

# 24 Hendon Street, Edgeware, Christchurch

Million Dollar Homes For Half The Price

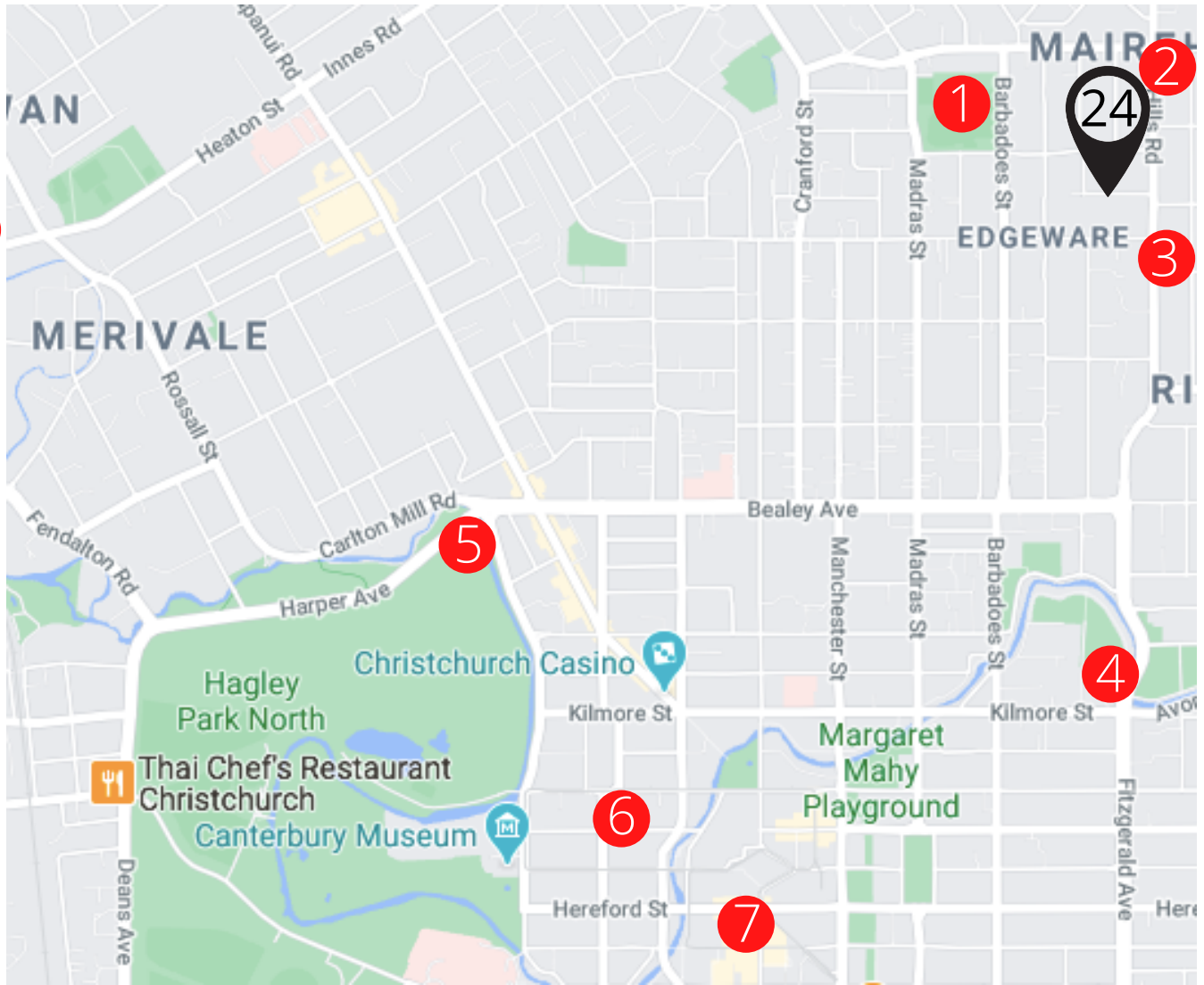
## Brooksfield Heritage



BROOKSFIELD  
— LIVING —

# 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.



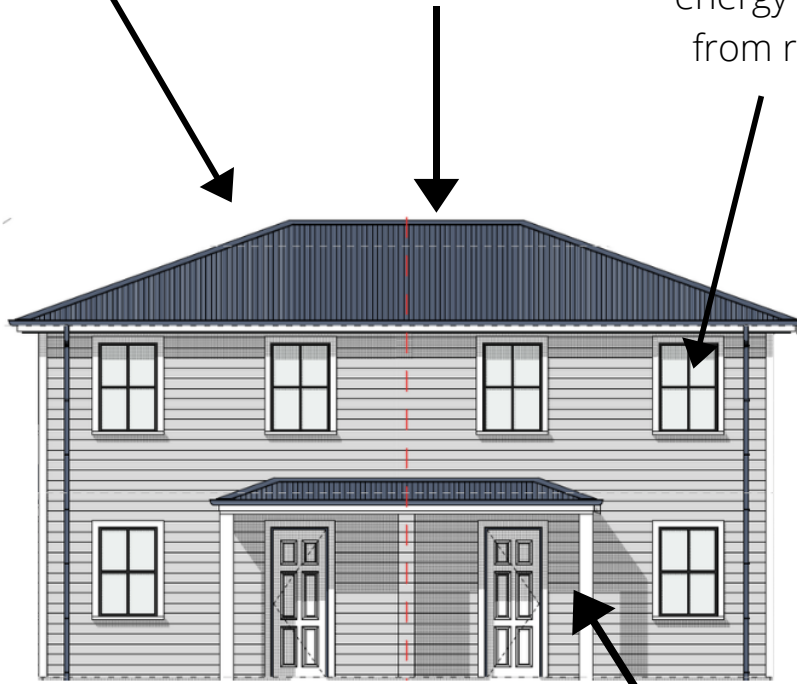
- 1 Saint Albans Park (400m)
- 2 Hills Road Shops (500m)
- 3 Dudley Street Shops (500m)
- 4 Pomeroy's Cafe & Bar (1.7km)
- 5 Hagley Park (2.6km)
- 6 Art Gallery (3km)
- 7 Central City (3.5km)
- 8 Christchurch Airport (11km)



3KW Solar power system to reduce power usage up to 60%.

