

BROOKSFIELD

# 274 Selwyn Street, Spreydon

*Four Colonial Revival Homes*





*Renders*



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








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

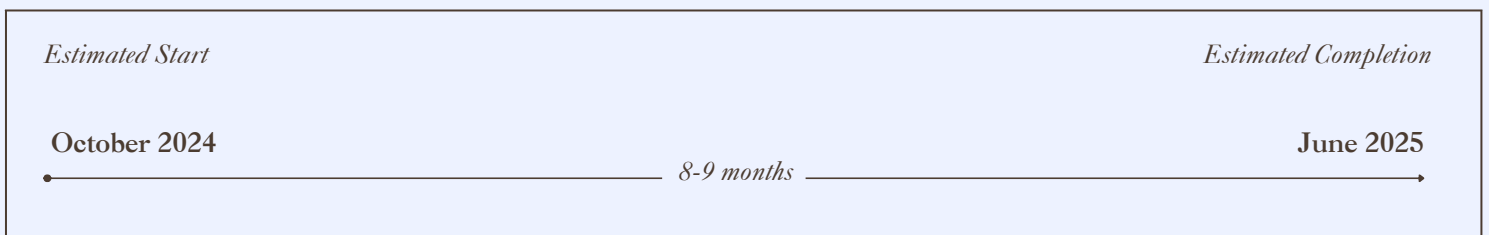
*General Information*

274 Selywn Street is another exceptional display of our Colonial Revival Homes.

*Price List*

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	1.5	Garage	97	719,000
Townhouse 2	2.5	1.5	Garage	98	709,000
Townhouse 3	3	2.5	Garage	118	779,000
Townhouse 4	3	2.5	Garage + Carpark	118	789,000

