

BROOKSFIELD

266 Kilmore Street, Central City

Eight Colonial Terrace Homes

- Located in the Heart of the Central City



Renders








Bedroom – Please note, this is an artist impression and contains upgraded spec

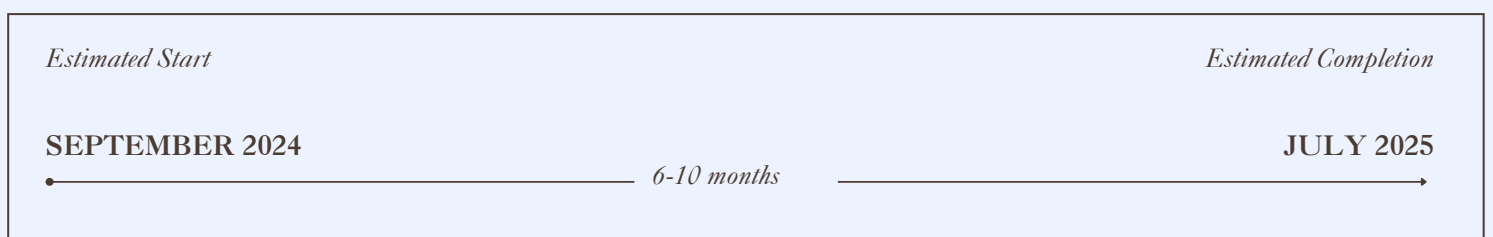
General Information

266 Kilmore Street is another exceptional display of our Colonial Homes.

Price List

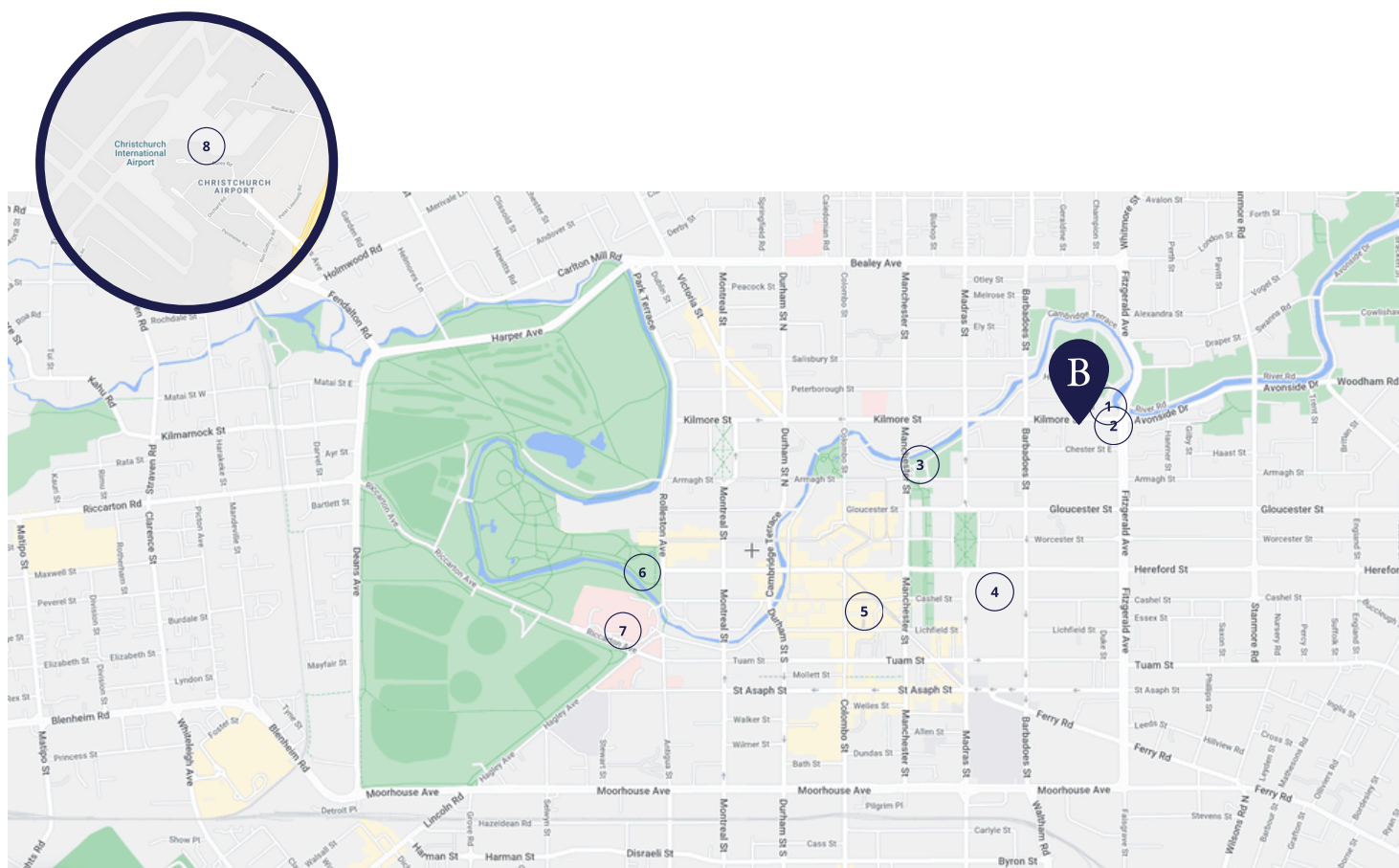
	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	3	2	Carpark	91	\$825,000
Cottage 2	3	2	Carpark	91	\$819,000
Cottage 3	3	2	Carpark	91	\$819,000
Cottage 4	3	2	Carpark	91	\$819,000
Cottage 5	3	2	Carpark	91	\$819,000
Cottage 6	3	2	Carpark	91	\$819,000
Cottage 7	3	2	Carpark	91	\$819,000
Cottage 8	3	2	Carpark	91	\$825,000

