitikiri Golf Club - 2.5km

5 Waimairi Golf Club - 4km

6 Waimairi Beach- 4.9km

7 Christchurch Central City - 8km

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

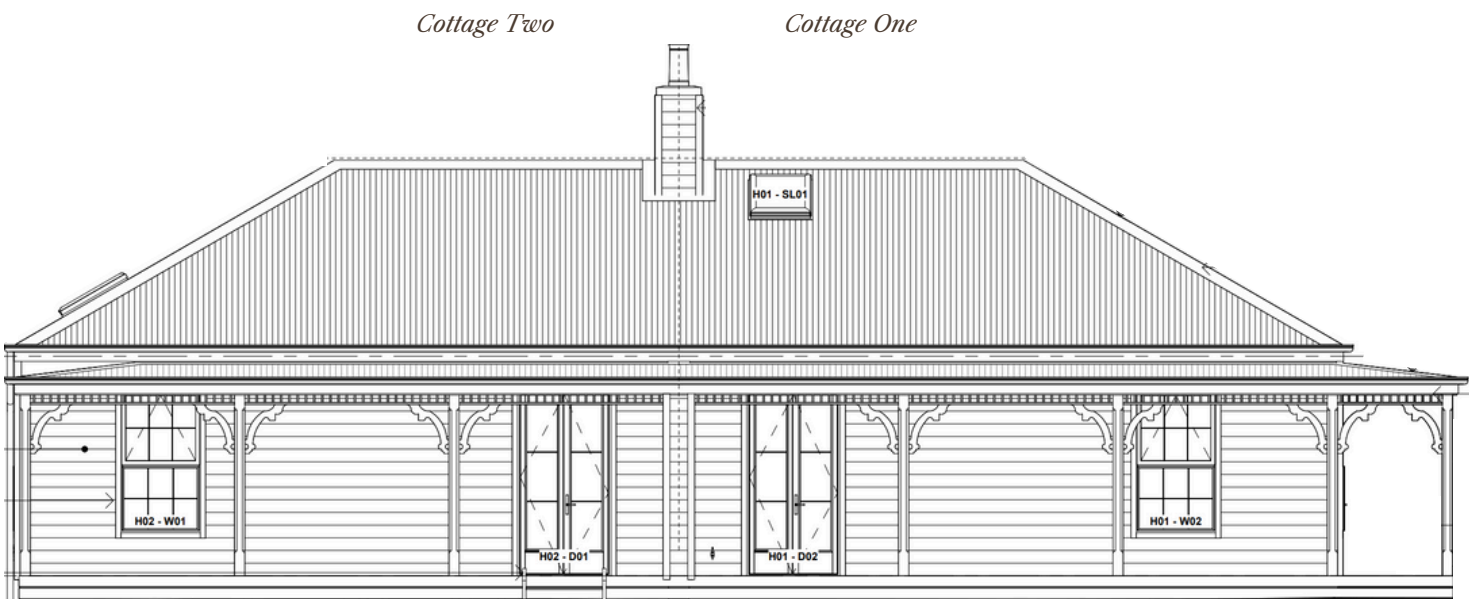
Cottage 6 Outdoor Area: 117m²

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.