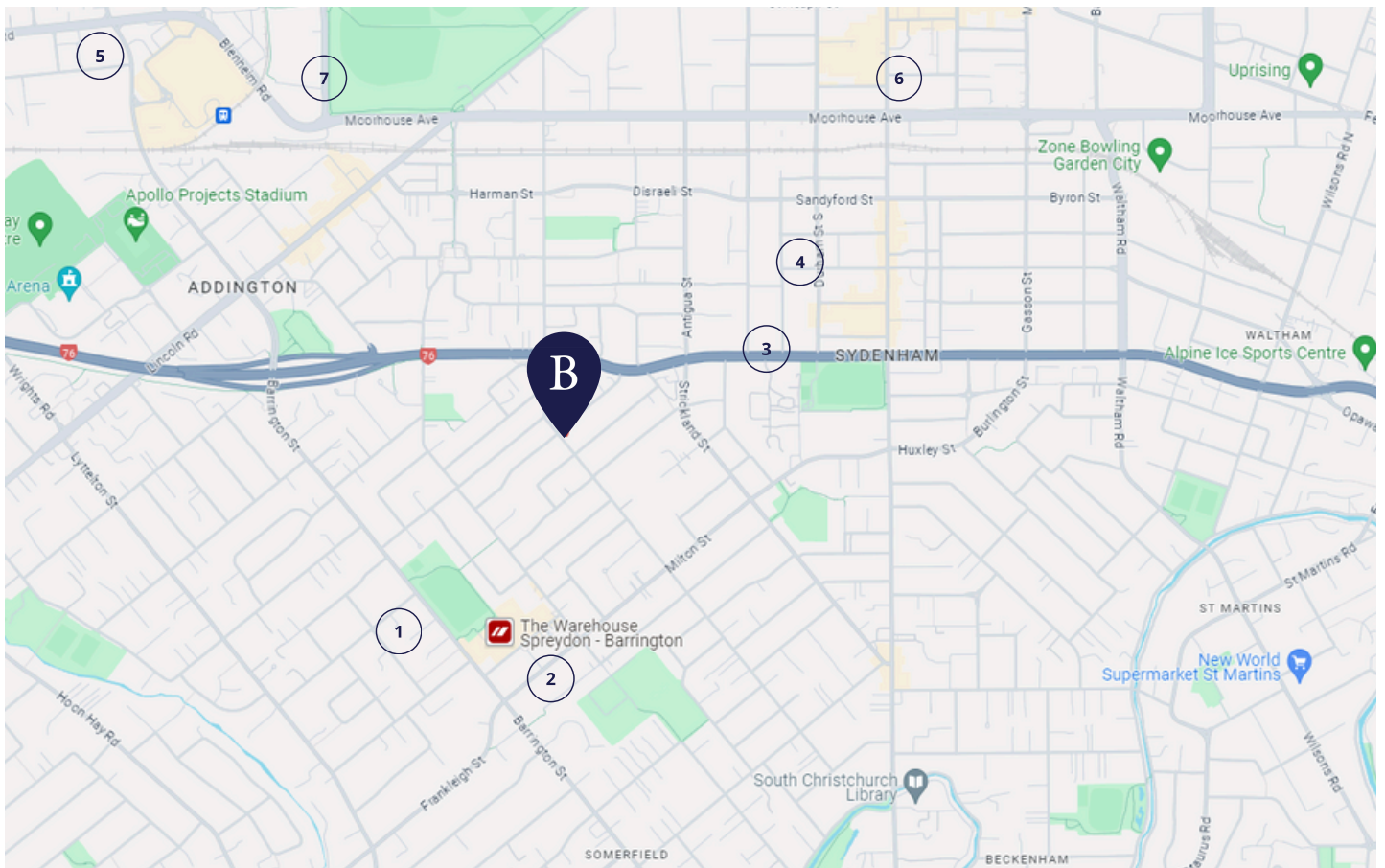
*Build time*



# Location

274 Selwyn Street is another example of our Timber Weatherboard Homes designed in London by renowned Ben Pentreath Architects.

Located in Spreydon, 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.



