

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*

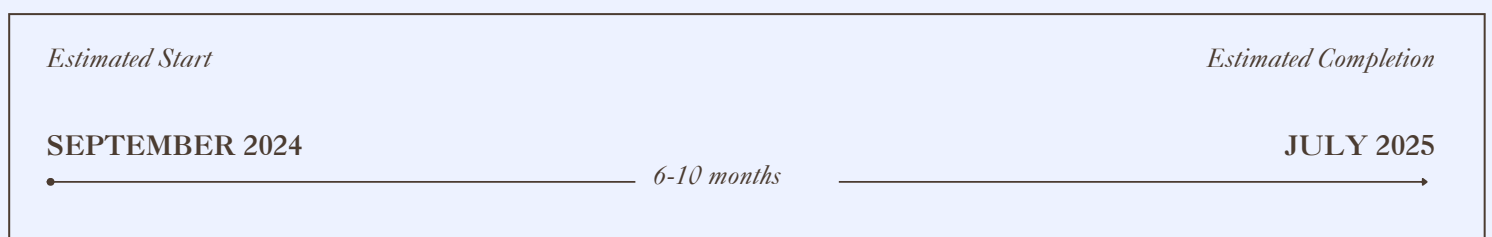
*General Information*

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

*Price List*

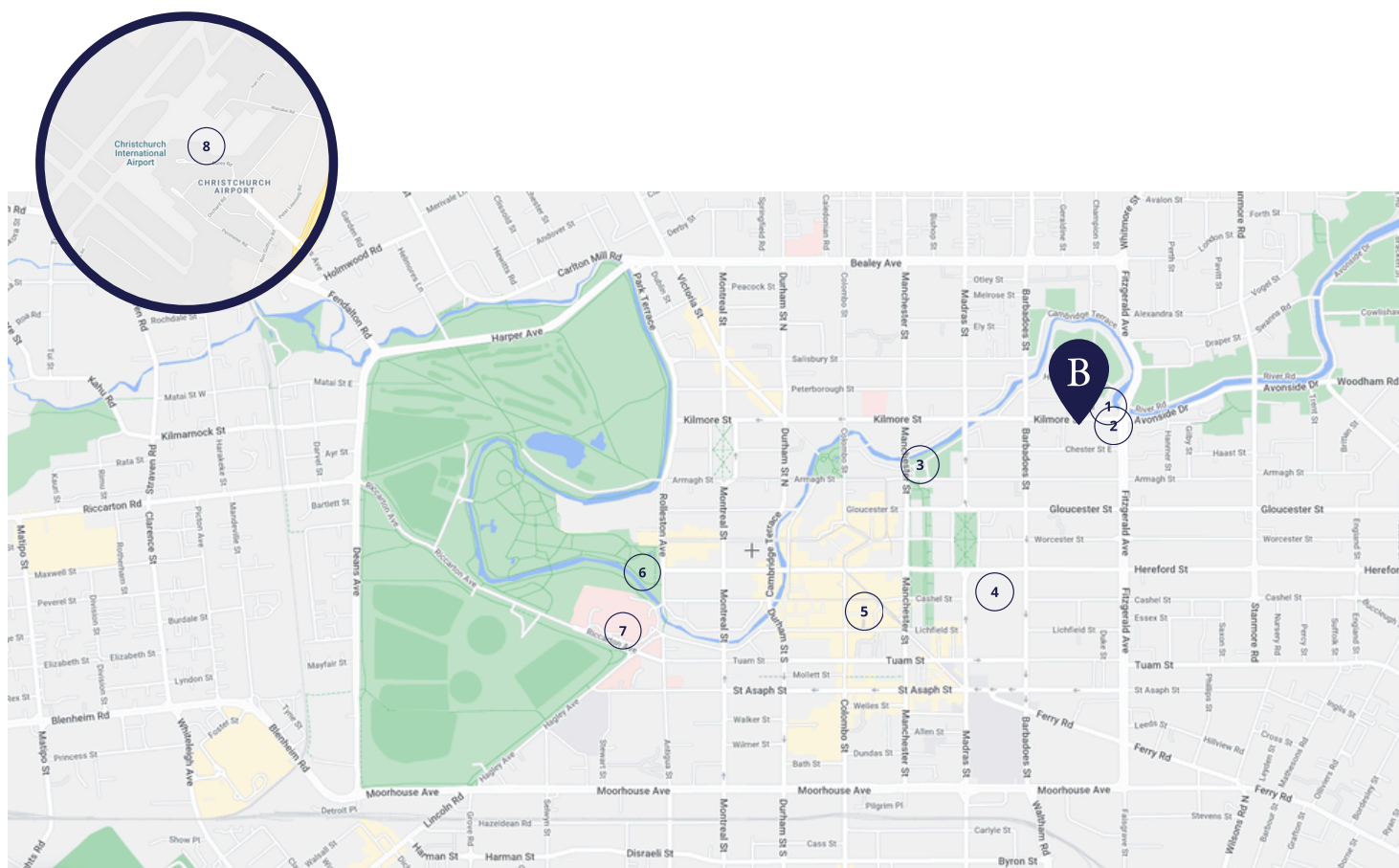
	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Cottage 1	3	2	Carpark	91	\$825,000
Cottage 2	3	2	Carpark	91	\$799,000
Cottage 3	3	2	Carpark	91	\$799,000
Cottage 4	3	2	Carpark	91	\$799,000
Cottage 5	3	2	Carpark	91	\$799,000
Cottage 6	3	2	Carpark	91	\$799,000
Cottage 7	3	2	Carpark	91	\$799,000
Cottage 8	3	2	Carpark	91	\$825,000

