

283 Selwyn Street, Christchurch City

Million Dollar Homes For Half The Price

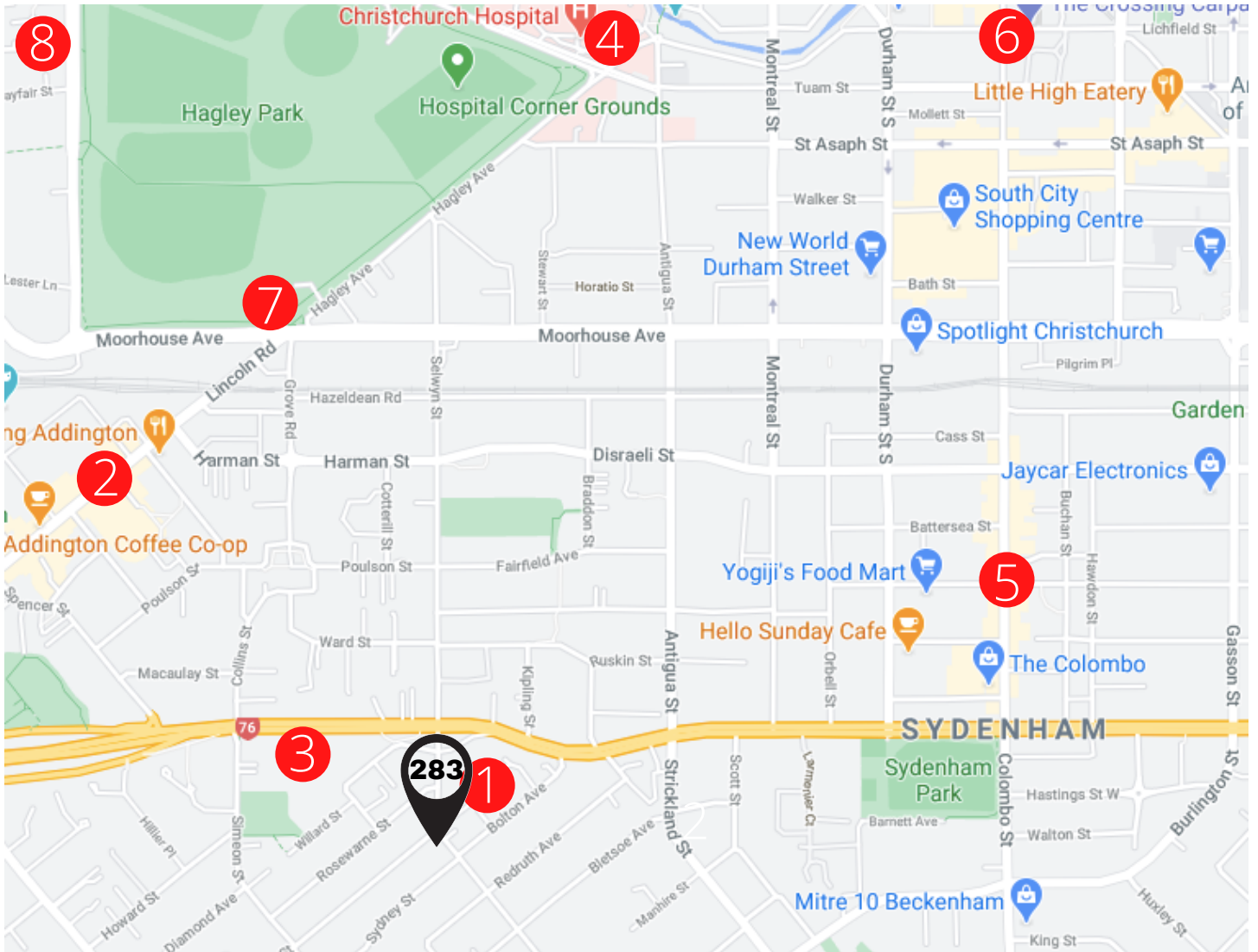
Brookfield Heritage



BROOKSFIELD
— HERITAGE —

Location

Located on The corner of Selwyn Street and Coronation Street, right over from Selwyn Street shops and a 2 minute walk to Simeon Park, with a 6 minute drive into to the City. See below some of our favourite amenities and their distance from your next home or investment.



- 1 Selwyn Shops (10m)
- 2 Addington Shops (2km)
- 3 Addington School (500m)
- 4 Hospital (2.2km)
- 5 Colombo Street Shops (2km)
- 6 City Centre (3km)
- 7 Hagley Park (1.8km)
- 8 Airport (13km, 15mins)

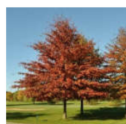
Layout And Landscaping

Thoughtfully laid out on almost a quarter acre site, these Brooksfeld homes have been designed with heritage Christchurch in mind, all planting and layout reflects this. Each Townhouse will have an established new planting scheme of Pink Oak, Lime and Cherry trees. Grisilinea hedging and Conifer trees line the driveway. Grisilinea hedging and Conifer trees line the driveway.

