

23 MARRINER STREET

Sumner, Christchurch

Seven Classically designed homes and Two Corner Stores



BROOKSFIELD

0800 548 454 | brooksfeld.co.nz

ABOUT US

Brooksfield

Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as 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 the latest in design trends, durability, and affordability.

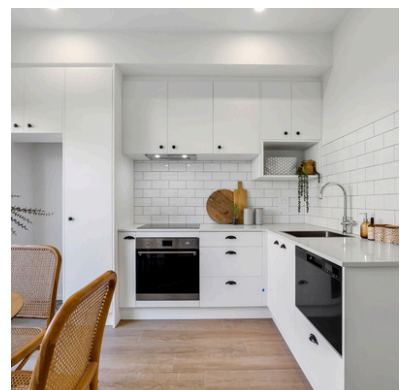
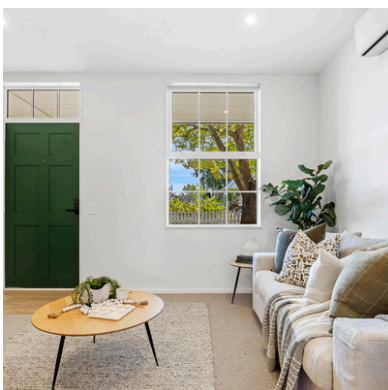
We're filling Christchurch with homes and buildings our grandkids can point at in 100 years and say "Grandad and his friend built these pretty buildings"

- Vincent Holloway, Brooksfield Director

THE BROOKSFIELD DIFFERENCE

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 benchtops, 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.

Recently completed development at Hastings Street West



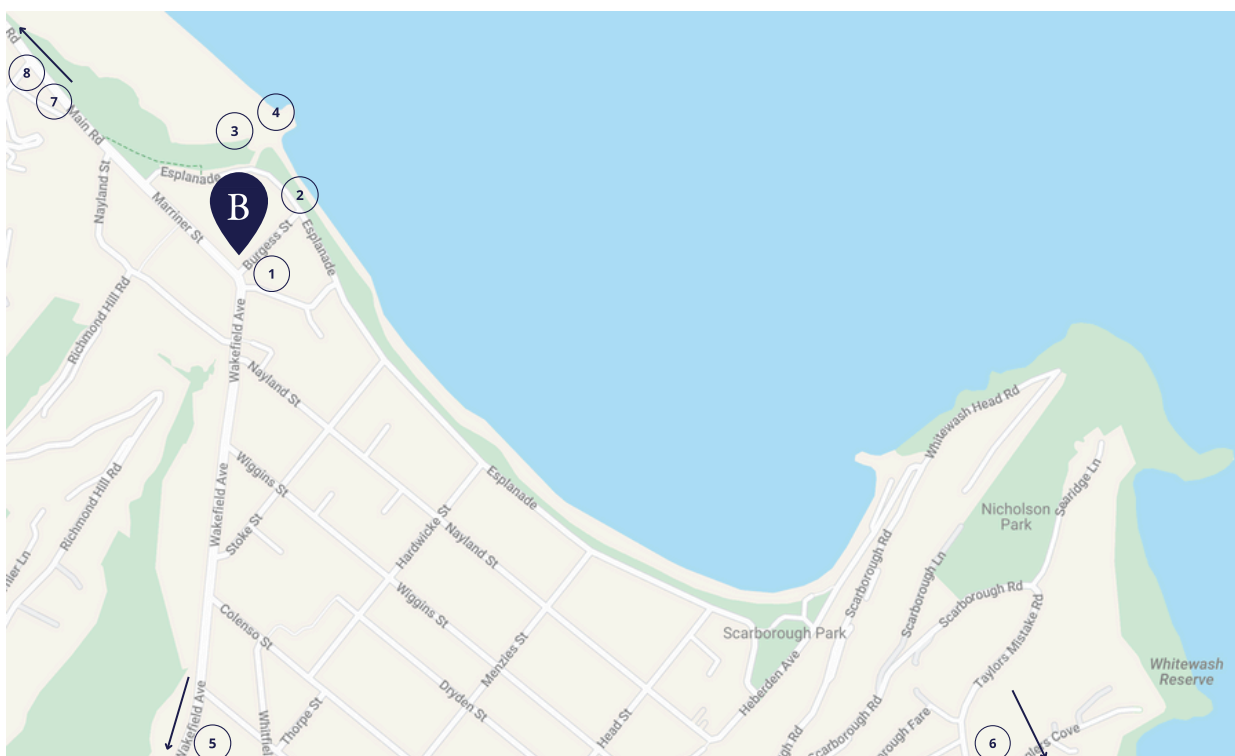
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LOCATION

23 Marriner Street, Sumner

These Brookfield homes are located in the heart of the quaint seaside village of Sumner. The township surrounds the gently sloping beach which is located 200 metres from these Brookfield homes. There are many popular eateries, boutique retail stores and a movie theatre that are only a short walk from 23 Marriner Street. The area also hosts many popular recreational activities. Sumner Beach is ideal for surfing and the rugged landscape provides idyllic walking and biking tracks on your doorstep.