Traditional Heathcote Helmore inspired design.

UPVC Sash windows improves energy usage + longer life. Made from recycled materials & fully recyclable.



MagnumBoard weatherboard cladding made from natural materials, silica free & vapour permeable. Co2 negative.

Heritage front door.

Heritage features including outdoor lights.

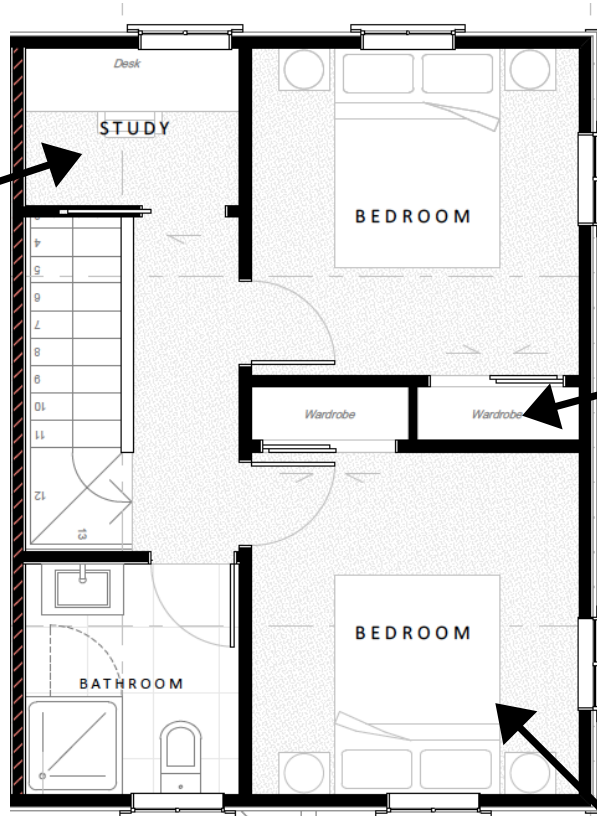




Study with built in desk into a sash window.



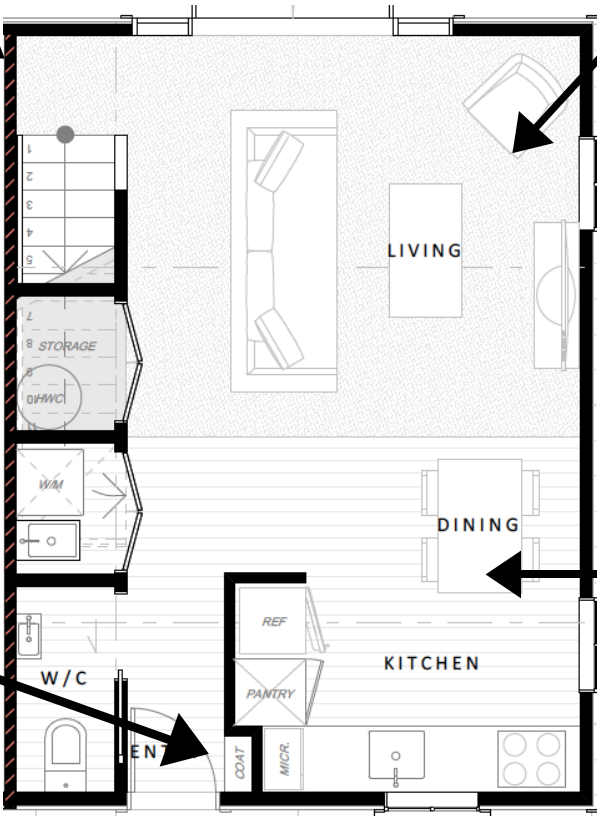
Custom made wardrobes



100% NZ wool carpet.



Natural, moisture releasing insulation. 60% wool 40% recycled milk bottles.



Inbuilt coat cupboard.