Build time



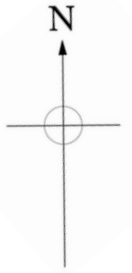
Location

266 Kilmore Street is another exceptional display, of our Colonial Homes designed in London by renowned Ben Pentreath Architects. Located in the heart of the central city, many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home or investment property.



- ① Little Poms Bar and Cafe - 130m
 - ② Flow Yoga - 240m
 - ③ Child Sister 1.4km
 - ④ Te Kaha (Future Stadium) - 1.4km
- ⑤ Christchurch CBD - 1.6km
 - ⑥ Hagley Park & Botanic Gardens - 2.2km
 - ⑦ Christchurch Hospital - 2.3km
 - ⑧ Christchurch International Airport - 11km (20min)

Landscaping



KILMORE STREET



KEY

- ① Exposed aggregate driveway with bands of coloured concrete
- ② Coloured concrete patio
- ③ Coloured concrete path
- ④ Selected chip utility area

- Proposed Standard
- Proposed Tree
- Garden Bed
- Evergreen Hedge
- Selected Chip
- Coloured Cut Concrete
- Exposed Aggregate Concrete
- Selected Hardwood Decking
- Picket Fencing - 1000mm high and painted white
- Mid Spec Fencing - 1800mm high dressed palings with cap (2)
- Low Spec Fencing - 1800mm high rough sawn palings, no cap
- Step Location
- Pedestrian gate
- Fold-out Clothesline (1200mm x 680mm shown)
- Covered bike storage (2000mm x 680mm shown)

LOT SIZES

- House 1 - 118.4m²
- House 2 - 81.9m²
- House 3 - 81.7m²
- House 4 - 81.5m²
- House 5 - 81.4m²