- | | |
|---------------------------|---|
| 1 Bonobo Cafe - 50m | 5 Sumnervale Reserve - 1.8km |
| 2 Sumner Beach - 200m | 6 Taylors Mistake Track - 4.4km |
| 3 Beach Bar Sumner - 300m | 7 Christchurch Central City - 13.2km (19min) |
| 4 Cave Rock - 400m | 8 Christchurch International Airport - 22.2km (35min) |

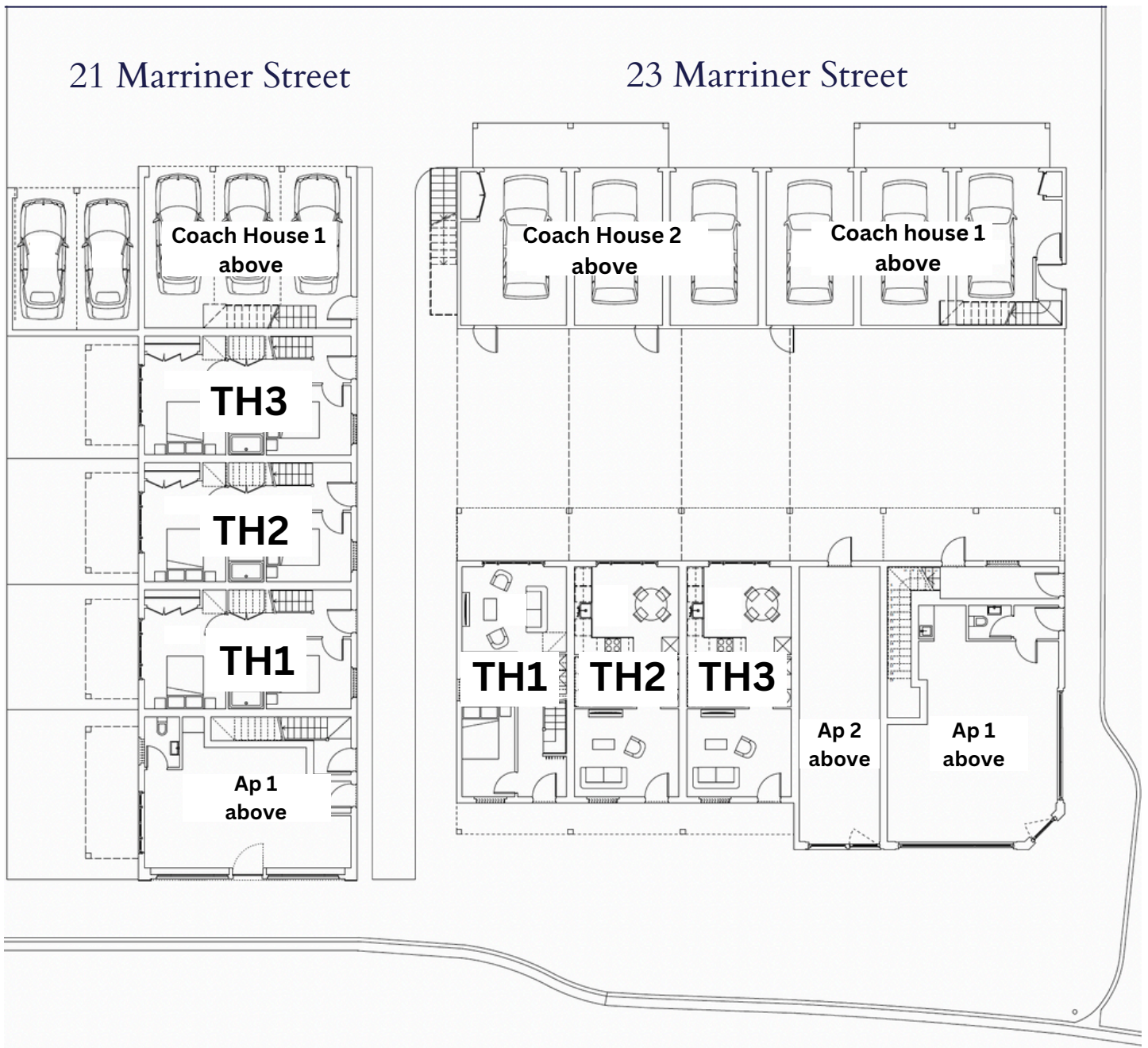
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LAYOUT

23 Marriner Street, Sumner

These 7 homes are thoughtfully laid out and designed with ample space and living areas well positioned to capture all-day sun and take advantage of beach views. Each townhouse, coach house and apartment 1 feature a garage.



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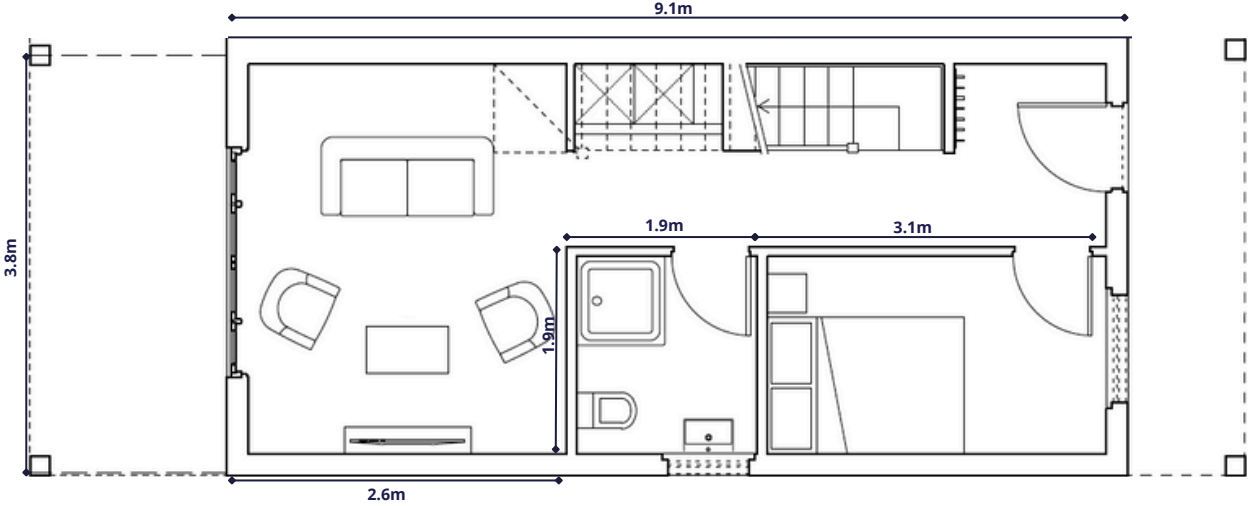
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RENDERS