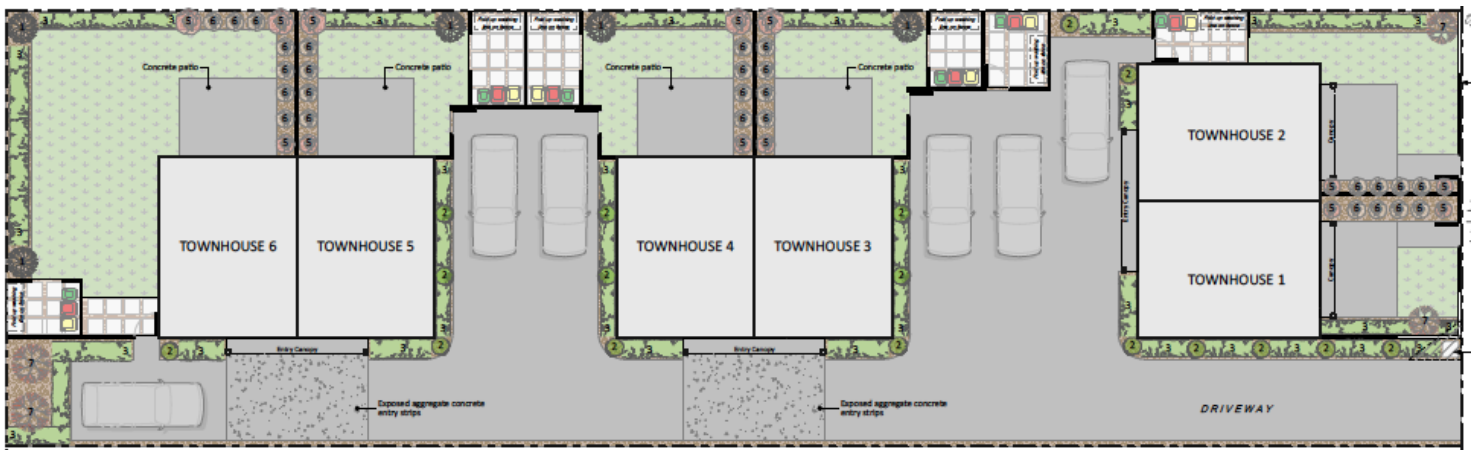
Interior heritage features, modern conveniences.



# Layout And Landscaping

Thoughtfully laid out on a quarter acre, these Brookfield homes have been designed with heritage Christchurch in mind, all planting and layout reflects this, we have colourful garden beds of Camellias and Azaleas along with pre-grown large traditional Maple, Cherry and Magnolia trees. Every house is a 'Corner Unit', all front entrances are centred with pavers leading up to them. Down the extra wide, shared driveway there is large Conifers to give the homes an established feeling. Letter boxes, clothes lines and full landscaping come included in the price

## Layout



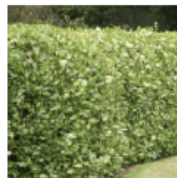
## Planting Legend



**TYPE 1 - MAPLE TREE**  
"Acer Griseum,  
Paperbark"



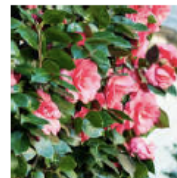
**TYPE 2 - CONIFER**  
"THUJA occidentalis  
'Pyramidalis'"



**TYPE 3 - Broadleaf -  
Kapuka**  
"Griselinia Littoralis"



**TYPE 4 - BULL BAY**  
Magnolia grandiflora



**TYPE 5 - CAMELLIA  
JAPONICA**



**TYPE 6 - AZALEA ALINE**



**TYPE 7 - CHERRY TREE**  
Prunus 'Accolade'



# Design And Interior

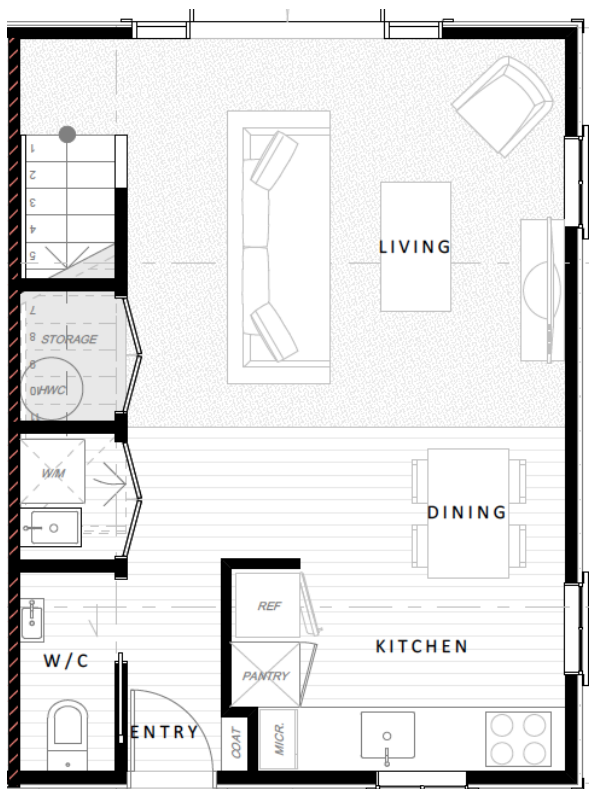
These Brookfield Heritage Homes have been personally designed and laid out by Oliver and I (Vinny) the directors of Brookfield Living, we both live in 100+ year old homes in Christchurch and love the character these homes have, we have replicated this but with all the modern conveniences of a new home.

These Homes are entered through a heritage style portico into the front foyer, you can hang your coat in the inbuilt coat cupboard and use the private downstairs toilet or walk down the hall into the kitchen/ living.