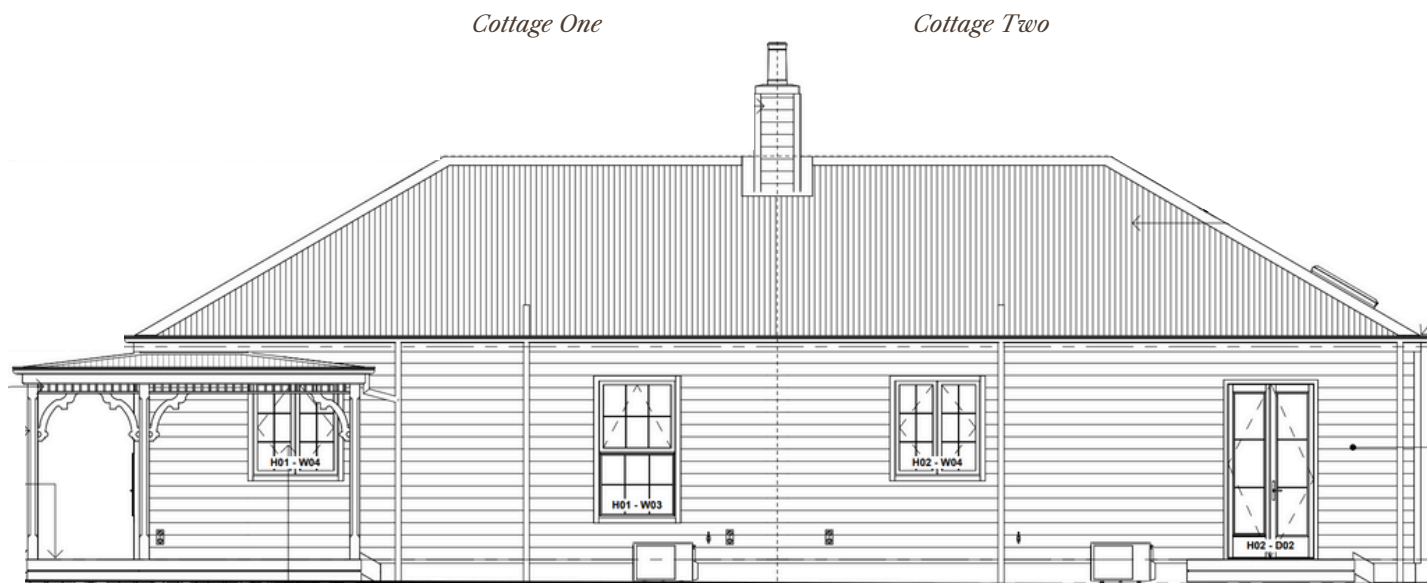


212A Burwood Road, Burwood

Elevations - Cottages 1 & 2



NORTH ELEVATION

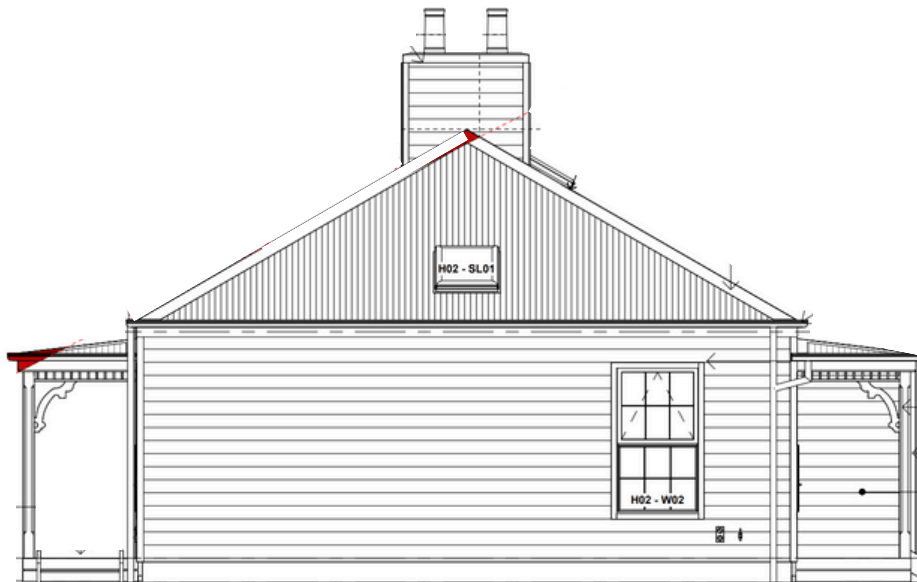


SOUTH ELEVATION

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