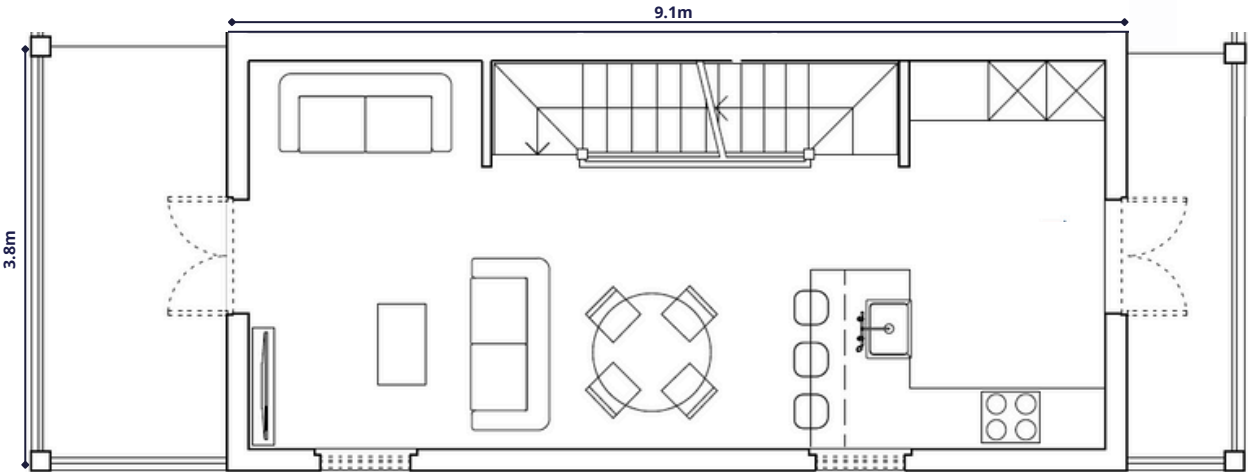


FLOOR PLANS- HOME 1

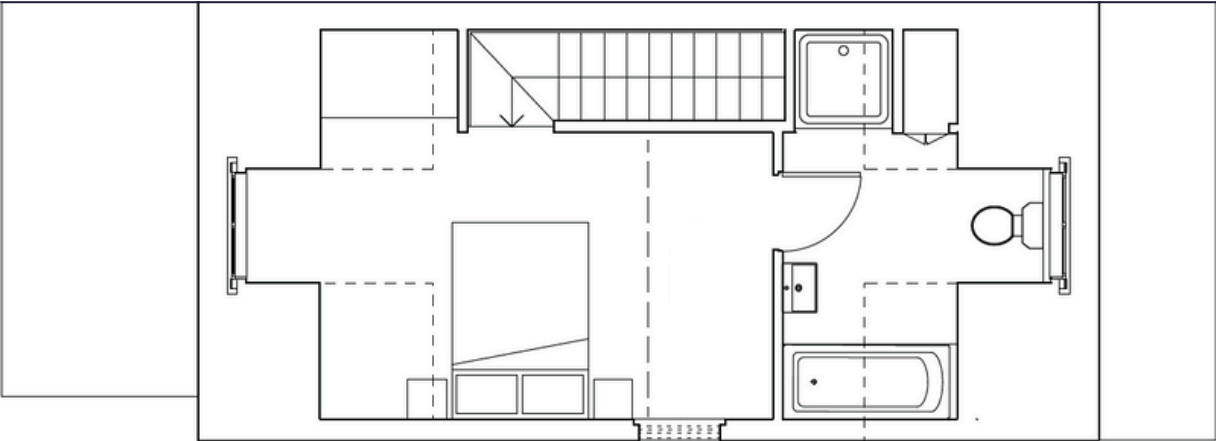
23 Marriner Street, Sumner



Ground floor



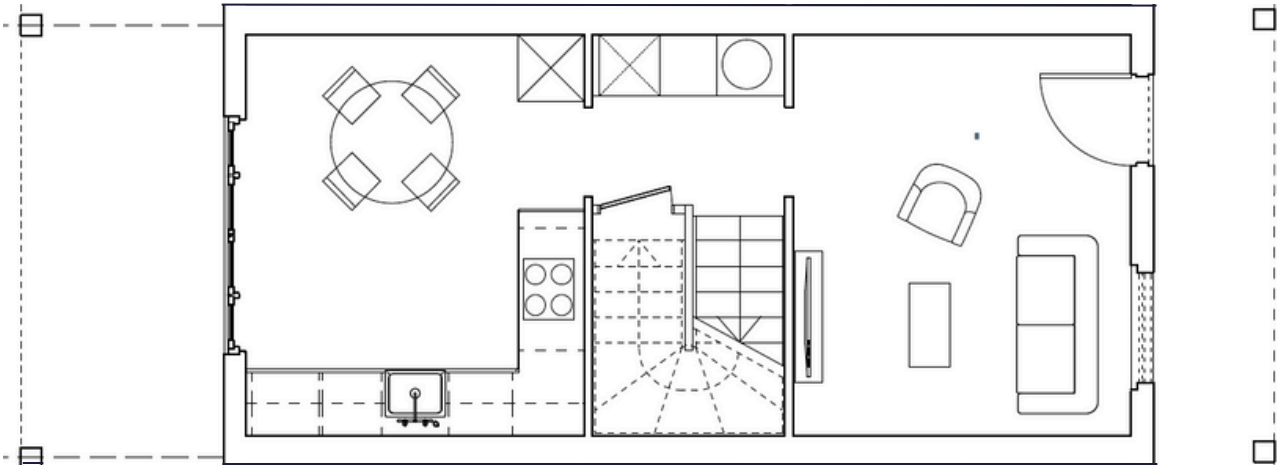
First floor



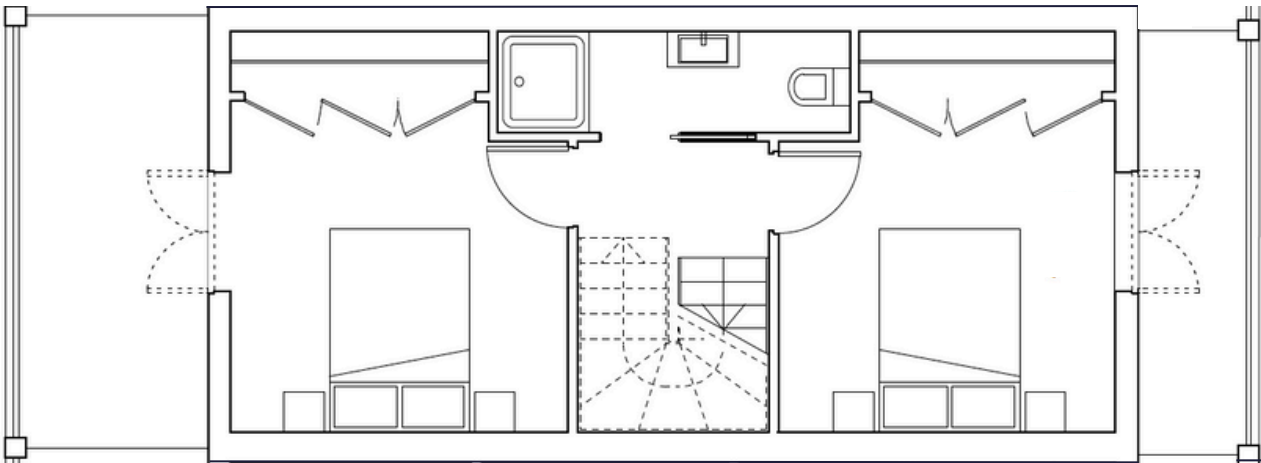
Second floor

FLOOR PLANS- HOME 2 & 3

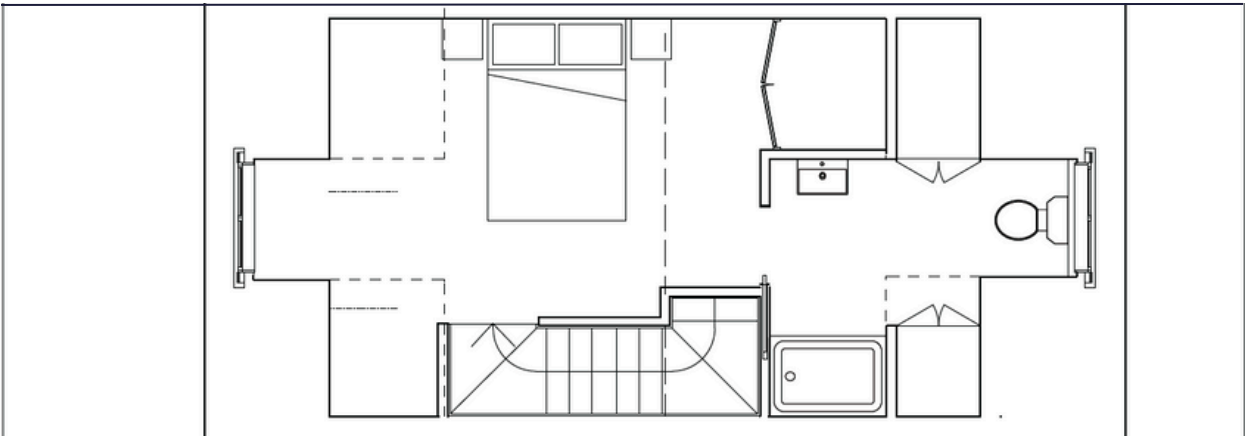