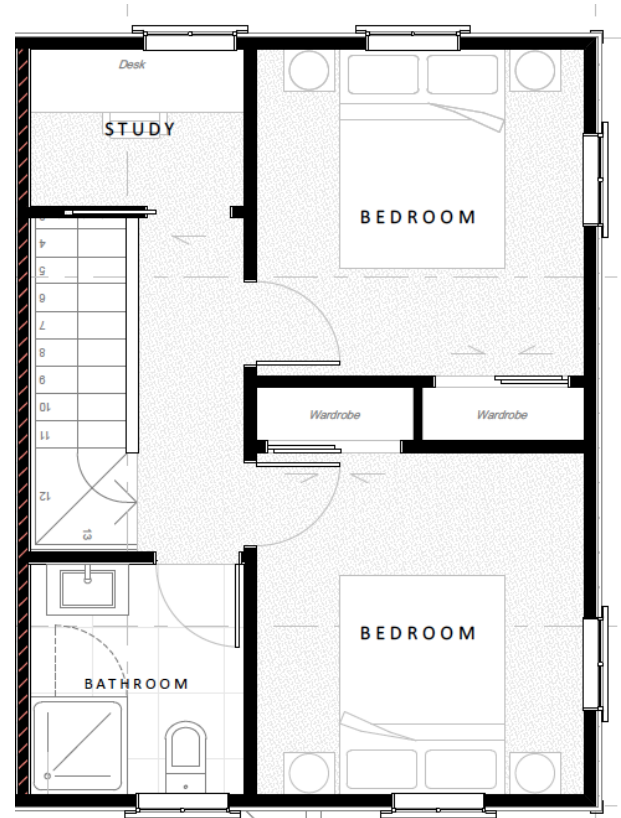
Downstairs a sunny kitchen with stone bench tops, heritage taps and Beko appliances complemented by wood look tile floors, this then flows on to the wool carpeted lounge, then outside to a large, sunny and secured north and/or west facing outdoor living area. Also off the lounge tucked around the corner is the stairs to the first floor. The laundry is under the stairs (with ample linen storage).

Upstairs you can then enter either of the double bedrooms or the tiled floor bathroom which has a toilet, tiled shower, vanity and a heated towel rail. A large study with a built in desk that flows onto a sash window is also off the hall, Making working from home a breeze.

## Ground Floor

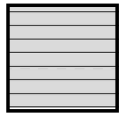


## First Floor



# Colours & Specifications

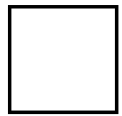
## Exterior



Cladding - Natural Magnesium weatherboard - Grey 100% plant based paint.