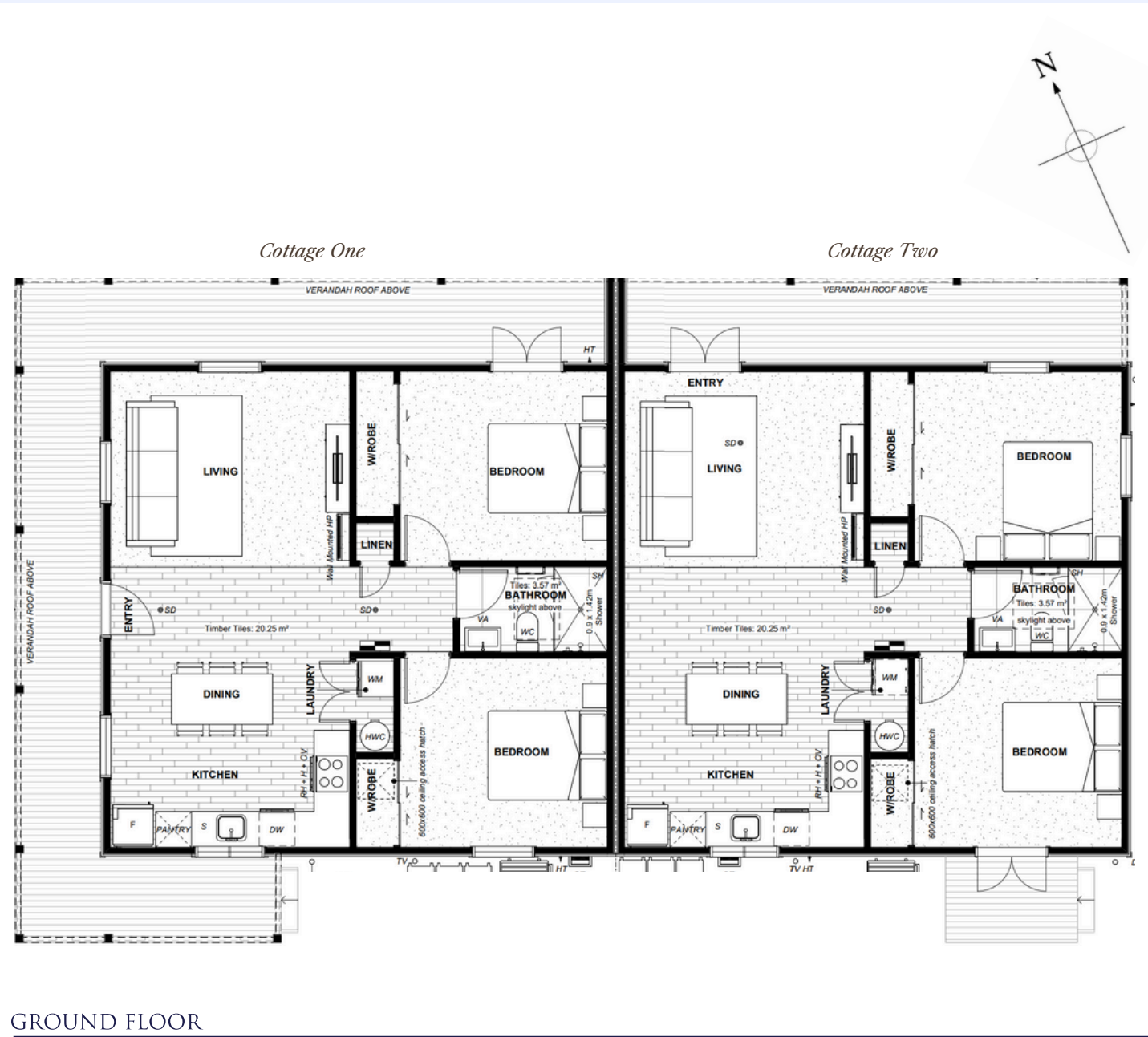

2


1


Single
Carpark

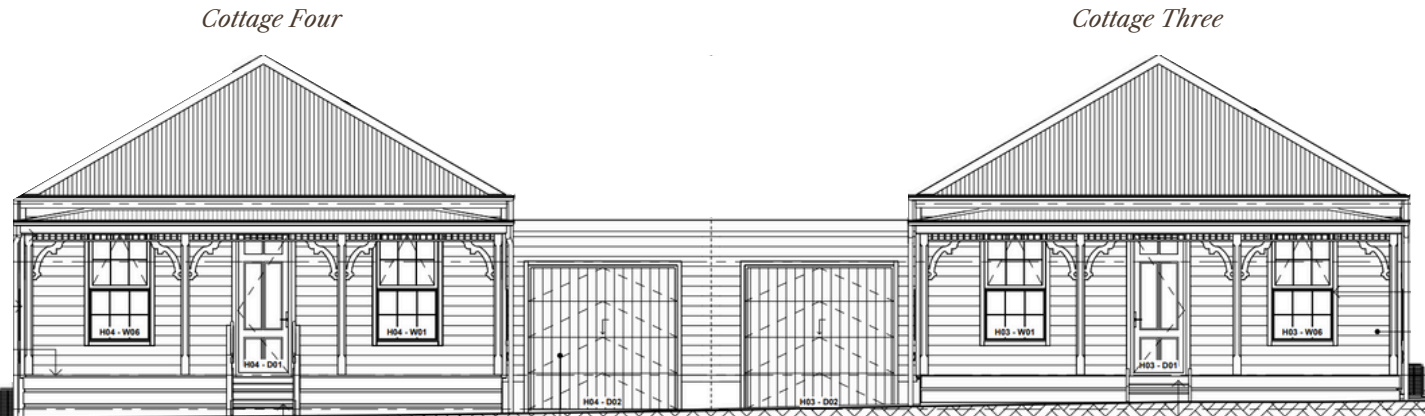

Cottage 1 - 70sqm
Cottage 2 - 70sqm

Ground Floor Stud Height: 2550mm