- House 6 - 81.2m²
- House 7 - 81m²
- House 8 - 80.8m²

East & West Elevations

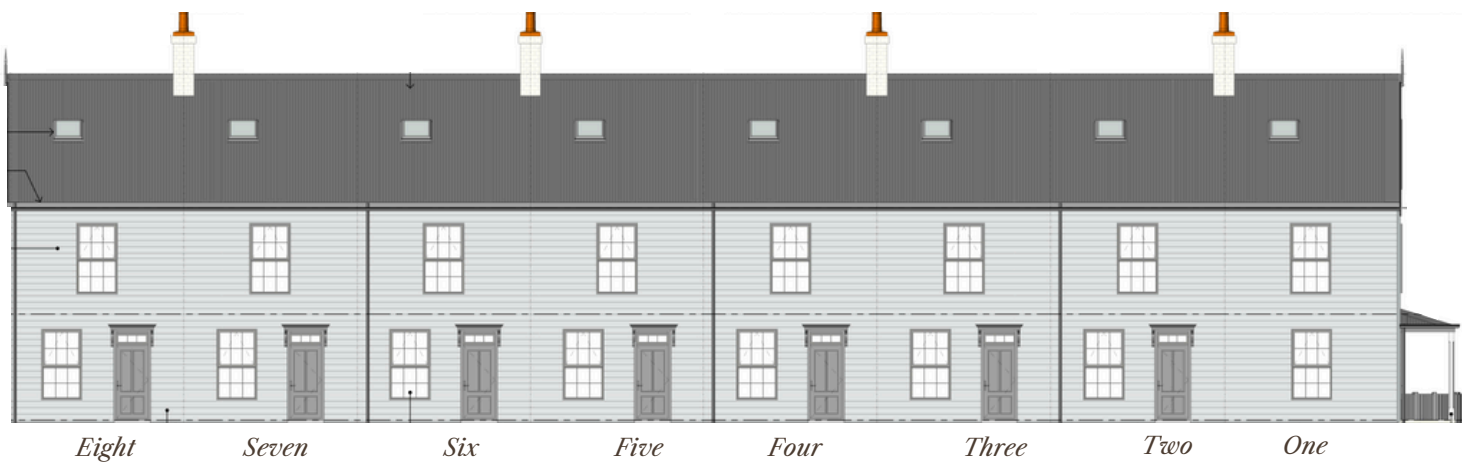
Ground Floor Stud Height of 2.55m

First Floor Stud Height of 2.55m

Attic Floor Stud of 2.4 (coved)



WEST ELEVATION



EAST ELEVATION

North & South Elevations

Ground Floor Stud Height of 2.55m

First Floor Stud Height of 2.55m

Attic Floor Stud of 2.4 (coved)