Roof - New Denim Blue Longrun roofing



Cladding - White detailing/ scribes

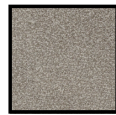


Doorhandle - Schlage S-6000 keyless entry

## Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



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



Kitchen Floor - Forest Cedar tile planks



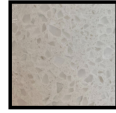
Bathroom Wall Tile - Metro Ashgrey



Kitchen Cabinets - French Country White



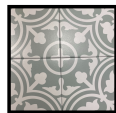
Bathroom Floor Tile - Heritage Pattern



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Heritage Tiles



Venetian Blinds - White - Bedrooms

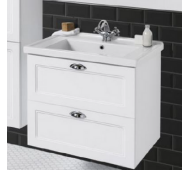


# Plumbing & Electrical

## 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

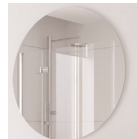


Heritage glass shower tray on tiles

## 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

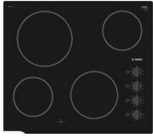
# Appliances



Oven - Bosch Stainless Steel 5 function oven



Rangehood - Ariston 60cm stainless steel



Cook Top - Bosch 60cm ceramic cooktop



Dishwasher - Bosch 14PL stainless steel B/U dishwasher



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

**SHEET INDEX**

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

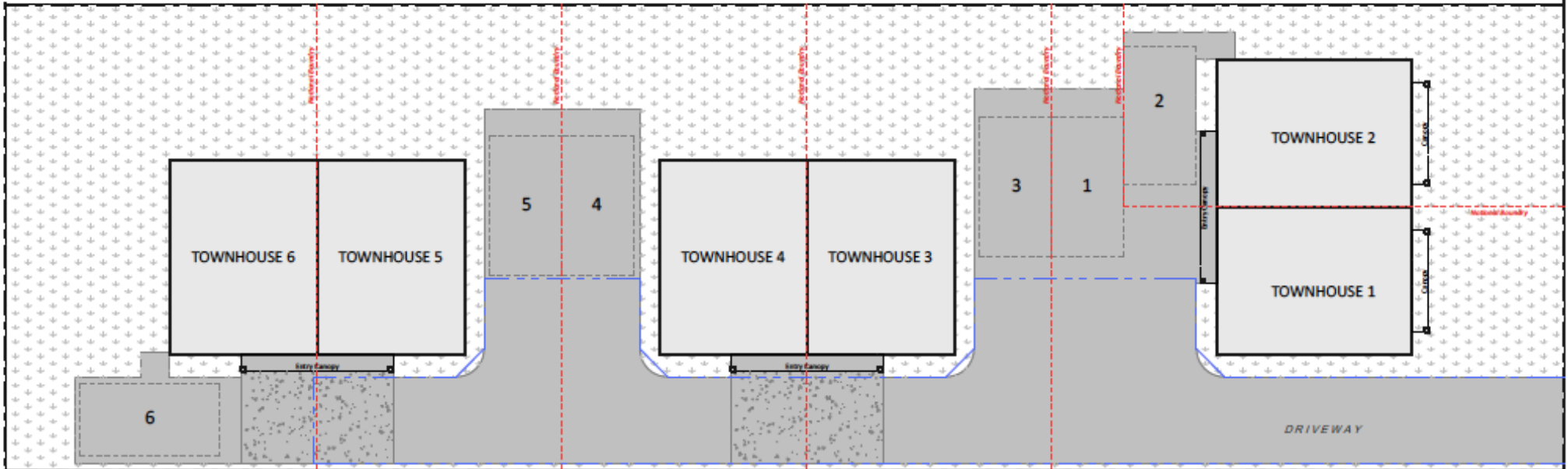


**BROOKSFIELD**  
— LIVING —

**Hendon Street Townhouses**  
24 Hendon Street, St Albans, Christchurch



20a Hendon Street Accessway



**0. SITE BOUNDARY PLAN**  
SCALE 1:150

TOWNHOUSE 6:	TOWNHOUSE 5:	TOWNHOUSE 4:	TOWNHOUSE 3:	TOWNHOUSE 2:	TOWNHOUSE 1:
Ground Floor Area: 37.1m <sup>2</sup>	Ground Floor Area: 37.1m <sup>2</sup>	Ground Floor Area: 37.1m <sup>2</sup>	Ground Floor Area: 37.1m <sup>2</sup>	Ground Floor Area: 37.1m <sup>2</sup>	Ground Floor Area: 37.1m <sup>2</sup>
First Floor Area: 34.1m <sup>2</sup>	First Floor Area: 34.1m <sup>2</sup>	First Floor Area: 34.1m <sup>2</sup>	First Floor Area: 34.1m <sup>2</sup>	First Floor Area: 34.1m <sup>2</sup>	First Floor Area: 34.1m <sup>2</sup>
Total Floor Area: 71.2m <sup>2</sup>	Total Floor Area: 71.2m <sup>2</sup>	Total Floor Area: 71.2m <sup>2</sup>	Total Floor Area: 71.2m <sup>2</sup>	Total Floor Area: 71.2m <sup>2</sup>	Total Floor Area: 71.2m <sup>2</sup>
Property Area: 187.6m <sup>2</sup>	Property Area: 147.4m <sup>2</sup>	Property Area: 147.4m <sup>2</sup>	Property Area: 147.4m <sup>2</sup>	Property Area: 115.4m <sup>2</sup>	Property Area: 192.8m <sup>2</sup>

**SITE BOUNDARY PLAN LEGEND**

--- Property/Notional Boundary Line

— R.O.W Easement

□ Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

**BROOKSFIELD**  
LIVING

PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

DRAWING NO. REVISION

A002 A

DRAWING NO.  
SITE BOUNDARY PLAN



**0. SITE PLAN**  
SCALE 1:150



**PROJECT INFO:**

Address: 24 Hendon Street  
St Albans  
Christchurch

Legal Description: Pt Lot 33, DP 475  
Title: CB532/34

Site Area: 938m<sup>2</sup> (more or less)  
Building Area: 222.6m<sup>2</sup>  
Site Coverage: 23.7%

Planning Zone: Residential Suburban Density  
Transition Zone (RSDT)

Natural Hazards: Liquefaction management Area (LMA)  
Flood management Area

Wind Zone: Low  
Earthquake Zone: 2  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3  
Land Zone: TC3

**SITE PLAN LEGEND**

- Boundary Line
- - - Boundary setback as per TA District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway / Paved Area  
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers  
- 1:100min falls as shown, typically away from dwelling  
- finish to have slip resistance to comply with NZBC D1/AS1
- Vegetation  
Refer to Landscape Design for further detail.
- Outdoor tap  
- Brass outdoor hose tap

**SITE PLAN GENERAL NOTES**

- Contractor to confirm all dimensions on site.
- All drawings to be read in conjunction with engineering/consultants documentation.
- Confirm all existing services on site.
- Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.
- All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

**BROOKSFIELD**  
LIVING

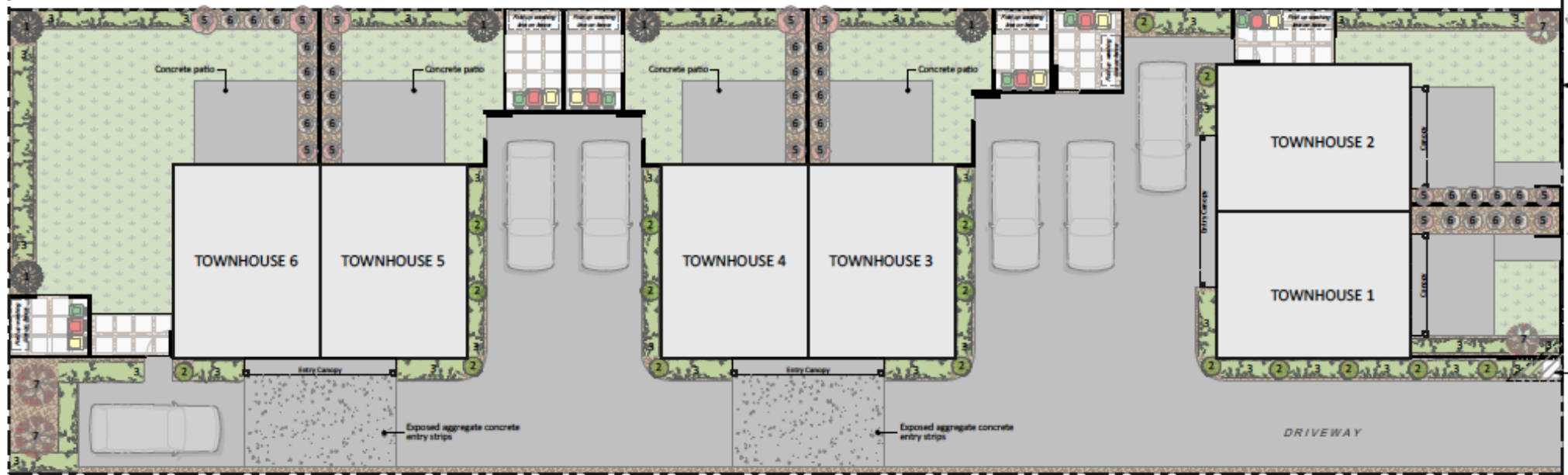
PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

DRAWING NO. REVISION

**A001** **A**

DRAWING NO.  
SITE PLAN



All fences to be traditional timber fence with baseboards and capping - white paint finish. Refer to Fence detail