23 Marriner Street, Sumner



Ground floor



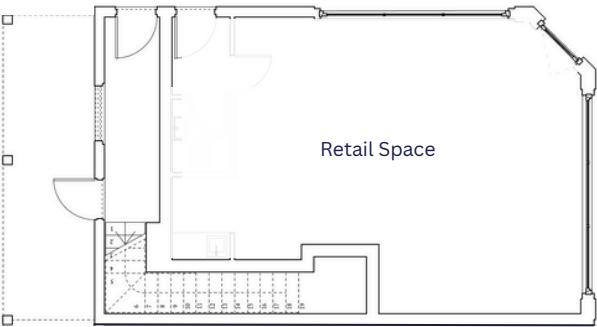
First floor



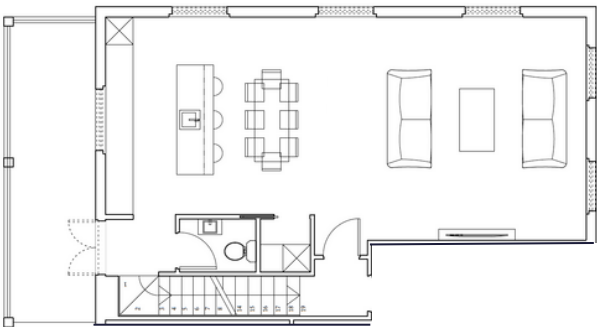
Second floor

FLOOR PLANS - APARTMENT 1

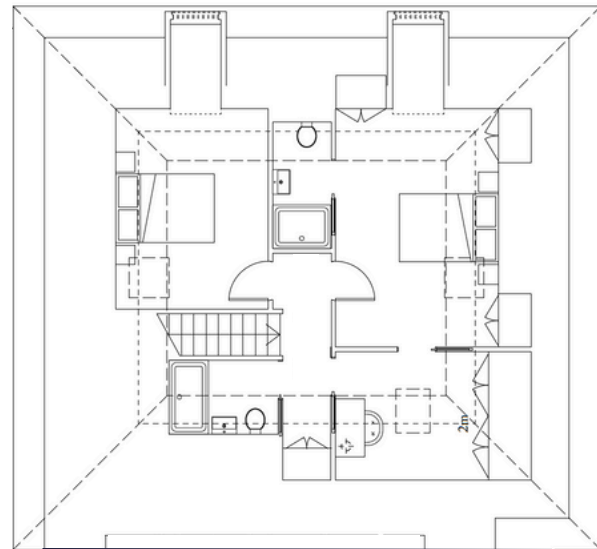
23 Marriner Street, Sumner



Ground floor



First floor



Second floor