*Build time*



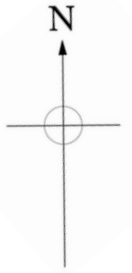
# Location

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
- 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 - 118.4m<sup>2</sup>
- House 2 - 81.9m<sup>2</sup>
- House 3 - 81.7m<sup>2</sup>
- House 4 - 81.5m<sup>2</sup>
- House 5 - 81.4m<sup>2</sup>

- House 6 - 81.2m<sup>2</sup>
- House 7 - 81m<sup>2</sup>
- House 8 - 80.8m<sup>2</sup>

# East & West Elevations

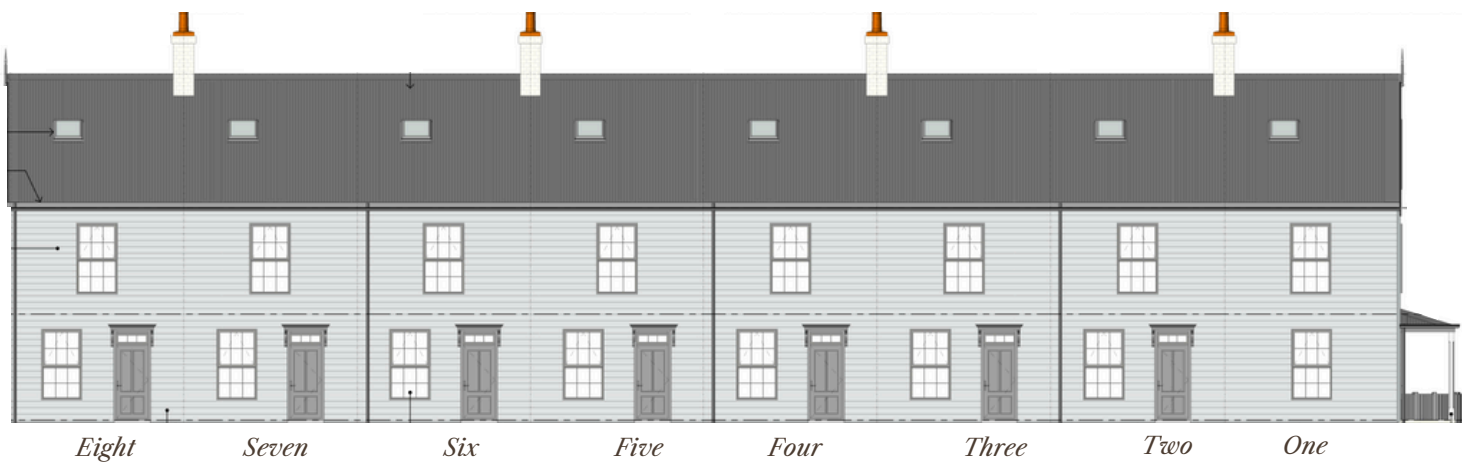
*Ground Floor Stud Height of 2.55m*

*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

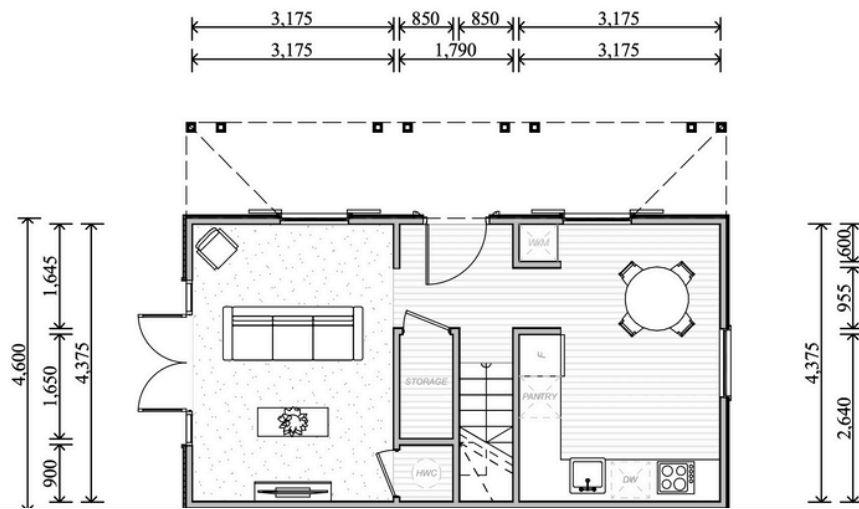
*Cottage One*



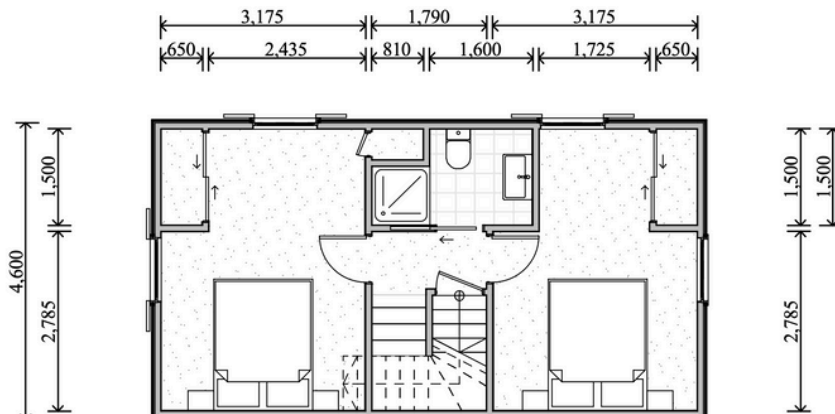
NORTH ELEVATION

# Floor Plans – Cottage 1

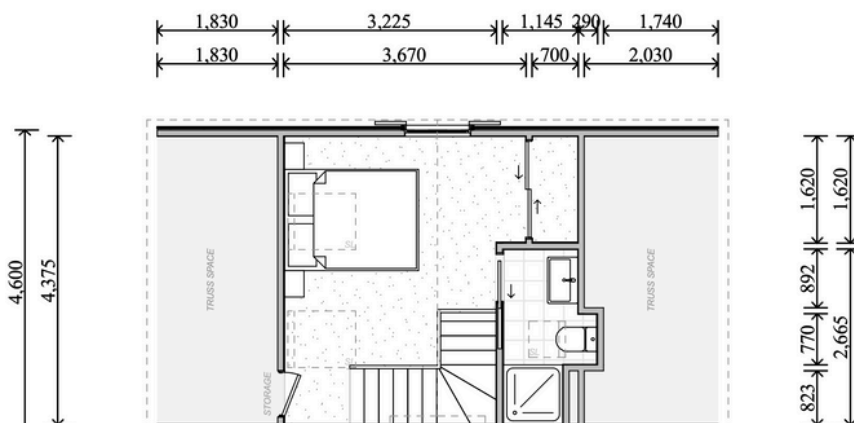