1 Barrington Mall - 750m

5 Tower Junction - 2.5km

2 Somerfield Park - 1.9km

6 Christchurch CBD - 3.2km

3 Sydenham Park - 1.7km

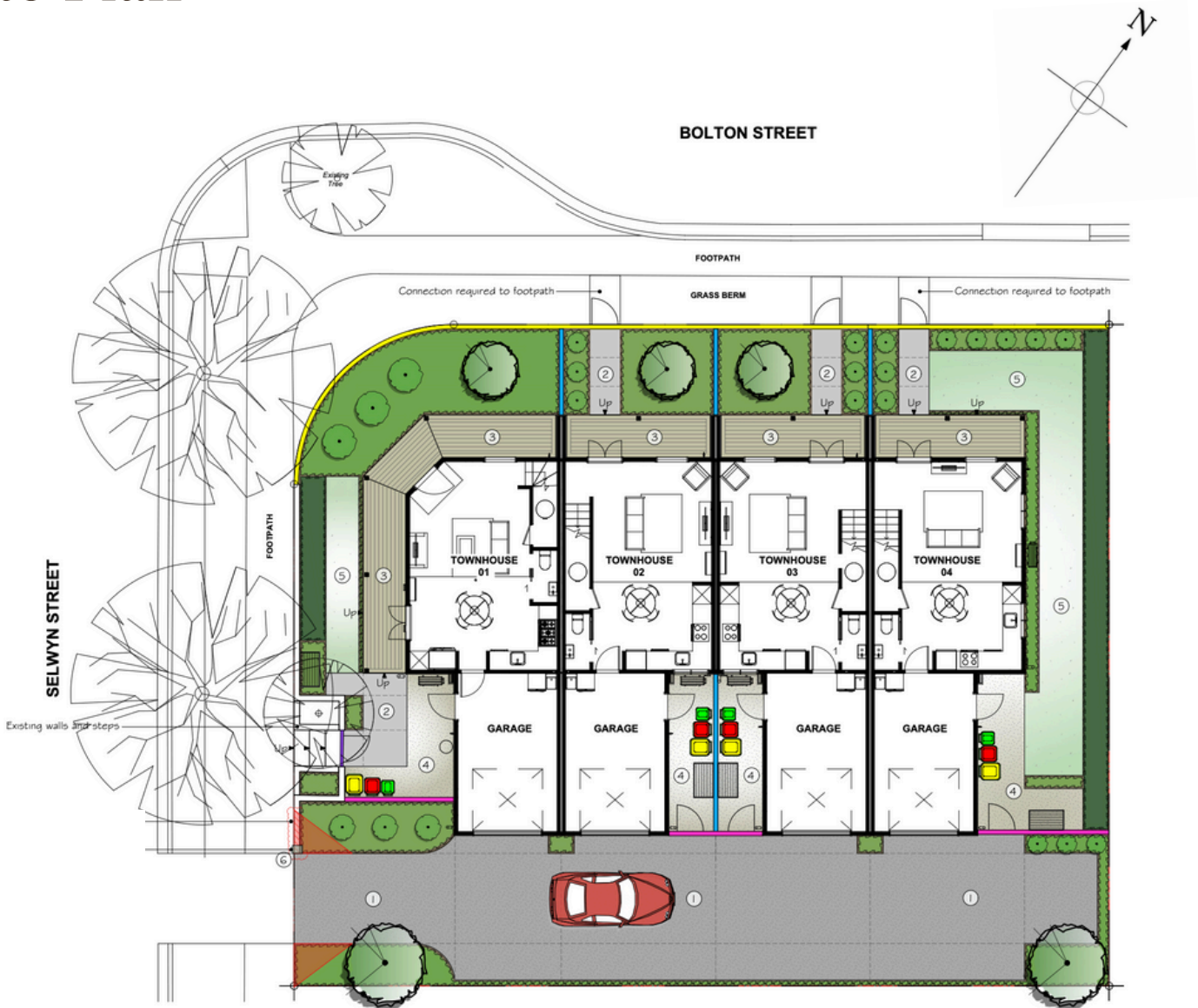
7 Hagley Park & Botanic Gardens - 4km

4 The Colombo - 1.7km

8 Christchurch International Airport - 12.2km (19min)








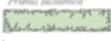


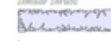

# Site Plan



## Landscaping Legend

-  Existing Tree
-  Proposed Standard
-  Proposed Tree
-  Garden Bed (118.6m<sup>2</sup>)
-  Evergreen Hedge
-  Lawn (38.2m<sup>2</sup>)
-  Selected Chip (38.1m<sup>2</sup>)
-  Hardwood Deck (40.7m<sup>2</sup>)
-  Coloured Cut Concrete (15.9m<sup>2</sup>)
-  Exposed Aggregate Concrete (122m<sup>2</sup>)

## Plant Legend

- |   |   |   |  |   |
|---|---|---|--|---|
|  |  |  |             |  |
| <b>TYPE 1 - PORTUGUESE LAUREL</b><br><i>Prunus laurocerasus</i>                     | <b>TYPE 3 - KOWHAI TREE</b><br><i>Sophora microphylla</i>                           | <b>TYPE 4 - CHERRY TREE</b><br><i>Prunus avocetoides</i>                              | <b>TYPE 5 - SHRUB MIX</b><br><i>Hydrangea, Lavender, Coprosma, Fuchsia and/or similar shrubs</i> | <b>TYPE 6 - THUJA</b><br><i>Thuja occidentalis</i>                                    |
|  |  |  |             |  |

## Outdoor Living Sizes

- Home 1: 82m<sup>2</sup>
- Home 2: 20m<sup>2</sup>
- Home 3: 20m<sup>2</sup>
- Home 4: 30m<sup>2</sup>