2.0x1.5m Clear view with planting not to 1000mm in height

**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

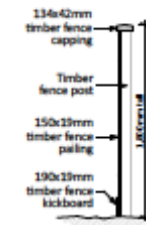
**Notes:**  
 - All Trees to be 1.5m (min) height at time of planting  
 - Planting beds to be medium bark chip finished  
 - Landscaping areas to be 50% trees, 50% shrubs  
 - For planting refer to Plant Legend

**PLANT LEGEND**

 <b>TYPE 1 - MAPLE TREE</b> "Acer Gristum, Paperbark"	 <b>TYPE 2 - CONIFER</b> "THUJA occidentalis "Pyramidalis"	 <b>TYPE 3 - PORTUGUESE LAUREL HEDGE</b> "Prunus lusitanica "Myrtifolia"	 <b>TYPE 4 - BULL BAY</b> Magnolia grandiflora
<b>TYPE 5 - CAMELLIA JAPONICA</b>	<b>TYPE 6 - AZALEA ALINE</b>	<b>TYPE 7 - CHERRY TREE</b> Prunus 'Accolade'	

**LETTERBOX**

- Six Box Design letterbox on front boundary fence with Street number and unit lettering



**FENCE DETAIL**  
SCALE 1:50

**BROOKSFIELD**  
LIVING

PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
34 Hendon Street  
St Albans  
Christchurch

DRAWING NO. REVISION

**A003** **A**

DRAWING NO.  
**LANDSCAPING PLAN**





**1. GROUND FLOOR PLAN**  
SCALE 1:75

**LEGEND - WALLS**

- 90mm Timber Framed wall (external wall)  
 - 10mm GIB Board internal lining  
 - 20mm drained cavity  
 - James Hardie Linea weatherboard
- 90mm Timber Framed wall (internal wall)  
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120b Intertency System installed to manufacturers specifications  
 Refer to FINISHES PLAN for wall lining specification.

**BROOKSFIELD**  
LIVING

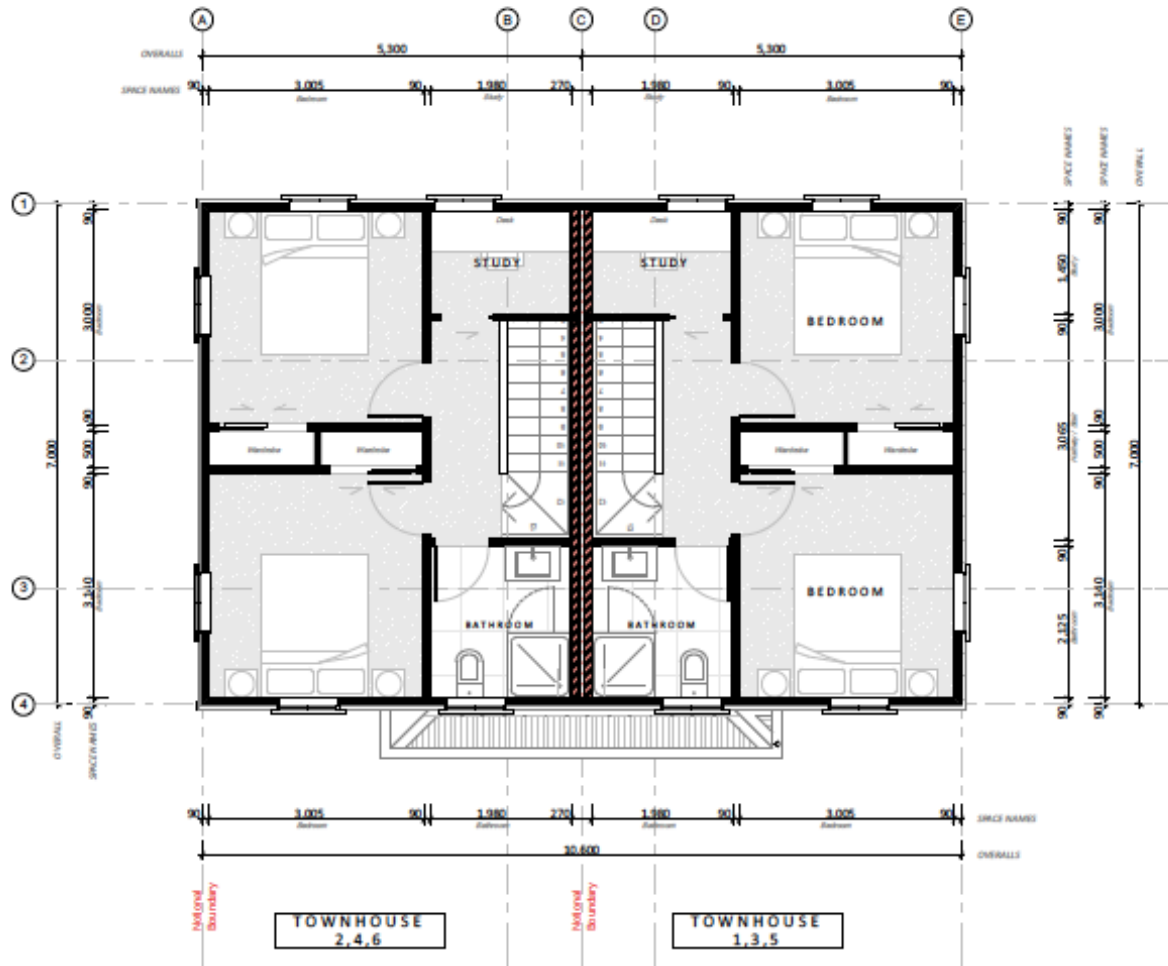
PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

DRAWING NO. REVISION

**A100** **A**

DRAWING NO.  
**GROUND FLOOR PLAN**



**2. FIRST FLOOR PLAN**  
SCALE 1:75

**LEGEND - WALLS**

- 

90mm Timber Framed wall (external wall)  
 - 10mm GIB Board internal lining  
 - 20mm drained cavity  
 - James Hardie Linea weatherboard
- 

90mm Timber Framed wall (internal wall)  
 - 10mm GIB Board internal lining both sides
- 

Resene Constructions Systems INTA120b Intertenancy System installed to manufacturers specifications  
 Refer to FINISHES PLAN for wall lining specification.