FLOOR PLANS - APARTMENT 2

23 Marriner Street, Sumner



1



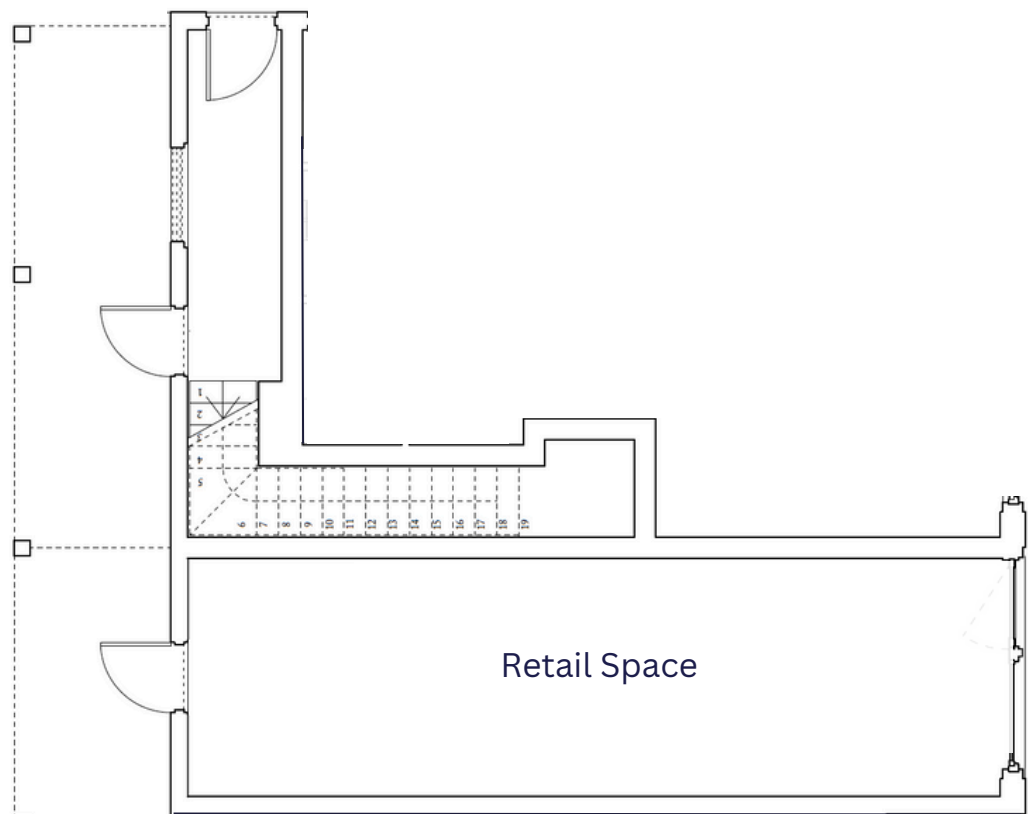
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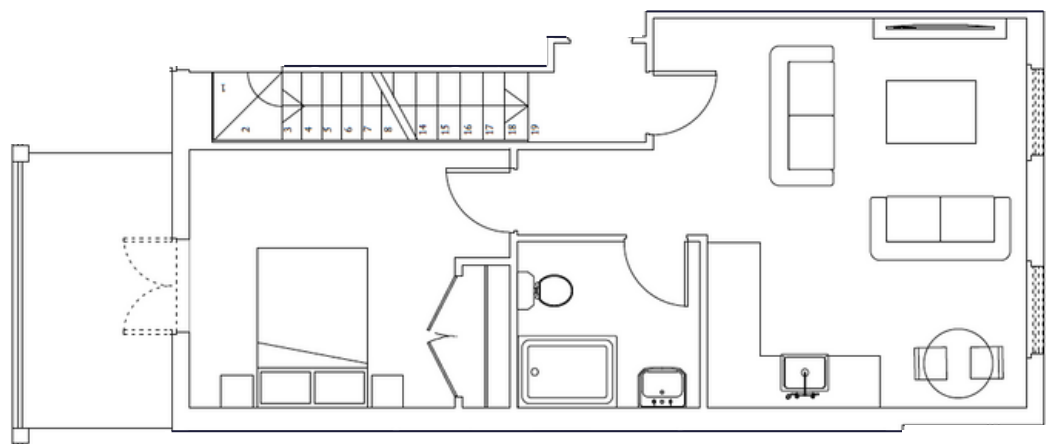
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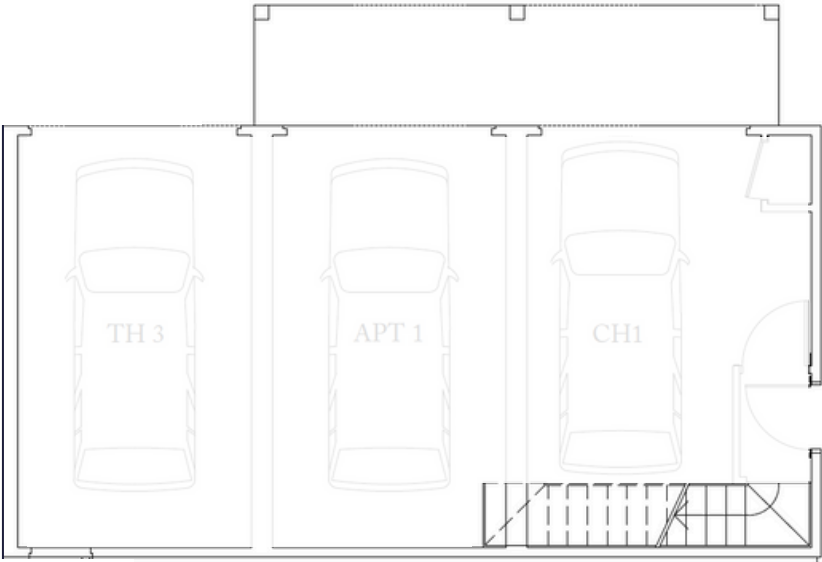
Ground floor