# East & West Elevations

*Ground Floor Stud Height - 2.55m*

*First Floor Stud Height - 2.4m*



East Elevation



West Elevation



# North & South Elevations

*Ground Floor Stud Height - 2.55m*

*First Floor Stud Height - 2.4m*







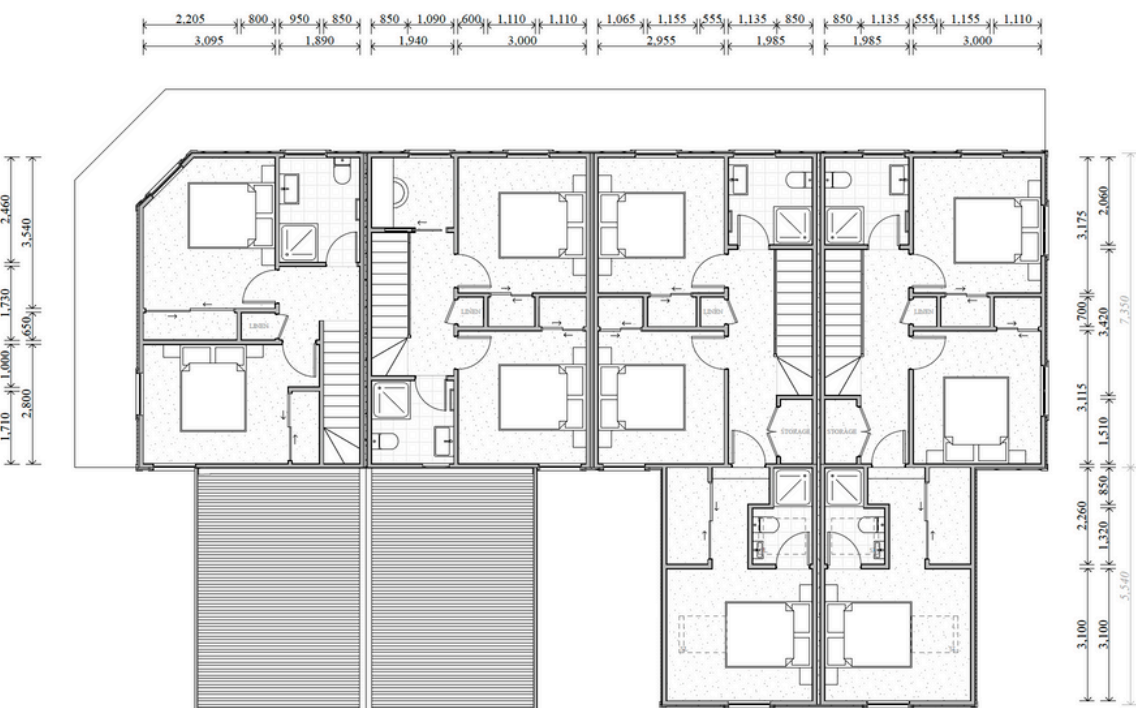
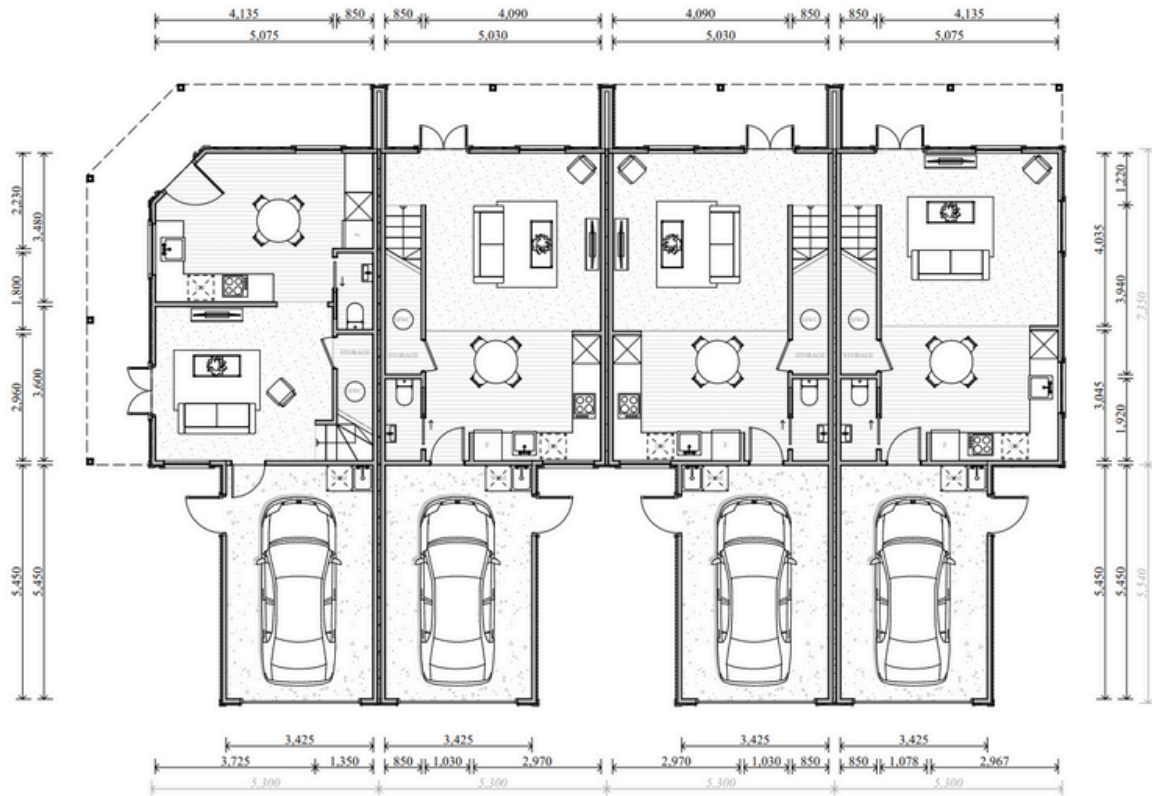
South Elevation