**BROOKSFIELD**  
LIVING

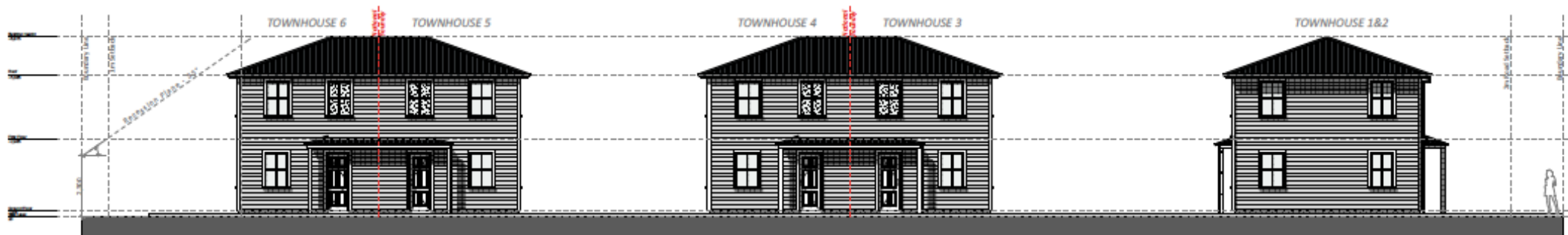
PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

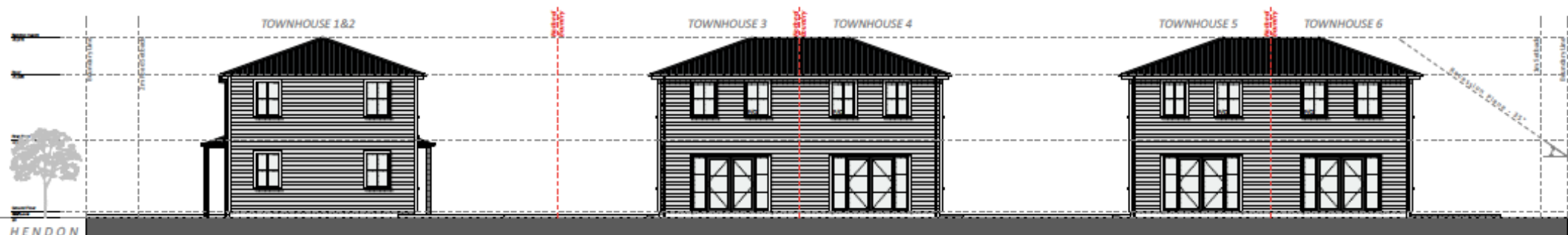
DRAWING NO. REVISION

**A101** **A**

DRAWING NO.  
**FIRST FLOOR PLAN**



**E03 ELEVATION EAST**  
SCALE 1:150



**E01 ELEVATION WEST**  
SCALE 1:150

HENDON STREET

**LEGEND**

**Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay  
- Colour to be selected by Brookfield Living.

**Horizontal Weatherboard**  
15mm Magnum Board Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.  
- Colour to be 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

**BROOKFIELD**  
LIVING

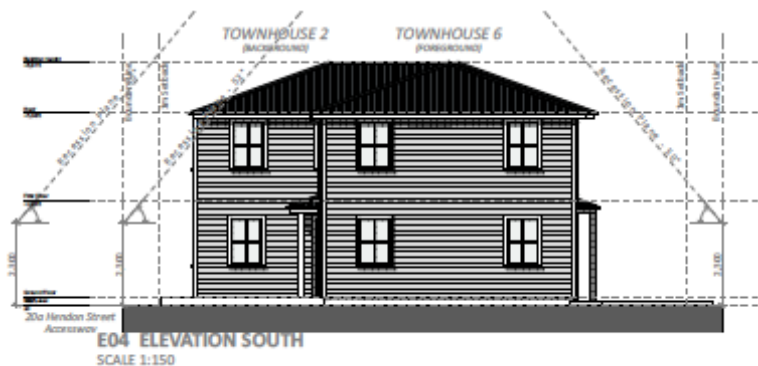
PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