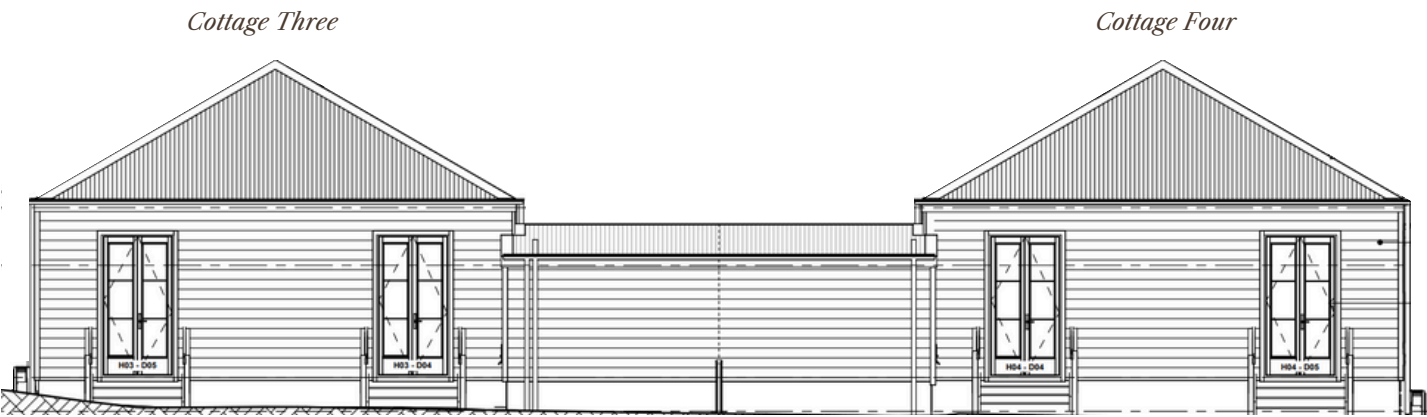


212A Burwood Road, Burwood

Elevations - Cottages 3 & 4



NORTH ELEVATION



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

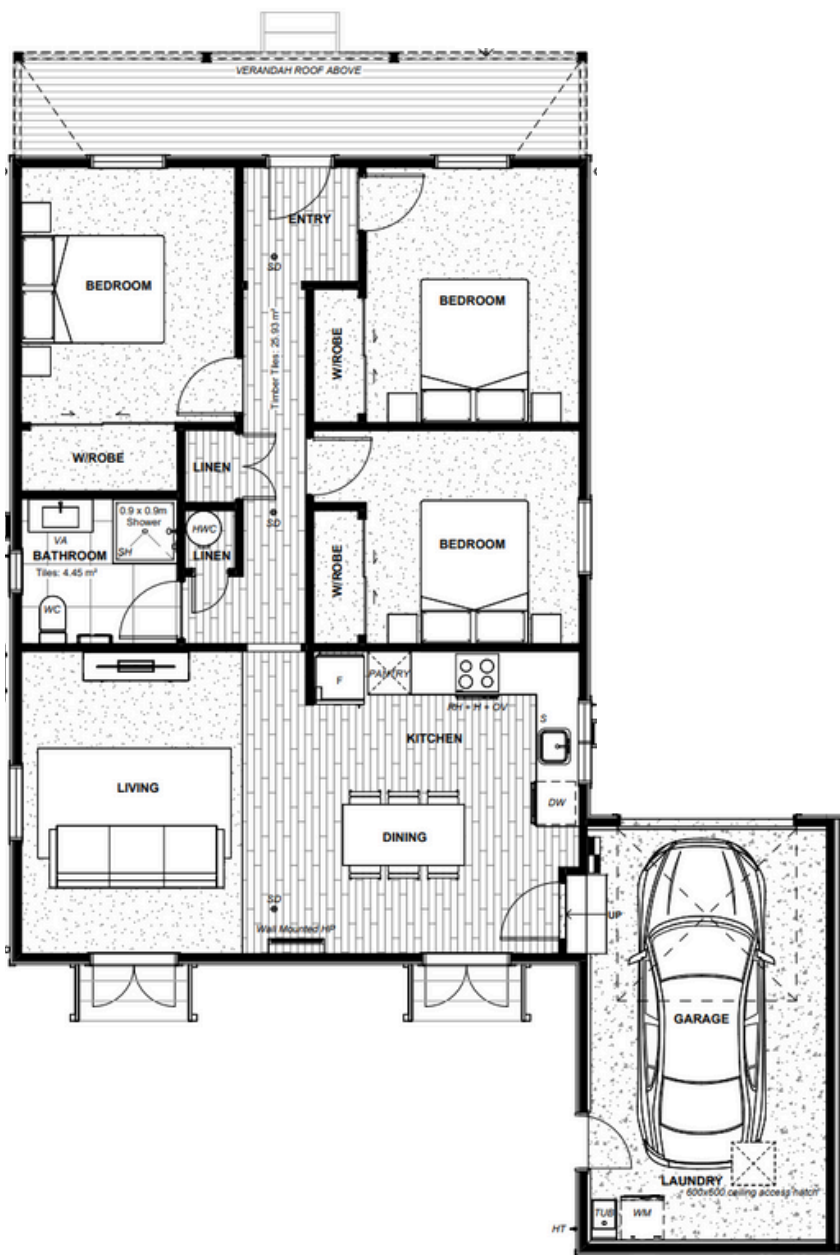

3


1