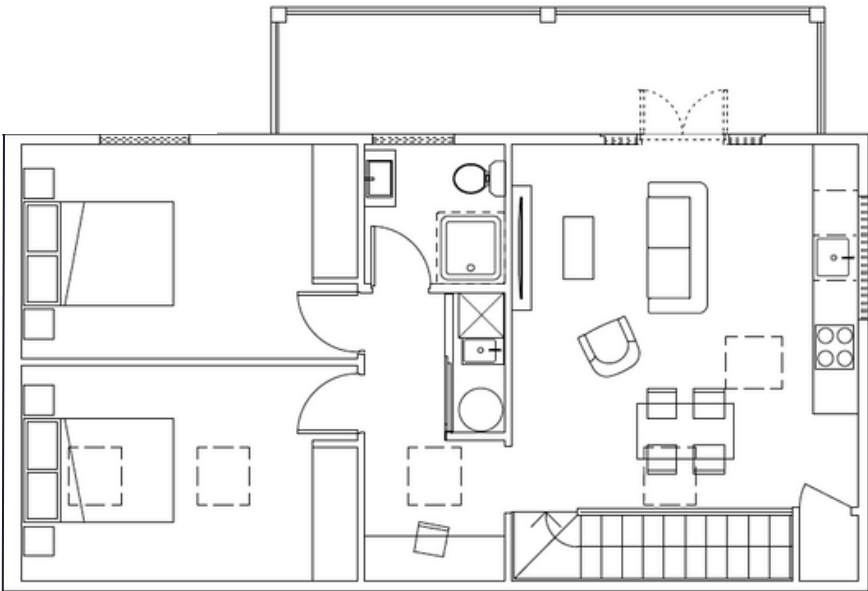
First floor

FLOOR PLANS - COACH HOUSE 1

23 Marriner Street, Sumner



Ground floor



First floor

FLOOR PLANS - COACH HOUSE 2

23 Marriner Street, Sumner



2



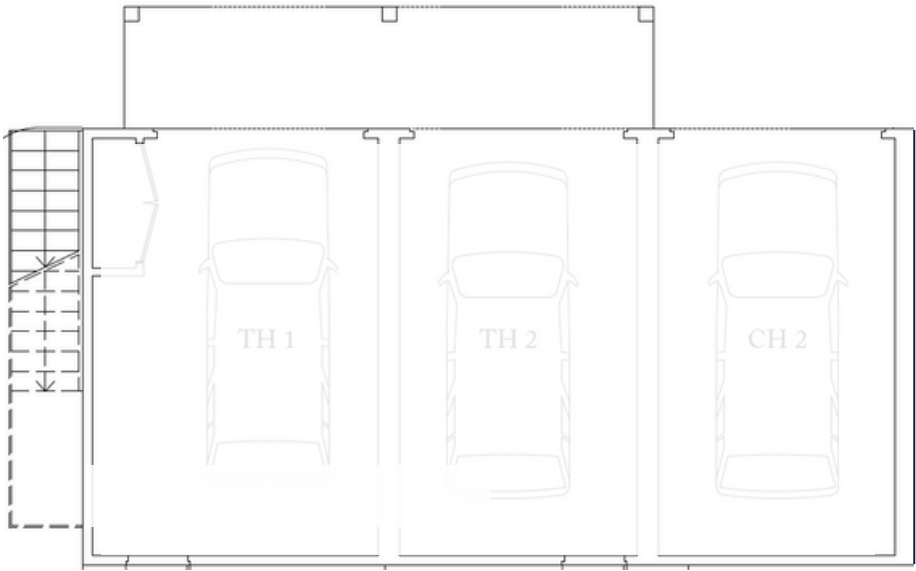
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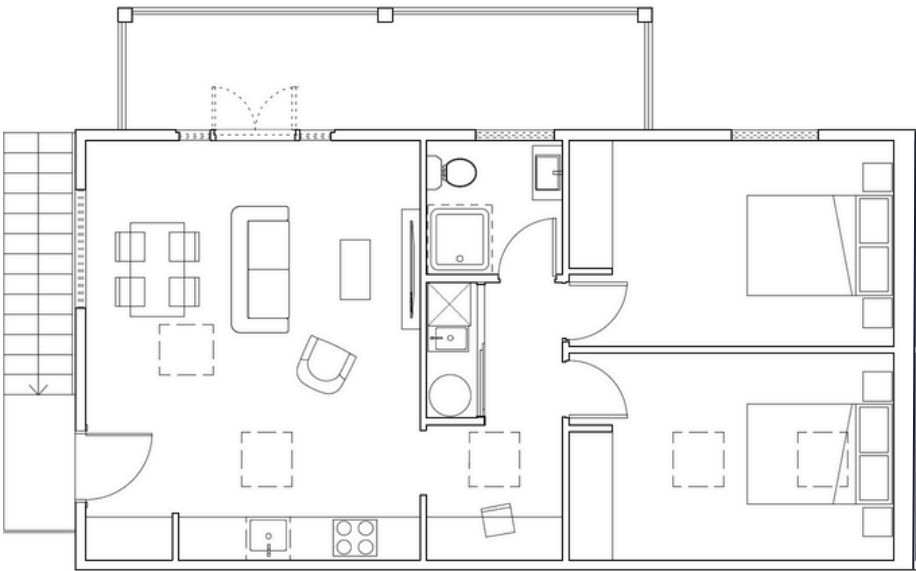
1



90



Ground floor



First floor

KITCHEN RENDERS



DESIGN

Brooksfield

These homes are the latest in our series of 'Colonial town centre' homes. Each home features well thought out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield 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.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Weatherboard
Colour: TBC



Longrun Roofing
Colour: TBC



Yale Keyless Entry

Interior



Walls - Resene Half
Parchment
Low-VOC Paint



Skirtings, Ceilings & Doors -
Quarter Merino
Low-VOC Paint



Bathroom Wall Tile



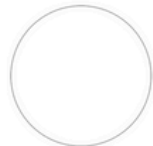
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French
Country White



