

24 MARCROFT STREET

Woolston, Christchurch

4 Heritage inspired townhouses



BROOKSFIELD

027 283 2004 | 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 are on a mission to breathe new life into Christchurch suburbs from stunning modern designs to our unique heritage style townhouses.

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.

“Our homes cover all styles of living, but they’re all linked by a common theme: bright, light-filled spaces, great, practical liveability, and stylish contemporary appeal.”

– Vincent Holloway, Brooksfield’s director

THE BROOKSFIELD DIFFERENCE

Brooksfield

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 individual lifestyles. Inside every Brooksfield home you’ll find stone benchtops, tiled bathrooms, low-VOC paints as well as wool carpets and insulation 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 24 Devon Street



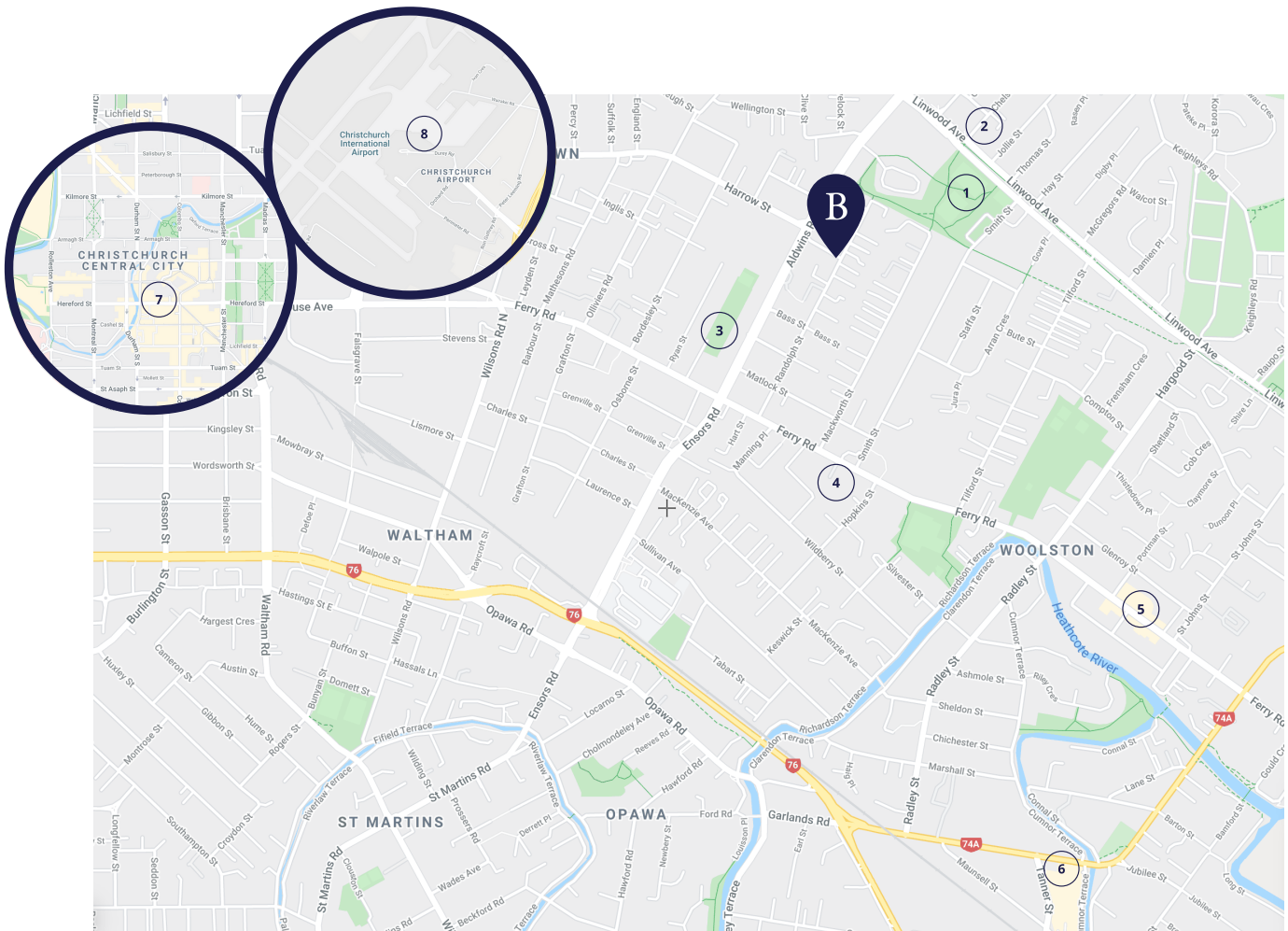
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LOCATION