Single
Garage



111sqm


Ground Floor Stud Height: 2550mm





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Floor Plans – Cottage 4

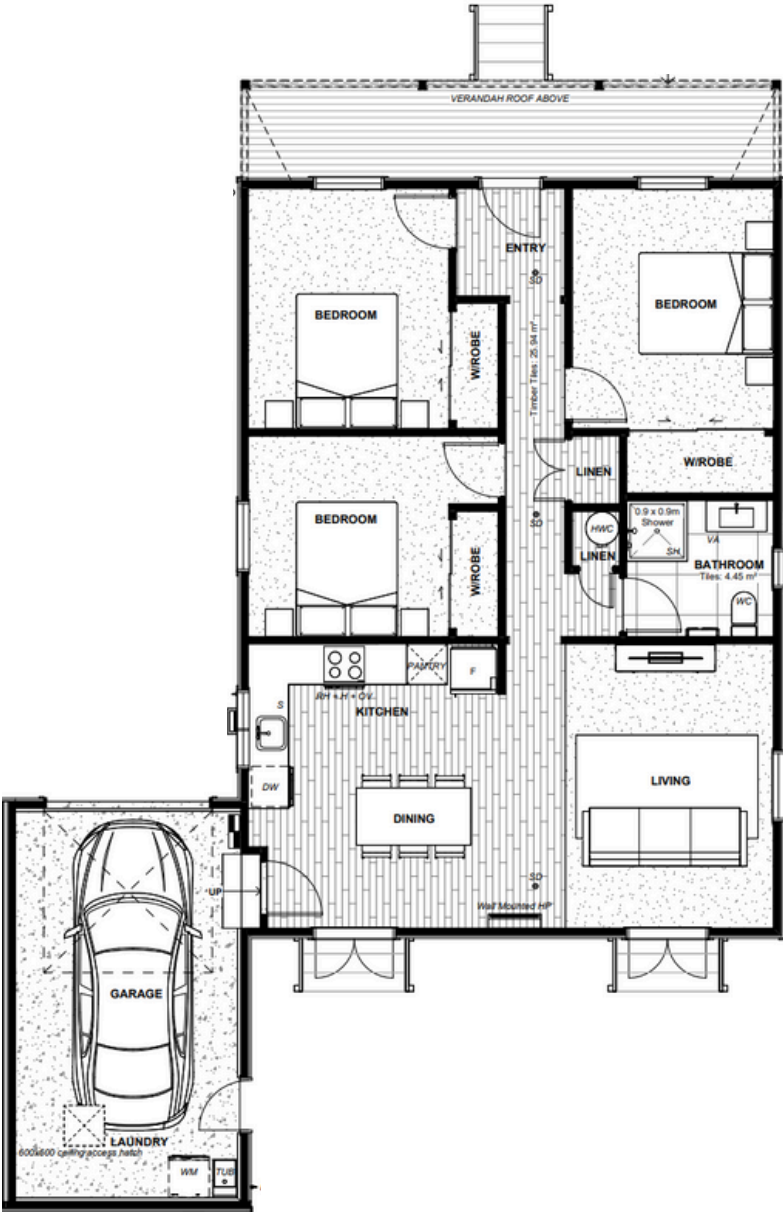

3


1


Single
Garage


111sqm