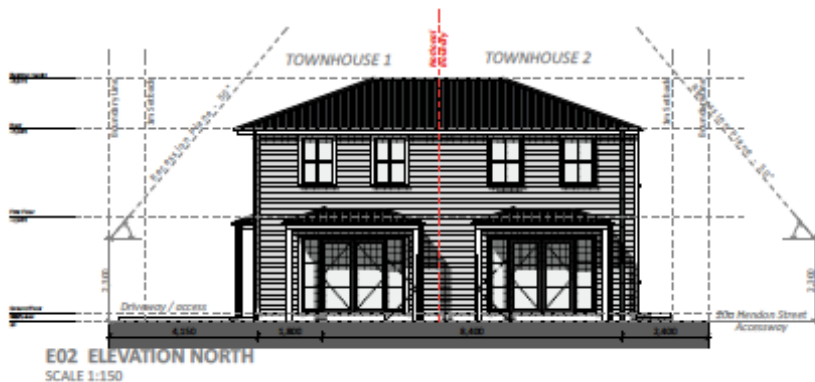
DRAWING NO. REVISION

**A200** **A**

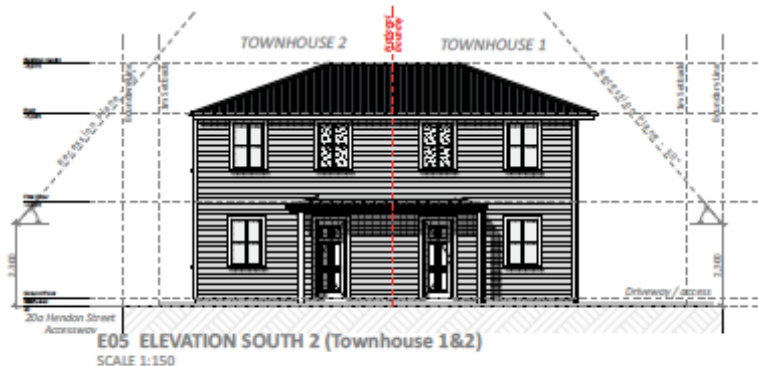
DRAWING NO.  
**SITE ELEVATIONS**



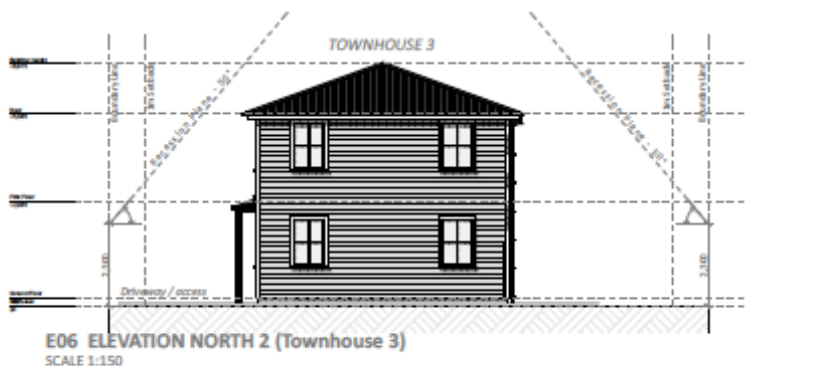
E04 ELEVATION SOUTH  
SCALE 1:150



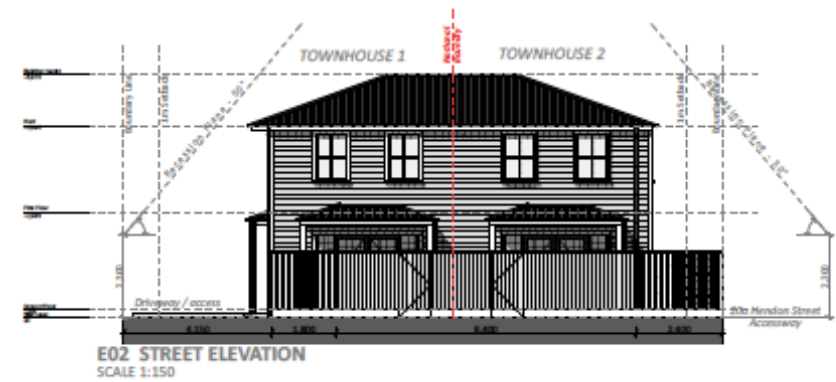
E02 ELEVATION NORTH  
SCALE 1:150



E05 ELEVATION SOUTH 2 (Townhouse 1&2)  
SCALE 1:150






E06 ELEVATION NORTH 2 (Townhouse 3)  
SCALE 1:150



E02 STREET ELEVATION  
SCALE 1:150

**LEGEND**

-  **Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay  
- Colour to be selected by Brooksfield Living.
  -  **Horizontal Weatherboard**  
15mm Magnum Board Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.  
- Colour to be selected by Brooksfield 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**  
LIVING

PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.  
SITE ELEVATIONS





Street View 1 - Render



Rear Townhouse View - Render



Street View 2 - Render

---

# BROOKSFIELD

LIVING

---

PROJECT NAME  
Hendon Street Townhouses

PROJECT ADDRESS  
24 Hendon Street  
St Albans  
Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.  
3D IMAGES



# your rental assessment

1-6/24 Hendon Street, St Albans

11 Nov 2020

Thank you for the opportunity to provide a rental assessment on the property situated at **1-6/24 Hendon Street, St Albans**.

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 **\$440 - \$470** 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**

Business Development Manager

M 027 217 1273 | P 03 930 1323

E [megan.looyer@harcourts.co.nz](mailto:megan.looyer@harcourts.co.nz)

W [grenadierrentshop.co.nz](http://grenadierrentshop.co.nz)

Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

**BROOKSFIELD**  
LIVING

**Harcourts** Grenadier Rent Shop

# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2 + Study	1.5	1 Carpark	72m2	193m2	\$509,000.00
House 2	2 + Study	1.5	1 Carpark	72m2	115m2	\$515,000.00
House 3	2 + Study	1.5	1 Carpark	72m2	147m2	\$509,000.00
House 4	2 + Study	1.5	1 Carpark	72m2	147m2	\$509,000.00
House 5	2 + Study	1.5	1 Carpark	72m2	147m2	\$509,000.00
House 6	2 + Study	1.5	1 Carpark	72m2	188m2	\$519,000.00

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