24 Marcroft Street

These Brookfields heritage inspired homes are located in the established suburb of Woolston. Situated just a stones throw from the city centre and a short drive to the beach, below are some of our favourite spots close to your next home or investment property.



- 1 Linwood Park & Community Pools - 450m
- 2 Eastgate Shopping Centre - 850m
- 3 Edmonds Park - 1km
- 4 Te Waka Unua School - 1.1km
- 5 Woolston Village - 2km
- 6 The Tannery - 2.9km
- 7 Christchurch Central City - 3.6km
- 8 Christchurch International Airport - 13.9km (20 min)

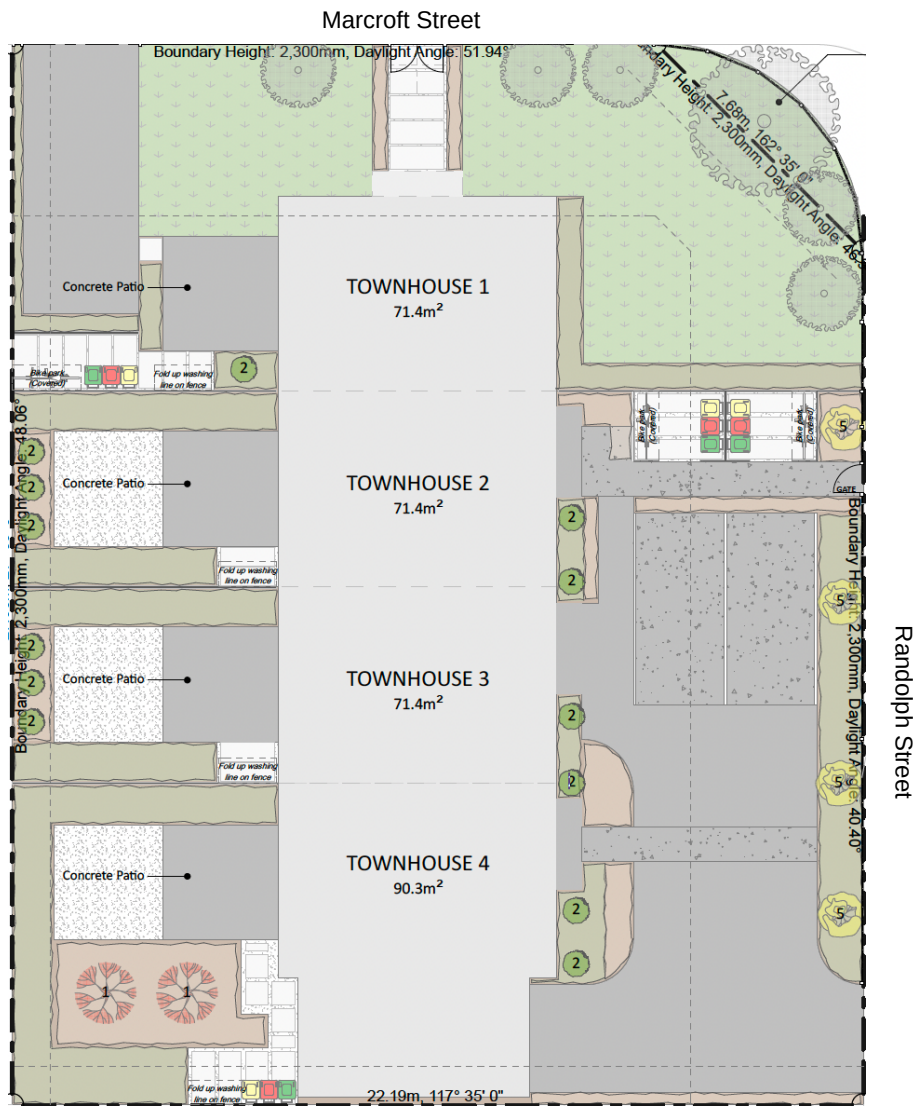
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LAYOUT