Ground Floor Stud Height: 2550mm

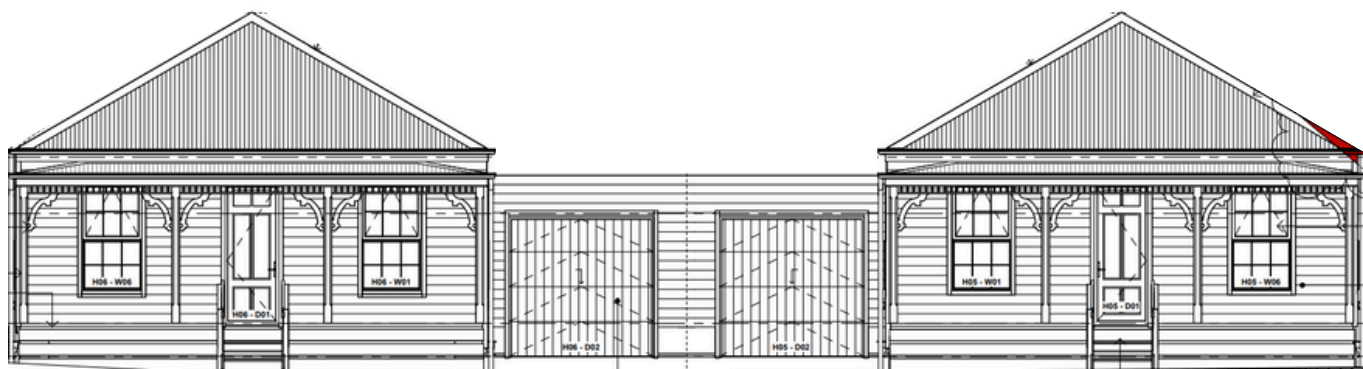


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Elevations - Cottages 5 & 6

Cottage Six

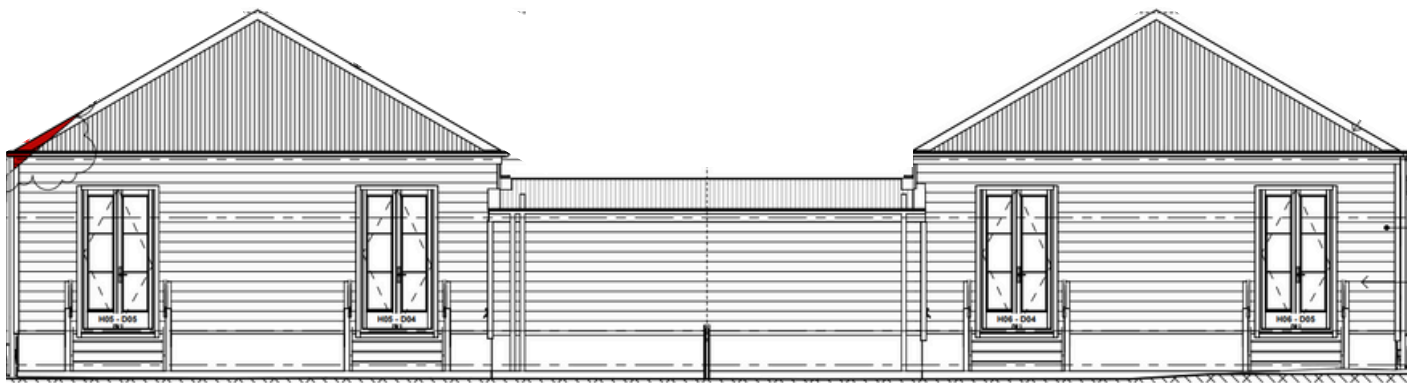