North Elevation

# Floor Plans – Townhouse 1 - 4

-   
 2 - 3
-   
 1.5 - 2.5
-   
 Garage
-   
 97 - 118sqm



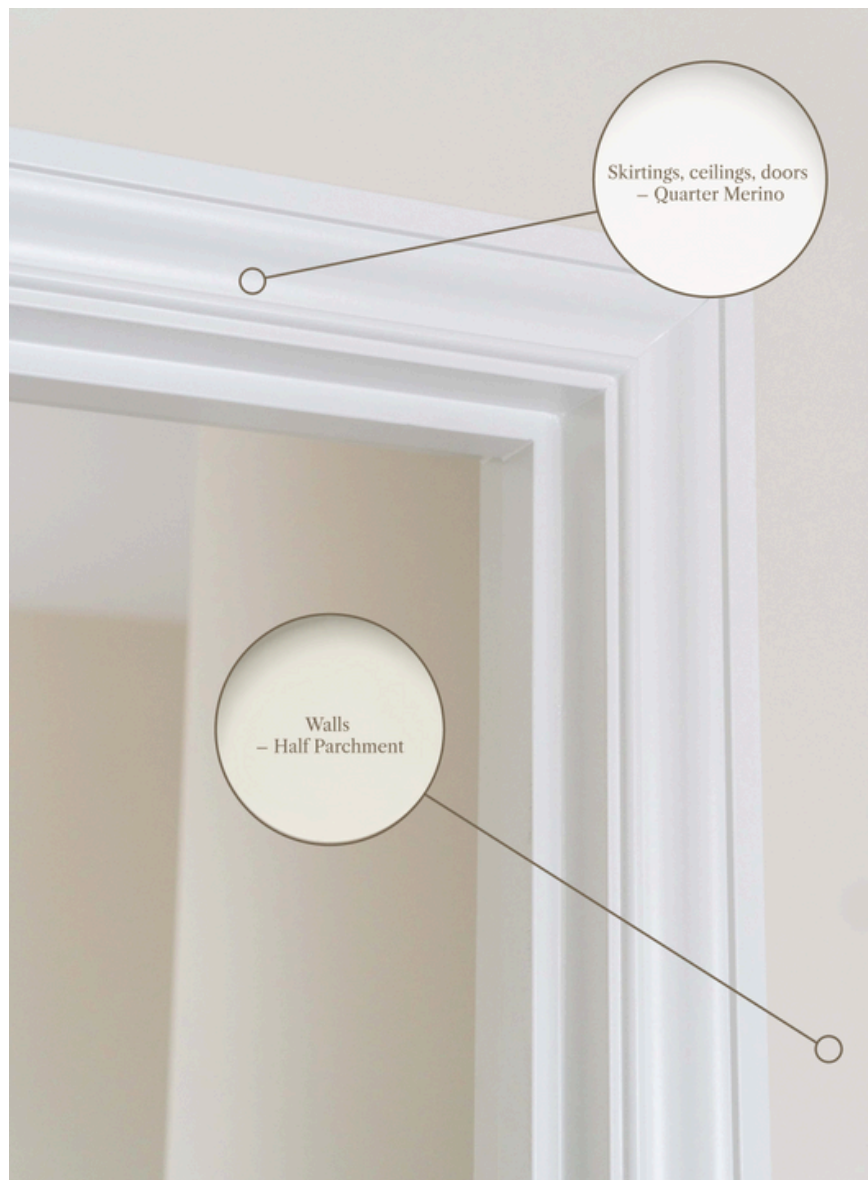


*It's all in the details –*  
Standard Interior Spec

# Colouring & detailing

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

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.