24 Marcroft Street

These 4 homes are thoughtfully laid out and designed with ample space and North West facing living areas well positioned to capture afternoon and evening sun. Each home features excellent outdoor living areas with landscaped patios. These homes come with established planting that includes native flora to attract birds and enhance street appeal.



PLANT LEGEND



TYPE 1 - CHERRY BLOSSOM TREE
"Prunus 'Accolade'"



TYPE 2 - CONIFER
"Thuja occidentalis 'Pyramidalis'"



TYPE 3 - NATIVE GROUND COVER MIX
"Proctor azalea, Akaroa grass, Jasmine, etc."



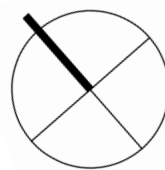
TYPE 4 - CHERRY LAUREL
"Prunus laurocerasus"



TYPE 5 - KOWHAI TREE
"Sophora microphylla"



TYPE 6 - MAGNOLIA TREE
"Magnolia campbellii"

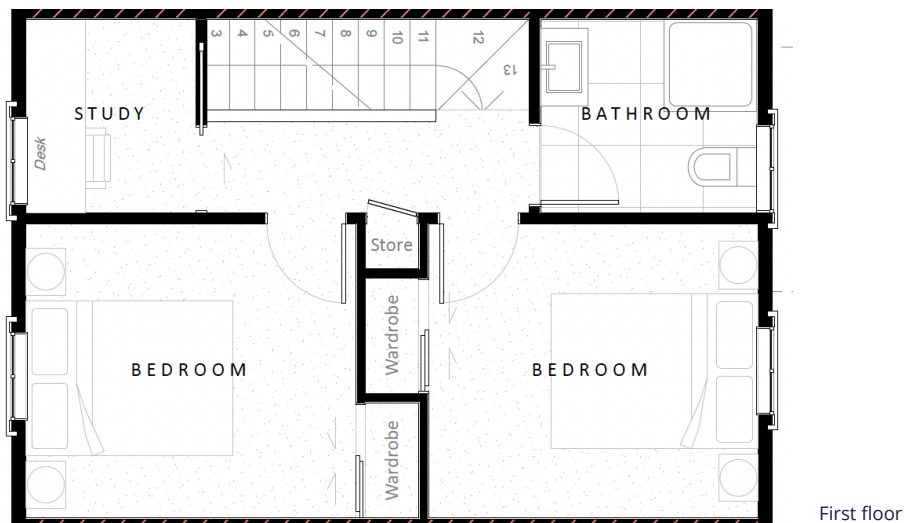
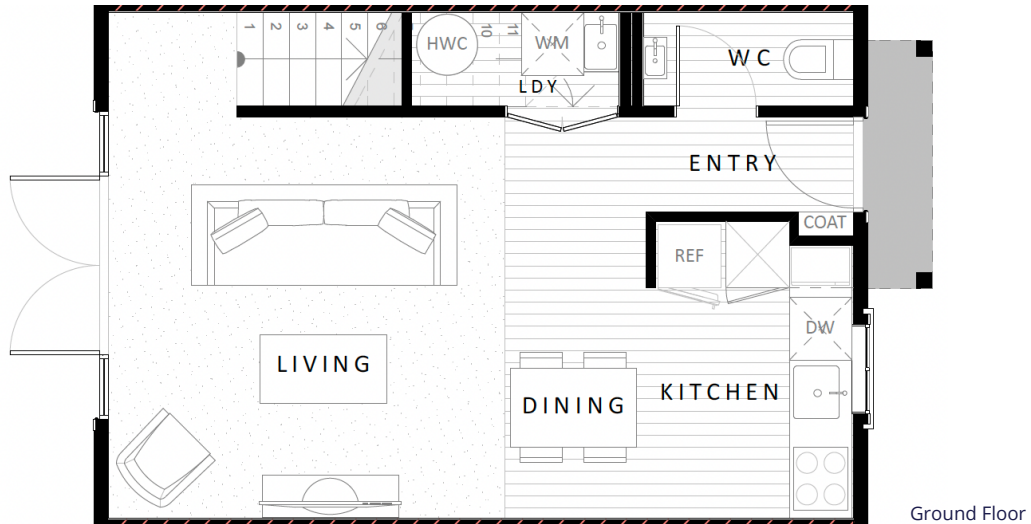