Cottage Eight







SOUTH ELEVATION

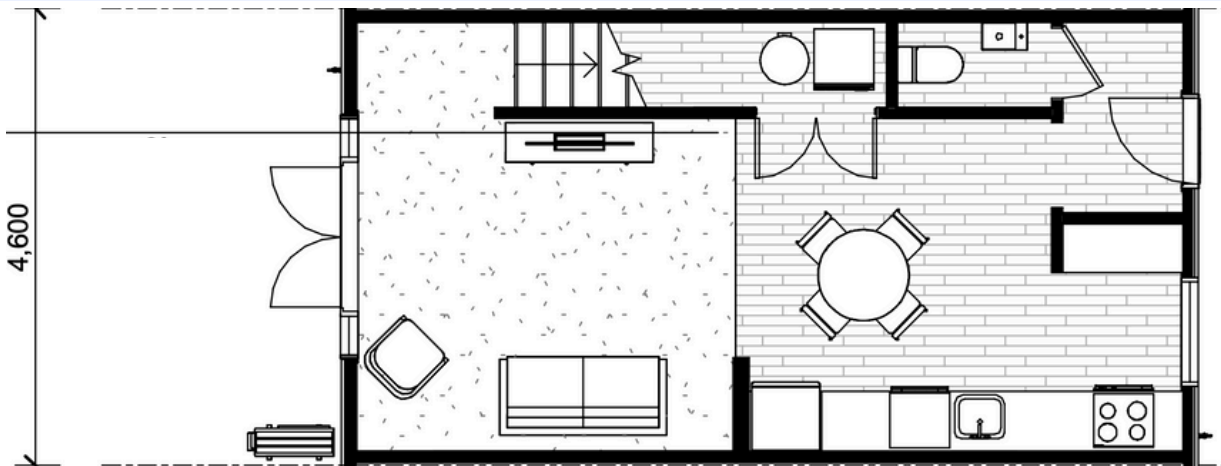
Cottage One



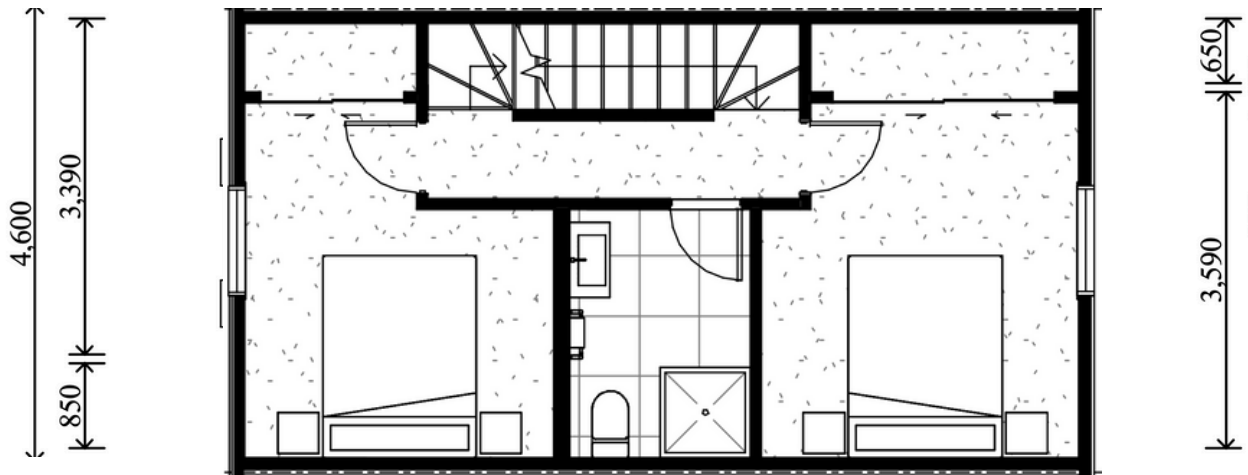
NORTH ELEVATION

Floor Plans – Cottage 2 - 7

-  3
-  2
-  Carpark
-  91sqm



GROUND FLOOR







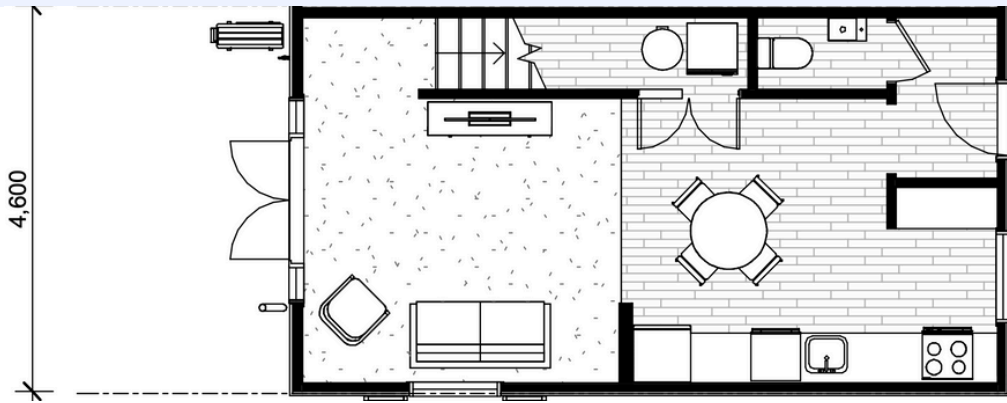
FIRST FLOOR



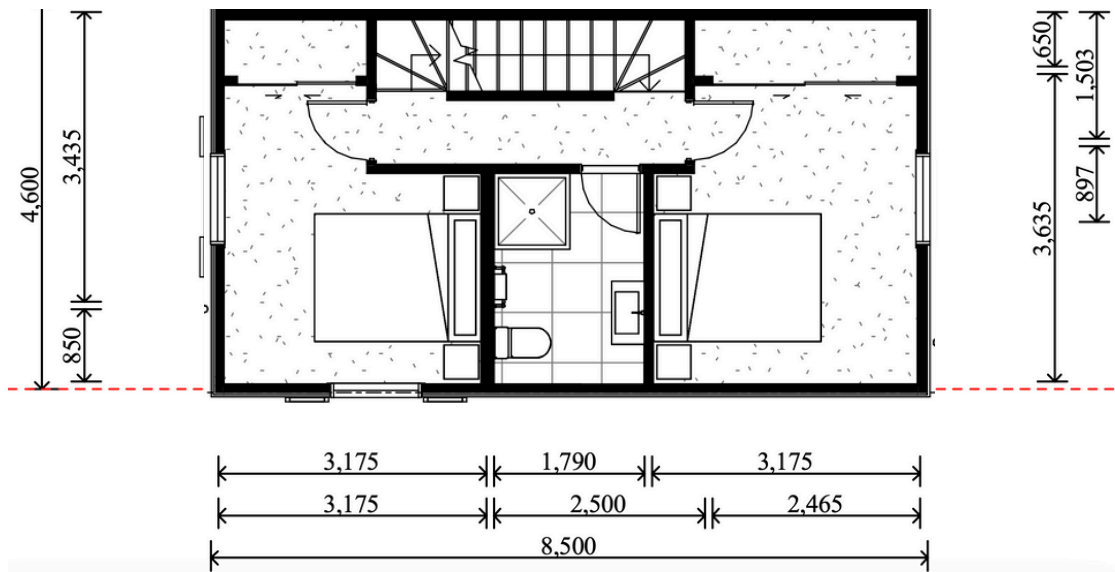
ATTIC FLOOR

Floor Plans – Cottage 8

-  3
-  2
-  Carpark
-  91sqm



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

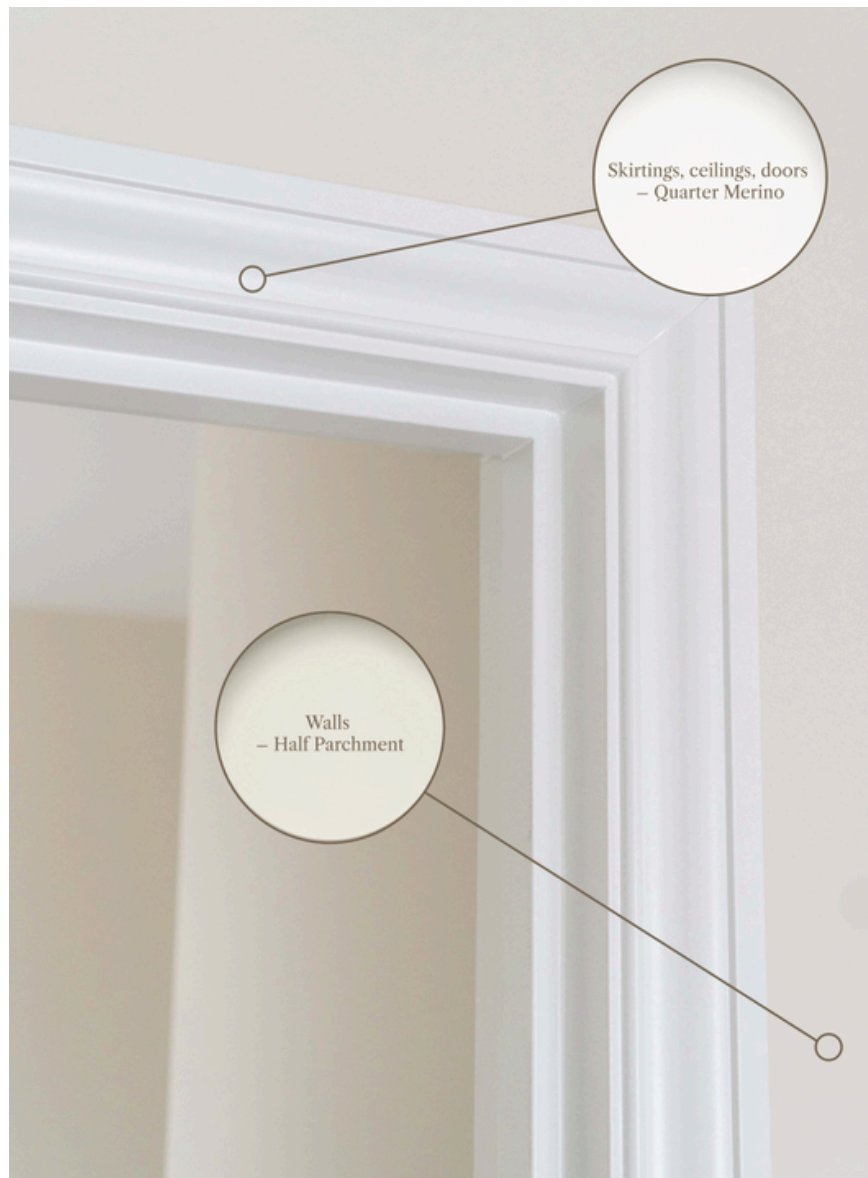
Standard Interior Spec

It's all in the details

These homes are the latest in our series of 'Colonial Homes'. 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.



Skirtings, ceilings, doors
– Quarter Merino

Walls
– Half Parchment

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 - Fisher & Paykel Single Drawer DD60ST4NX9
Range Hood - Applco Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

Garage