-   
3
-   
2
-   
Carpark
-   
91sqm



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR



# Floor Plans – Cottage 2 - 7



3



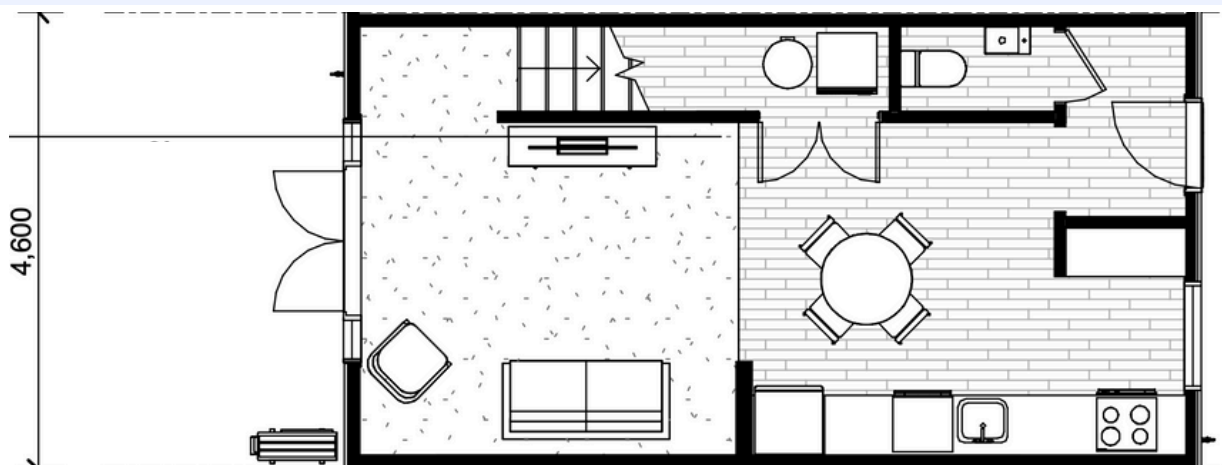
2



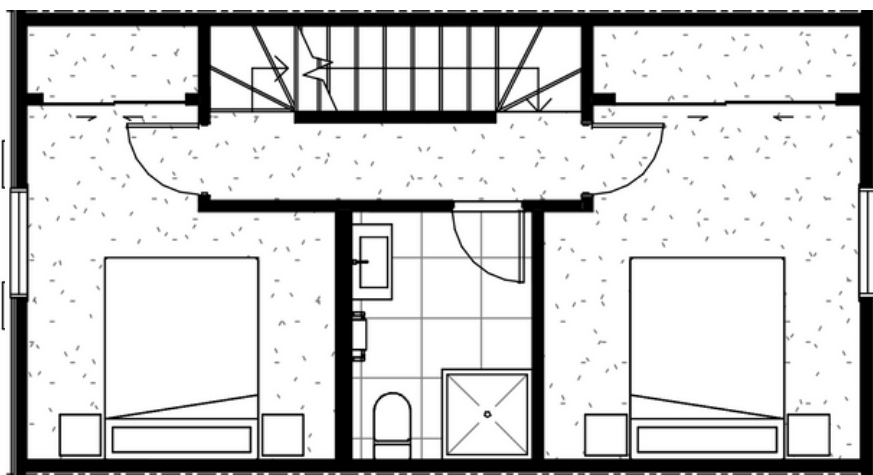
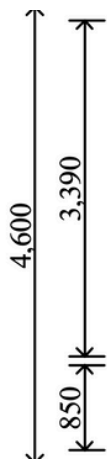
Carpark



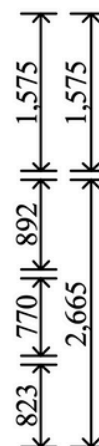
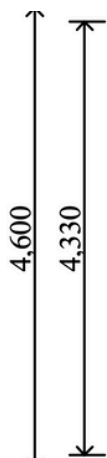
91sqm