*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  
Roman Gooseneck Swivel Kitchen Mixer  
- Chrome



Splashback  
White Subway Tile



Cabinetry  
Melteca Warm White

Handles & Knobs  
Versailles Satin Black



Shower Mixer  
Liberty Slide Shower, 1  
Function, - Chrome

Shower Wall Tile  
Pacific White



Mirror  
Round with Demist Function

Tapware  
Liberty Standard Basin Mixer,  
- Chrome



Toilet  
Krona Back To Wall Toilet Suite  
with Slim Seat White



Vanity  
English Classic 810 Floor 2 Drawers,  
Matte White, Ceramic Top

**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



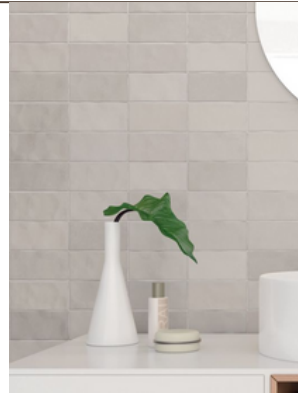
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink  
Clotaire 500mm x 595mm



Traditional Panelling



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



*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.





# 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.

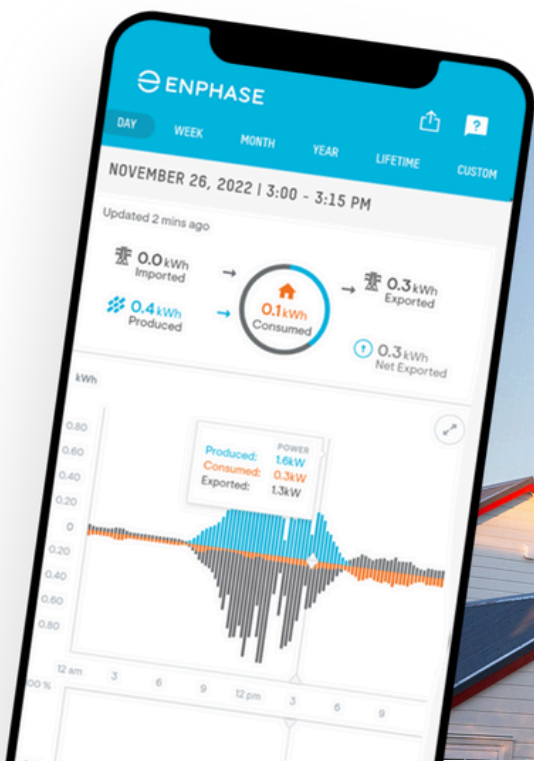
The solar power system installed in Brookfields homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

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

08 July 2024



3



2.5



1

ADDRESS: Homes 3 & 4, 274 Selwyn Street, Spreydon

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 **\$590 - \$640 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:** Brookfield

Thank you for requesting a rental assessment for: **Townhouse 1 and 2, 274 Selwyn Street, Spreydon**

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 \$500 and \$550 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 thereof). 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>



# RENTAL APPRAISAL.

**Date:** 8 October 2024

**Prepared for:** Brooksville

Thank you for requesting a rental assessment for: **Townhouse 3 and 4, 274 Selwyn Street, Spreydon**

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 \$650 and \$700 per week (unfurnished).



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

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## Ohana Property Offer

### Property location:

274 Selwyn Street, Spreydon (3 Bed, 2.5 Bath, Garage + Carpark)

**\$225**

*Average Nightly Rate*

**\$315-\$410**

*Peak Season and Public Holidays*

**\$265**

*Weekend Rate*

**80-88%**

*Estimated Occupancy*

### Conservative Estimates

**\$1,324**

*Gross Weekly Estimate (at 80% occupancy)*

**\$68,091**

*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  



## Ohana Property Offer

### Property location:

274 Selwyn Street, Spreydon (2 - 2.5 Bed, 1.5 Bath, Garage)

**\$195**

*Average Nightly Rate*

**\$285-\$370**

*Peak Season and Public Holidays*

**\$235**

*Weekend Rate*

**80-88%**

*Estimated Occupancy*

### Conservative Estimates

**\$1,156**

*Gross Weekly Estimate (at 80% occupancy)*

**\$59,451**

*Gross Yearly Estimate (at 80% occupancy)*

## Compensation

**15%**

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

**\$25-\$30**

Linen Hire Fee Per stay

Property listed on

Ohana  







B R O O K S F I E L D

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