Kitchen Bench - Stone -
Coronet Peak



Splashback - Subway Tiles



Roller Blinds in Living Areas



Venetian Blinds - White -
In Bedrooms



Wool Insulation

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PLUMBING AND ELECTRICAL

Plumbing



Kitchen Mixer - Chrome



Bathroom To Floor Vanity -
English Classic 700mm Vanity



Toilets - Argent Krona



Chrome Shower Mixer



Downstairs W/C Vanity



Chrome Showerhead & Rail



Bathroom Tapware



Toilet Roll Holder

Electrical



Heated Towel Rail -
400x600 Elan 20R



Round Mirror With Demist
Heater Behind



Downlights - LED Switch



Plugs - Iconic Switchgear



Outdoor Lights



Bathroom Heater - Serene
2068

APPLIANCES



Oven - Smeg Single Wall
Oven



Rangehood - Applico
Canopy Rangehood



Cook Top - Smeg 4 Zone
Induction Cooktop



Dishwasher - Fisher & Paykel
Single Dishwasher



Heat Pump - Fujitsu - KW
dependant on size to meet
tenancy regulations

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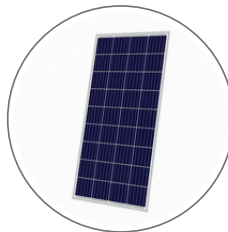
SOLAR POWER