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FLOOR PLANS - HOUSES 1 - 3

24 Marcroft Street



Homes one, two and three are heritage inspired homes which feature well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen and large dining space which flows in to the large living area. The living room opens out to a sunny and secure outdoor living area, while a guest toilet is tucked away behind the kitchen. Upstairs is two generous bedrooms each with double wardrobes, a full tiled bathroom and separate study room.

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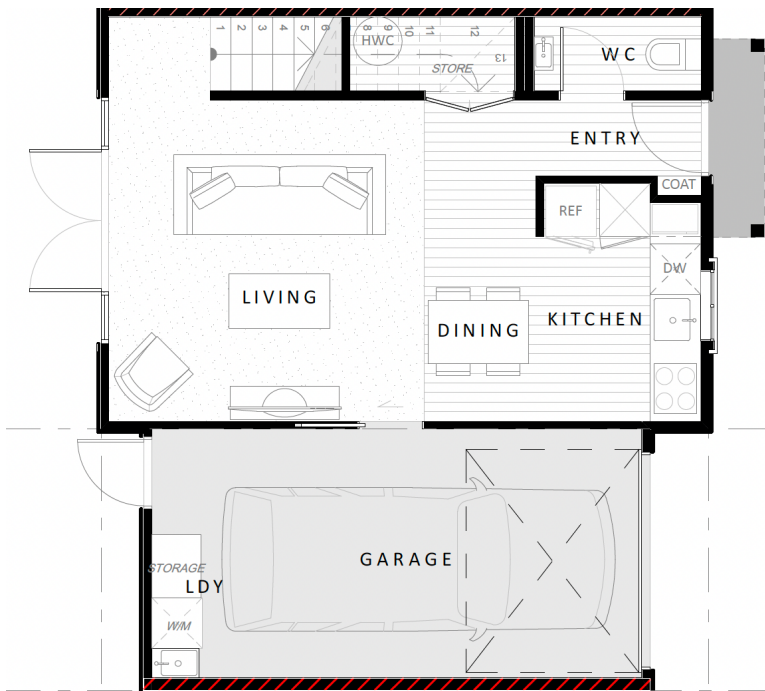
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FLOOR PLAN - HOUSE 4

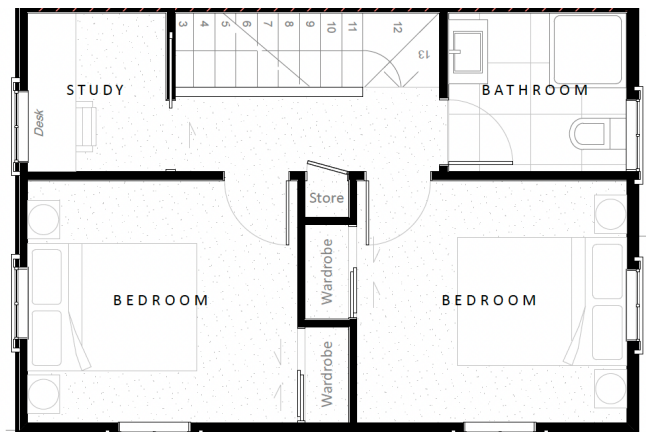
24 Marcroft Street



Ground floor



First floor



House four is a heritage inspired home which features well thought out spaces designed to compliment today's modern lifestyle. Downstairs you will find a well appointed kitchen and large dining space which flows in to the large living area as well as a guest toilet. The living room opens out to a sunny and secure outdoor living area which is well positioned to capture afternoon and evening sun. Upstairs is two generous bedrooms each with double wardrobes a full tiled bathroom and separate study room. House four is completed by a single car garage which incorporates the laundry.