GROUND FLOOR







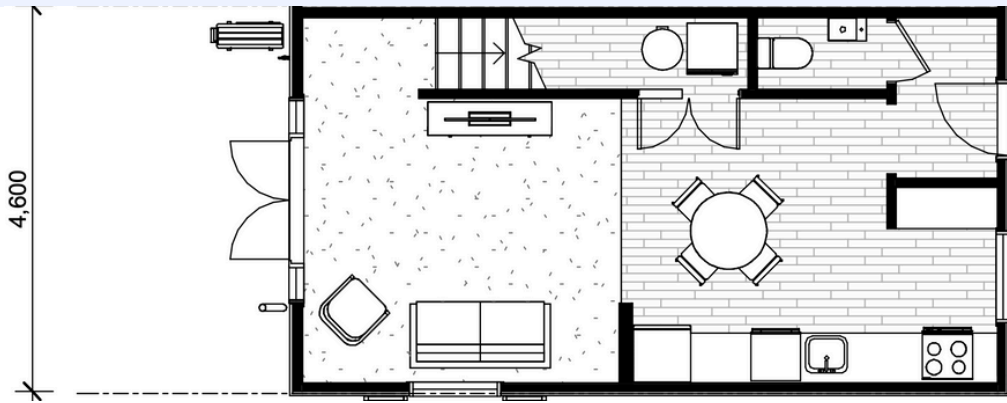
FIRST FLOOR



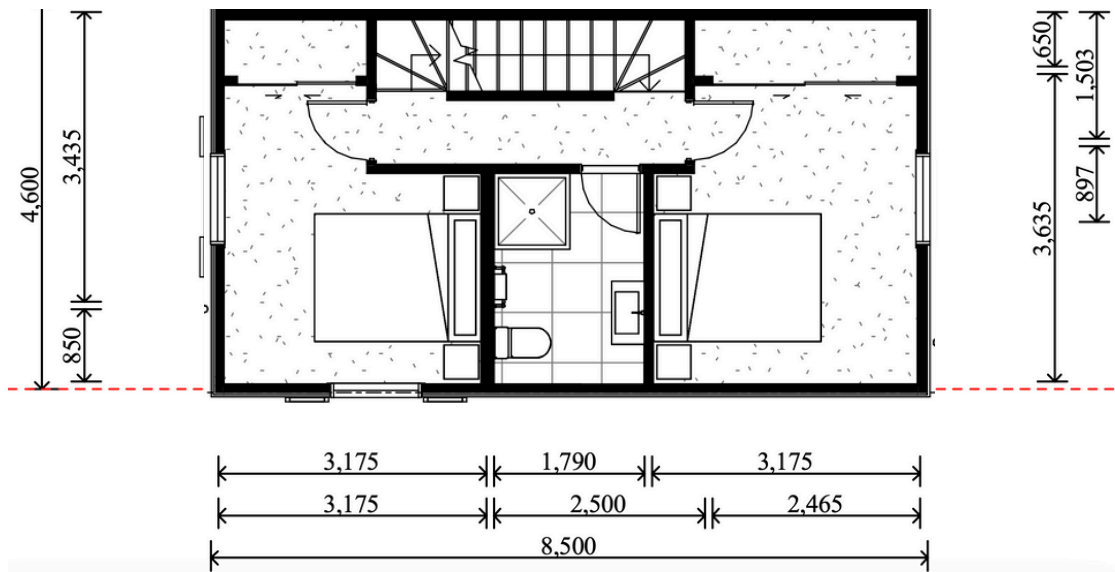
ATTIC FLOOR

# Floor Plans – Cottage 8

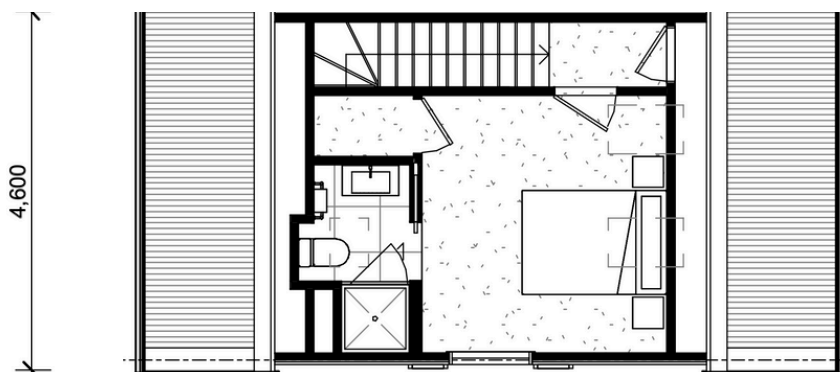
-  3
-  2
-  Carpark
-  91sqm



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

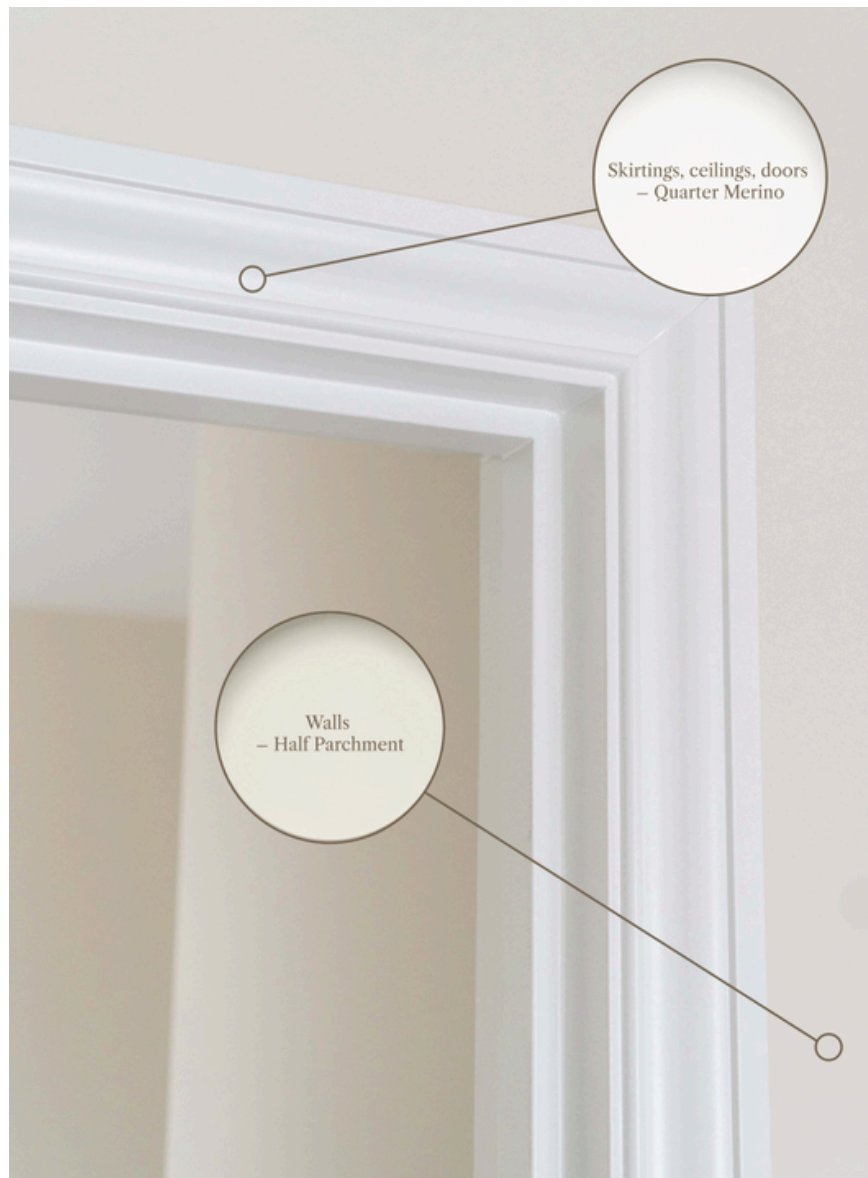
# Standard Interior Spec

## 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



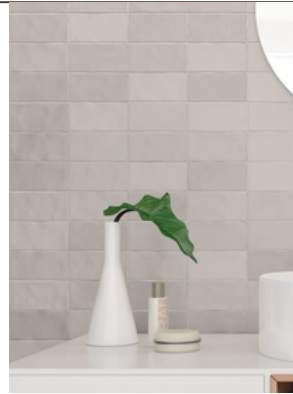
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



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

*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.

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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



3



2



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



# RENTAL APPRAISAL.

**Date:** 8 October 2024

**Prepared for:** Brookfields

Thank you for requesting a rental assessment for: Cottage 1-8, 266 Kilmore Street, City Centre

In the last year, our office, Harcourts AssetManagers, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this property to rent between \$680 and \$720 per week (unfurnished).



**Prepared by:** Kelly Johnston  
Business Development Manager  
M 0274 838 113  
Kelly@assetmanagers.co.nz

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of our tenants paid their rent on time  
100% of our homes were occupied

September 2024 statistics

## Your Business Development Team



Steven Loveridge



Jen Neil



Kelly Johnston



Rosa Ellis

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

## 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

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