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

Solar power system



Green Catch Solar Diverter
5 Year Product Warranty

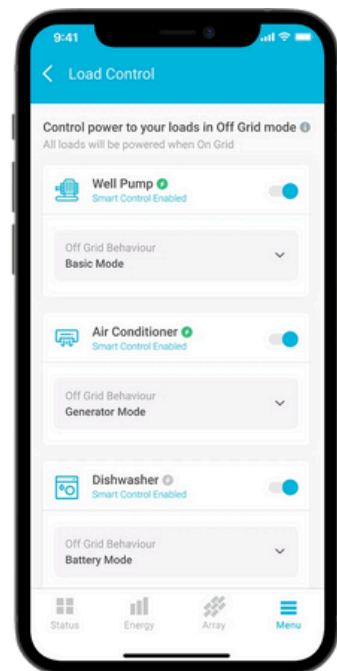
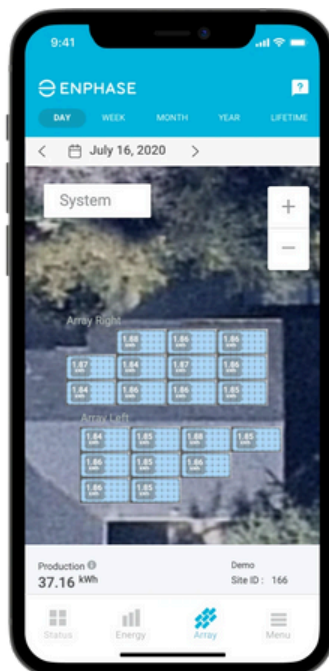
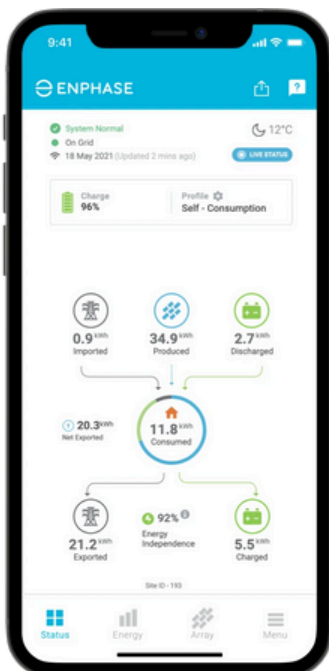


Jinko Solar Panels
25 Year Product Warranty



Enphase IQ7A Microinverter
10 Year Product Warranty

The solar power system installed in Brookfields homes features the latest in smart home technology. You are able to 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.



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PRICE LIST

23 Marriner Street, Sumner

HOUSE NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE	GARAGE/ CARPARK	PRICE
Townhouse 1	3	2.0	120m ²	1	\$1,250,000
Townhouse 2	3	2.0	120m ²	1	\$1,200,000
Townhouse 3	3	2.0	120m ²	1	\$1,200,000
Apartment 1	2	2.5	145m ²	1	\$1,300,000
Apartment 2	1	1	47m ²	0	\$699,000
Coach House 1	2	1	90m ²	1	\$950,000
Coach House 2	2	1	90m ²	1	\$950,000
Estimated start		Estimated completion			Title type

November 2023

June 2025

Fee Simple

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

BUYING WITH US

Brooksfield

- 1

Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2

Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3

Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4

Sit back and relax while we build your brand new home.

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































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PRICE LIST

21 MARRINER STREET, SUMNER

APARTMENT	 2	 1.5	 1	 83	 \$950,000
TOWNHOUSE 1	 3	 2	 1	 100	 \$1,150,000
TOWNHOUSE 2	 3	 2	 1	 100	 \$1,150,000
TOWNHOUSE 3	 3	 2	 1	 100	 \$1,150,000
COACH HOUSE	 2	 1.5	 1	 83	 \$950,000

23 MARRINER STREET, SUMNER

APARTMENT 1	 2	 2.5	 1	 145	 \$1,300,000
APARTMENT 2	 1	 1	 0	 47	 \$699,000
TOWNHOUSE 1	 3	 2	 1	 120	 \$1,250,000
TOWNHOUSE 2	 3	 2	 1	 120	 \$1,200,000
TOWNHOUSE 3	 3	 2	 1	 120	 \$1,200,000
COACH HOUSE 1	 2	 1	 1	 90	 \$950,000
COACH HOUSE 2	 2	 1	 1	 90	 \$950,000



Your Rental Appraisal

11 June 2024



2



1



1

ADDRESS: Coach Houses, 23 Marriner Street, Sumner

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 **\$550 - \$570 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

11 June 2024



2



2



1

ADDRESS: Apartments 1, 23 Marriner Street, Sumner

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 **\$570 - \$590 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

11 June 2024



2



1.5



1

ADDRESS: Townhomes 1 - 3, 23 Marriner Street, Sumner

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 **\$650 - \$700 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

23 Marriner Street Sumner

(1 Bed, 1 Bath)



Ohana offer an end-to-end short term property management service.
From resetting the property between stays, to marketing your listing online.

Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

Conservatives Estimates

\$972

Gross Weekly Estimates
(at 80% occupancy)

\$49,632

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$155**
Gross Weekly Estimate **\$972**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$49,632**
(at 80% occupancy)

Expenses

~~15%~~ +GST Power and
Internet paid by the owner
Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$15 - \$25 per
reservation

Booking Platform

23 Murriner Street Sumner

(2 Bed, 2.5 Bath, Carpark)



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Conservatives Estimates

\$1,332

Gross Weekly Estimates
(at 80% occupancy)

\$68,640

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$245**
Gross Weekly Estimate **\$1,332**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$68,640**
(at 80% occupancy)

Expenses

~~15%~~ +GST Power and
Internet paid by the owner
Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$25 - \$30 per
reservation

Booking Platform

23 Mairiner Street Sumner

(2 Bed, 1 Bath, Carpark)



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Conservatives Estimates

\$1,272

Gross Weekly Estimates
(at 80% occupancy)

\$65,472

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$230**
Gross Weekly Estimate **\$1,272**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$65,472**
(at 80% occupancy)

Expenses

~~15%~~ +GST Power and
Internet paid by the owner
Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$25 - \$30 per
reservation

Booking Platform

23 Murriner Street Sumner

(3 Bed, 2 Bath, Carpark)



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Rental Highlights

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Conservatives Estimates

\$1,472

Gross Weekly Estimates
(at 80% occupancy)

\$76,032

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$280**
Gross Weekly Estimate **\$1,472**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$76,032**
(at 80% occupancy)

Expenses

~~15%~~ +GST Power and
Internet paid by the owner
Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$30 - \$40 per
reservation

Booking Platform