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DESIGN

Brookfield Heritage Style

These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a heritage theme and neutral palette allowing you to add your own personal touches with ease. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC earth friendly paint, tiled hard flooring, wool carpets and wool insulation as standard.

COLOURS AND SPECIFICATIONS

Exterior



Cladding - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2 keyless entry

Interior



Walls - Clover Honey Low-VOC Paint



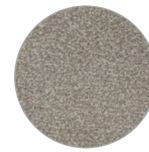
Skirtings, ceilings & doors - Quarter Clover Honey Low-VOC Paint



Bathroom Wall Tile



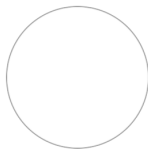
Entrance Floor Tile



Carpet - 100% NZ Wool



Bathroom Floor Tile



Kitchen Cabinets - French Country White



Kitchen Bench - Stone - Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all living areas



Venetian Blinds - White - Bedrooms



Wool Insulation

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PLUMBING AND 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

Electrical



Heated towel rail - 400x600 Elan 20R



Mirror - round mirror with demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



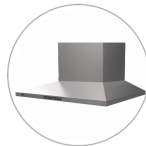
Bathroom heater - Serene 2068 heater

APPLIANCES

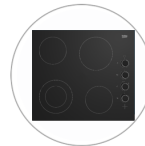
Appliances



Oven - Beko Single Built in Oven



Rangehood - Beko Canopy Ranfgehood



Cook Top - Beko 4 zone Ceramic Cooktop



Dishwasher - Fisher & Paykel Single Dishwasher



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

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RENTAL APPRAISAL

House 4 - 24 Marcroft Street, Woolston

16 February 2022



Features

- Modern fixtures & appliances
- Neutral colours
- Fully landscaped
- Set out over 2 levels
- Single car garage

Thank you for the opportunity to provide a rental assessment on the upcoming homes planned for development at 24 Marcroft Street.

After viewing the information supplied including plans and renders, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between **\$460 - \$480** per-week for an unfurnished, long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

A handwritten signature in black ink that reads 'Sue Banks'.

Sue Banks
Senior Property Manager
Brooksfield Property Management
Phone: 021 257 7882
Email: sue@brooksfield.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brooksfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

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— PROPERTY MANAGEMENT —

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RENTAL APPRAISAL

Houses 1 - 3
24 Marcroft Street, Woolston

16 February 2022



Features

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- Neutral colours
- Fully landscaped
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- Single car park

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Please don't hesitate to make contact if you have any questions about the rent appraisal.

Thanks,

Sue Banks
Senior Property Manager
Brookfield Property Management
Phone: 021 257 7882
Email: sue@brookfield.co.nz