Cottage Five



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





212A Burwood Road, Burwood

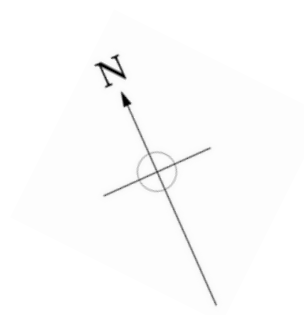
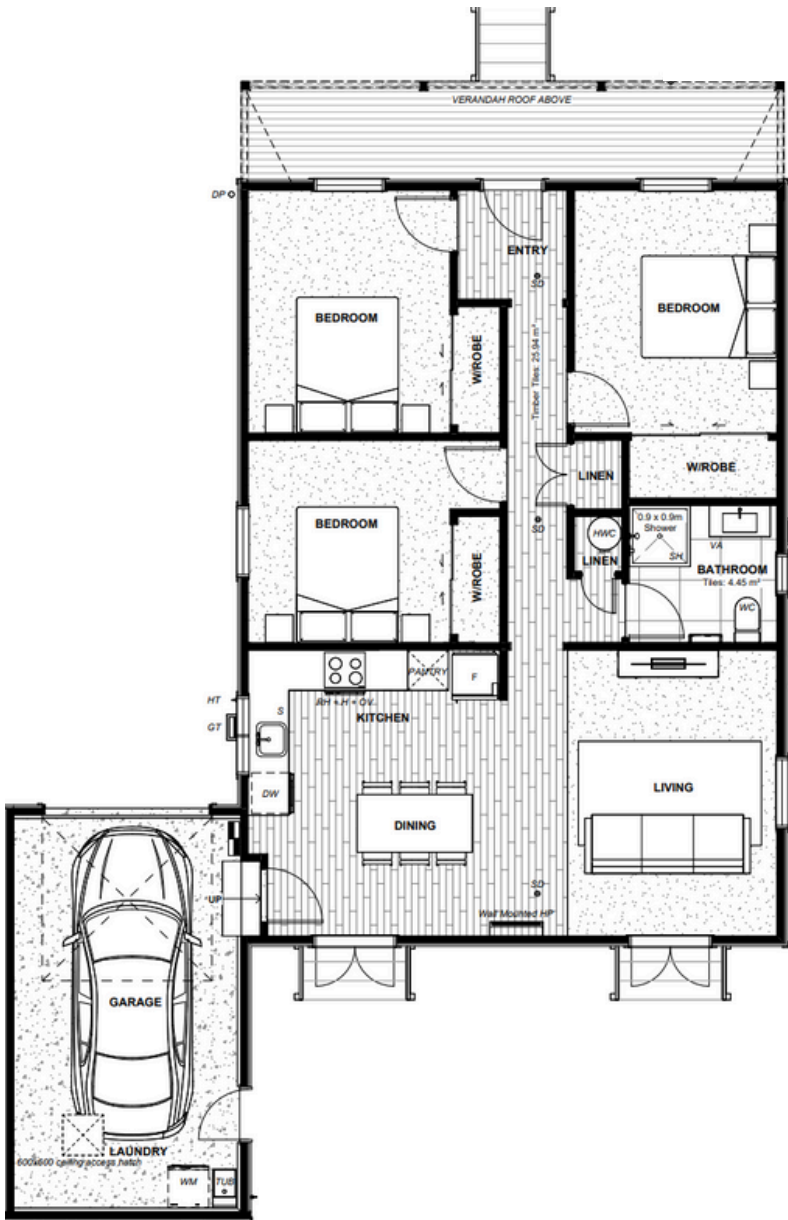
Floor Plans – Cottage 6