Fully Carpeted

Upgrade Options



Oak Flooring Upgrade

- Colorado Oak
- Congo Oak
- Riverside Oak



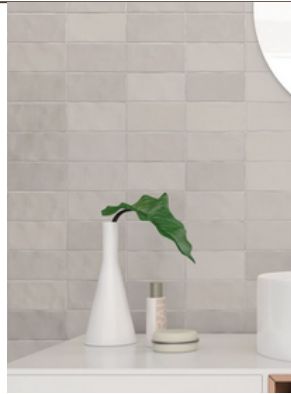
Door Handle Unlacquered Brass
Iver Sarlat Levers On Plain Shouldered Long Plate



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
1. Standard: Versailles Cup & Knobs
2. 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

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 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.

The solar power system installed in Brookfields 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
Trina Vertex S 415watt all black	25 years
Enphase IQ7A Microinverter	10 years





Your Rental Appraisal

21 March 2024



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1

ADDRESS: Homes 1 - 8, 266 Kilmore Street, Central City

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 **\$660 - \$690 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

Ohana Property Offer

Property location:

266 Kilmore (3 Bed, 2 Bath, Carpark)

\$235

Average Nightly Rate

\$325-\$400

Peak Season and Public Holidays

\$275

Weekend Rate

80-88%

Estimated Occupancy

Conservative Estimates

\$1,380

Gross Weekly Estimate (at 80% occupancy)

\$70,971

Gross Yearly Estimate (at 80% occupancy)

Compensation

15%

Management Fee + \$95 compensation for Ring security, Amazon Music, Coffee, Consumables and Cleaning Products.

\$30-\$40

Linen Hire Fee Per stay

Property listed on

Ohana  



About Brooksfeld 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, Brooksfeld 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 Brooksfeld 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 Brooksfeld 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.





BROOKSFIELD

 0800 548 454

 www.brooksfield.co.nz

 vinny@brooksfield.co.nz