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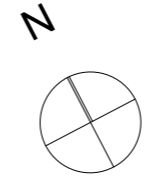
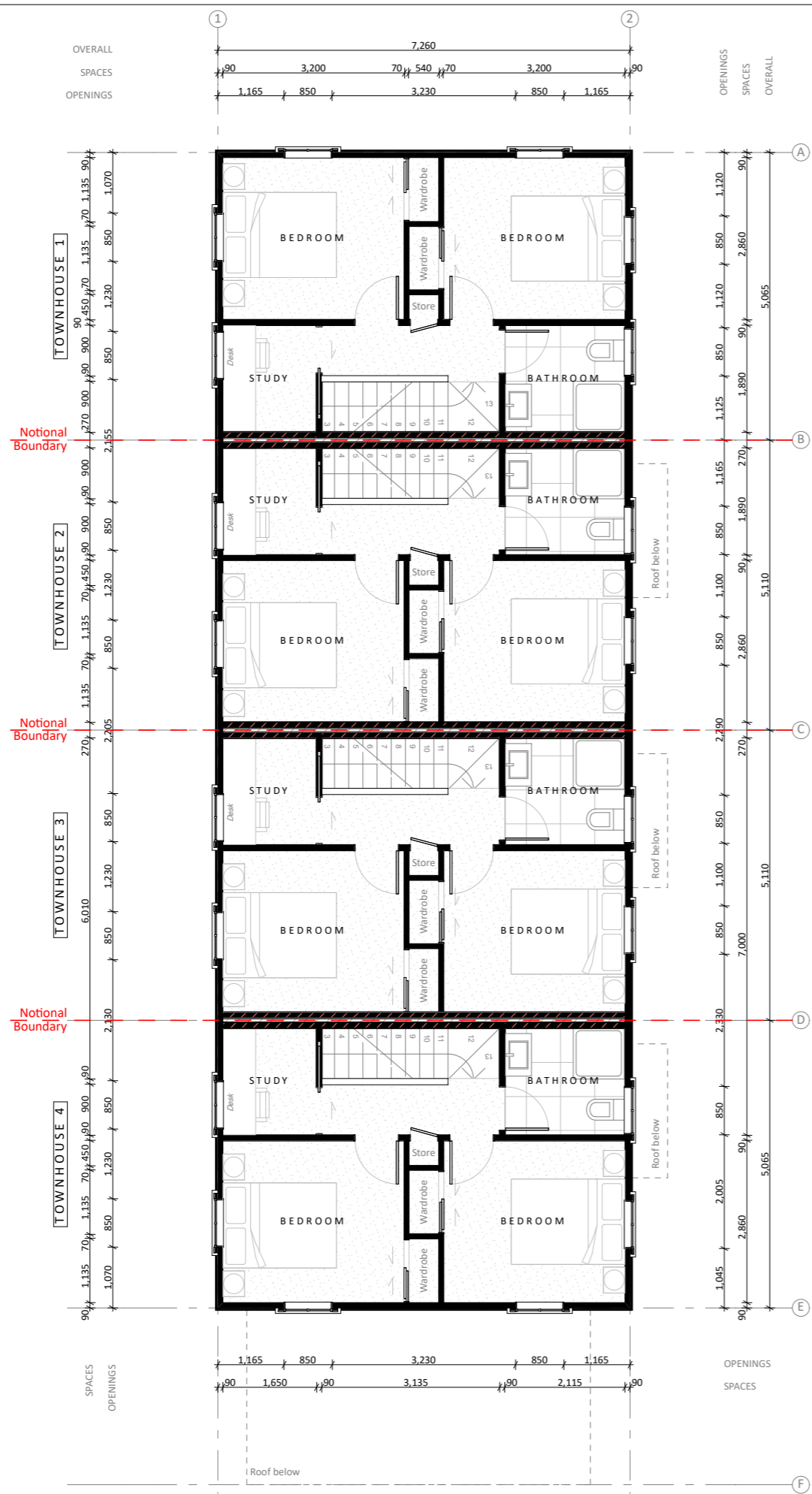
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LEGEND - WALLS

-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity, cavity battens @ 450mm vertical crs, dwangs @ 450mm crs
- James Hardie Linea cladding
-  90mm Timber Framed wall (internal wall)
- 10mm GIB Board internal lining both sides
-  140mm 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.

2. FIRST FLOOR PLAN
SCALE 1:100

BROOKSFIELD
— TOWNHOUSES —

PROJECT NAME
Marcroft Street Townhouses

PROJECT ADDRESS
24 Marcroft Street
Waltham
Christchurch

DRAWING NO. REVISION

A101 **A**

DRAWING NO.
FIRST FLOOR PLANS

RENDERS

24 Marcroft Street



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PRICE LIST

24 Marcroft Street

UNIT NUMBER	BEDROOMS	BATHROOMS	CAR PARKS	SIZE	PRICE
Unit 1	2	1.5	1	71m ²	\$649,000
Unit 2	2	1.5	1	71m ²	\$639,000
Unit 3	2	1.5	1	71m ²	\$639,000
Unit 4	2	1.5	1 car garage	90m ²	\$649,000

Estimated start

Estimated completion

Title type

August 2022

February 2023

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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