Layout



PLANT LEGEND



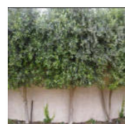
TYPE 1 - PIN OAK
"Quercus palustris"



TYPE 2 - CONIFER
"Thuja occidentalis
"Pyramidalis"



TYPE 3 - GRISILINIA
LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



TYPE 5 - TRACTOR SEAT
"Ligularia reniformis"



TYPE 6 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 7 - LIME TREE
"Tilia x europaea"



TYPE 8 - PŪNIU PRICKLY
SHIELD FERN
"Polystichum vestitum"



Design And Interior

Houses (1-4)

These Brookfield Heritage Homes have been personally designed and laid out by Oliver and Vinny the directors of Brookfield Townhouses. We are passionate about townhouse living in Christchurch.

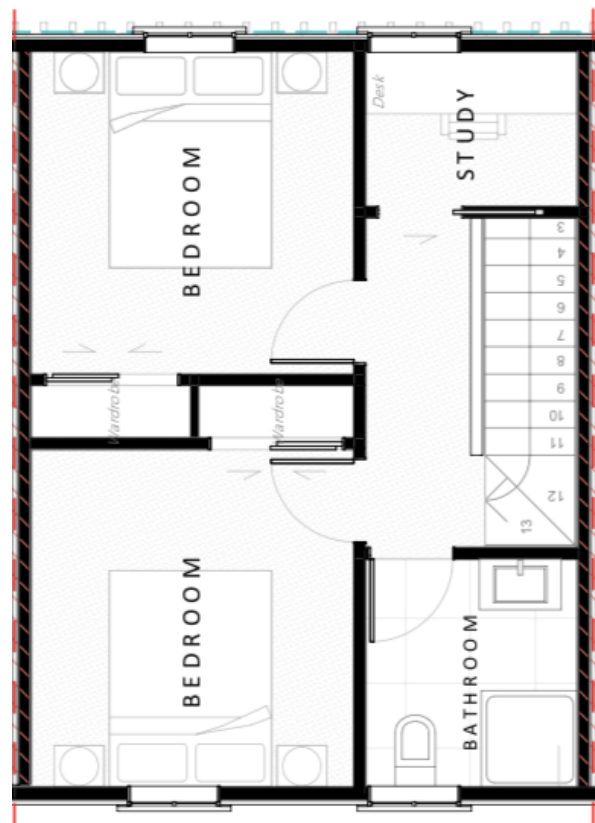
These Homes are entered through an elegant heritage doorway through to a studio style kitchen with stone bench tops, heritage style splash backs and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard and easily accessible laundry cupboard under the stairs and also a guest toilet.

The second level is accessed via the sunny stairwell thanks to the large ranch French doors at the foot of the stairs. Upstairs are two large bedrooms, a study and a bathroom with heritage style tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

Ground Floor



First Floor



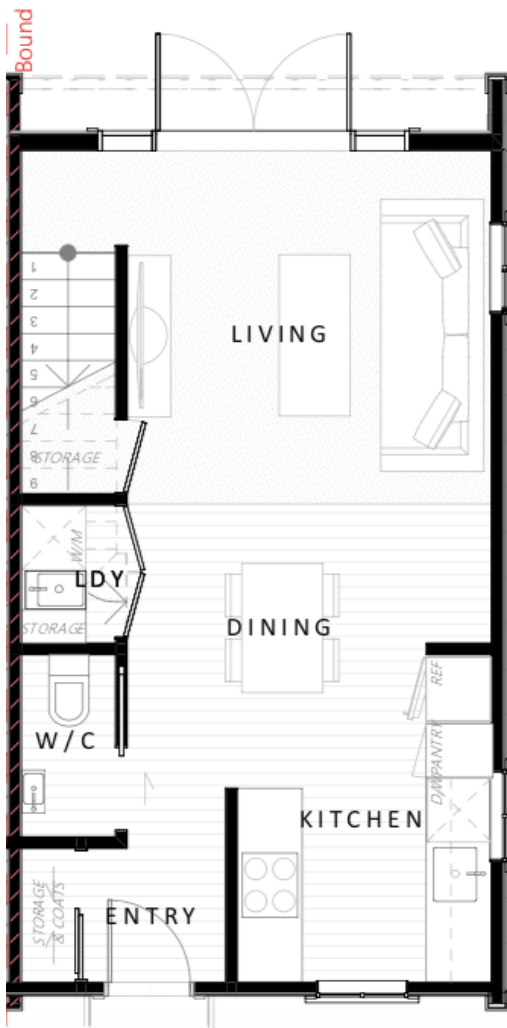
Design And Interior

Houses (5-7)

These Homes are entered through a Heritage portico. They have a galley style kitchen with stone bench tops, heritage style splash backs and wood look tile floors. These homes have NZ wool carpets, natural plant based paint and high quality fittings throughout. Downstairs has a large storage cupboard and easily accessible laundry cupboard, while also having a guest toilet and coat/storage cupboard as you enter.