3


1


Single
Garage


111sqm



It's all in the details –
Standard Interior Spec

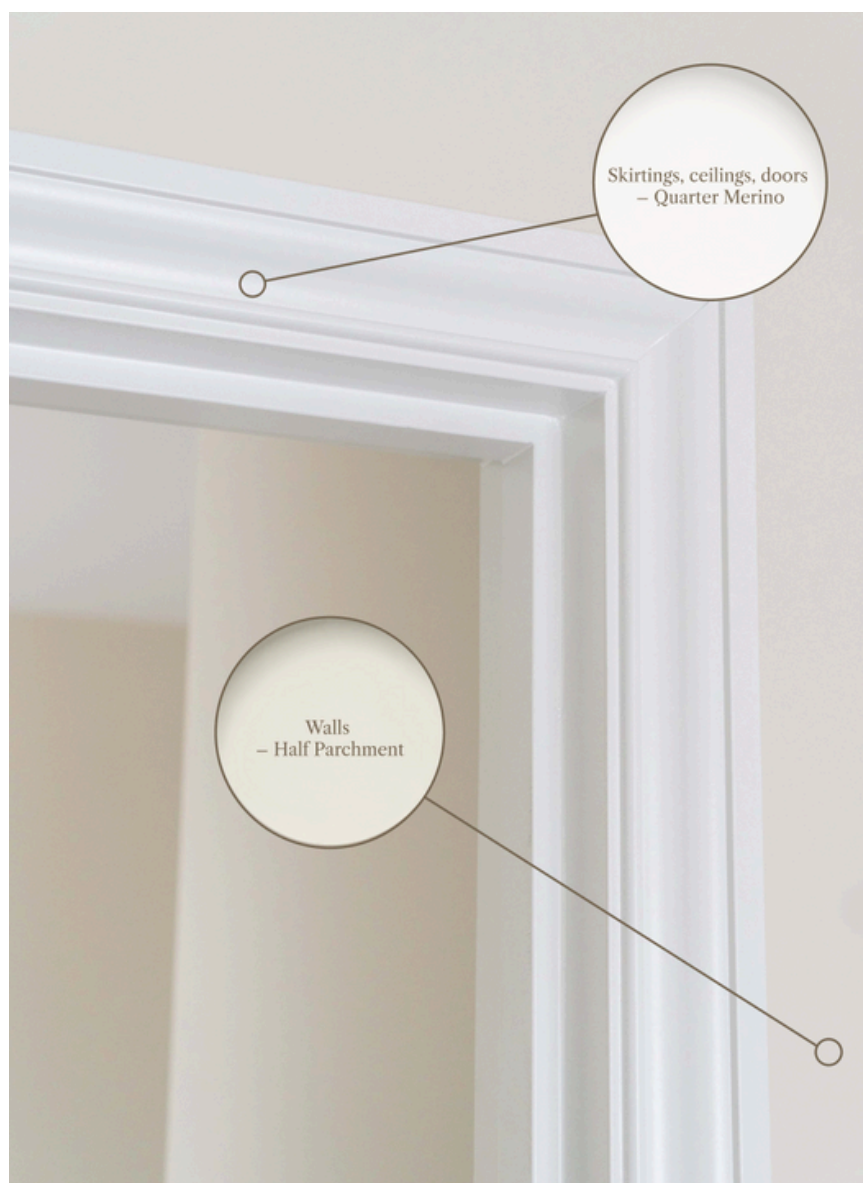
Standard interior spec

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 Brooksfeld 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



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

Shower Wall Tile
Metro Gris

Tapware
Posh Canterbury Basin Mixer

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-SDCSS
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		Kitchen		Floor Coverings	
Pendant (Client to Supply)	\$259.00	Shaker Style Kitchen	TBC by Kitchen Designer	Change Carpet to Timber Tiles	\$45.00/sqm Floating
Additional Exterior Heritage Light	\$297.00	Upper Cabinetry	TBC by Kitchen Designer	Change Carpet to Oak Flooring	\$100.00/sqm Floating
Bathroom		Island	TBC by Kitchen Designer	Change Timber Tiles to Oak Flooring	\$70.00/sqm Floating
Shower Over Bath (Included Cavity Slider)	\$3420.00	Tradco Solid Cup Handles	\$5.00/handle	Other	
Fully Tiled Single Shower	\$1035.00	Tradco Solid Knobs	\$10.00/knob	Beaded Board (Floor To Ceiling)	\$317.00/sqm
Fully Tiled Double Shower	\$1725.00	Butlers Sink	\$1500.00	Door Handle Upgrade	\$350.00/handle
Shower Nook (H300mm x W200mm)	\$ 880.00	Splashback	\$132.00/sqm	Extra Heatpump (7kw)	\$4105.00
Bathroom Floor & Wall Tiles (Tiles over \$46.00/sqm is an additional cost to clients)		Perrin & Rowe Kitchen Mixer Upgrade		Kitchen Shelves	\$200.00/shelf
		• Brushed Nickel	\$1330.00		
		• Polished Brass	\$1600.00		

212A Burwood Road –
Architects Plans

About Brooksfeld –
Why we build the homes we build

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.

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 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.



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.

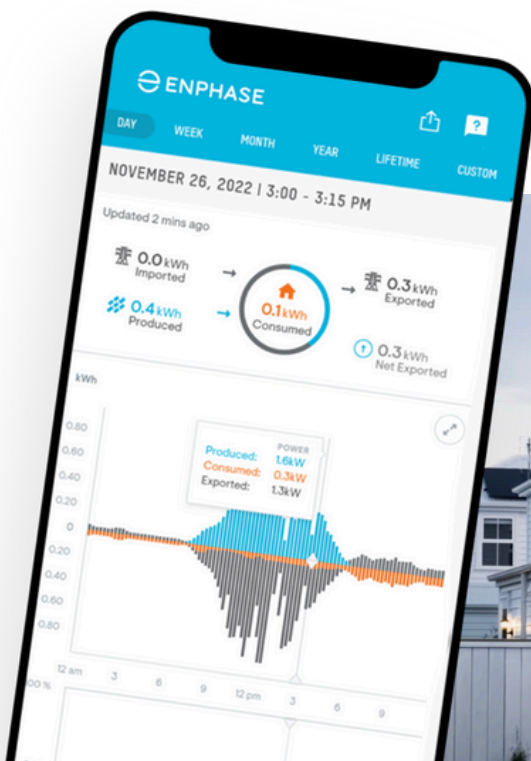
The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

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
Jinko Solar Panels
Enphase IQ7A Microinverter

5 years
25 years
10 years





B R O O K S F I E L D

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