The second level is accessed via the sunny stairwell thanks to the large French Doors at the foot of the stairs. Upstairs are two large bedrooms and a bathroom with tiled floor and shower walls, heated mirror so it doesn't mist and quality fixtures and fittings.

Ground Floor

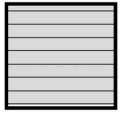


First Floor

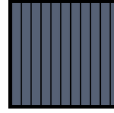


Heritage Colours & Specifications

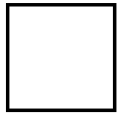
Exterior



Cladding - Timber Weatherboards
plant based paint - Grey



Roof - New Denim Blue
Longrun roofing



Cladding - White
detailing/ scribes

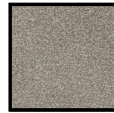


Doorhandle - Schlage S-6000
keyless entry

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



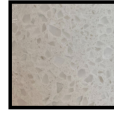
Bathroom Wall Tile -
Metro Ashgrey



Kitchen Cabinets - French Country
White



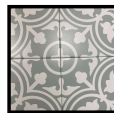
Bathroom Floor Tile -
Heritage Pattern



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Heritage Tiles



Venetian Blinds - White -
Bedrooms



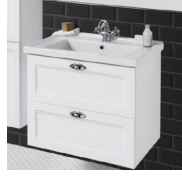
Wool Insulation

Heritage 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

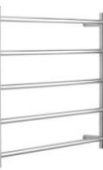


Robe Hooks - Bathroom

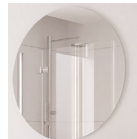


Heritage glass shower tray on tiles

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

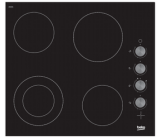
Appliances



Oven - Beko Stainless Steel 5 function oven



Rangehood - Beko 60cm stainless steel



Cook Top - Beko 60cm ceramic cooktop



Dishwasher - Beko stainless steel B/U dishwasher



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



Laundry Tub - Extra Thick Steel Tub & Cabinet



your rental assessment

Townhouse 1-3, 5-7 283 Selwyn Street, Addington

16 Feb 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **Townhouse 1-3, 5-7 283 Selwyn Street, Addington.**

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 **\$450 - \$475** 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.



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Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



your rental assessment

House 4, 283 Selwyn Street, Addington

15 Feb 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **House 4, 283 Selwyn Street, Addington.**

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 **\$465 - \$485** 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

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Harcourts Grenadier Rent Shop

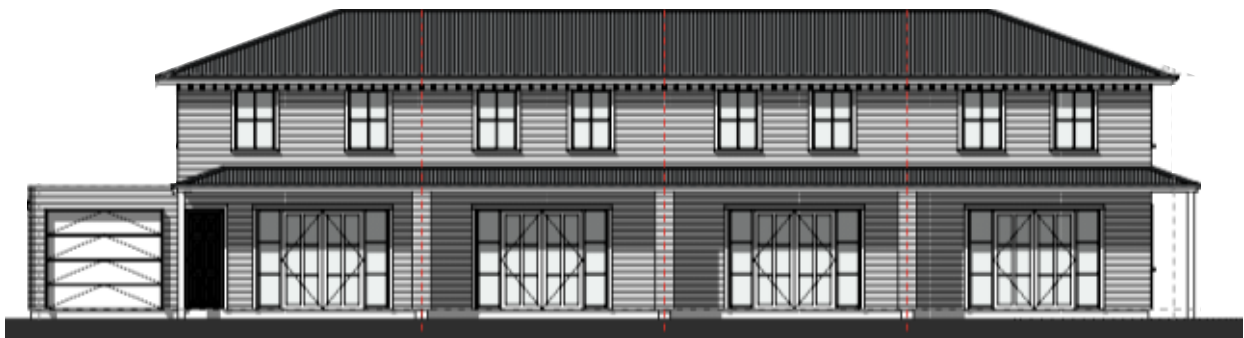
Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	1 Carpark	71m2	\$610,000.00
House 2	2 + Study	1.5	1 Carpark	71m2	\$610,000.00
House 3	2 + Study	1.5	1 Carpark	71m2	\$610,000.00
House 4	2 + Study	1.5	1 Garage	71m2	\$610,000.00
House 5	2	1.5	1 Carpark	91m2	\$599,000.00
House 6	2	1.5	1 Carpark	71m2	\$599,000.00
House 7	2	1.5	1 Carpark	71m2	\$599,000.00

Expected Start Date: April 2021

Expected Completion Date: October 2021

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



BROOKSFIELD
— HERITAGE —

SHEET INDEX

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



BROOKSFIELD
— HERITAGE —

S e l w y n S t r e e t T o w n h o u s e s
2 8 3 S e l w y n S t r e e t , S p r e y d o n , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:150

PROJECT INFO:

Address: 283 Selwyn Street
Spreydon
Christchurch

Legal Description: Pt Lot 96 DP 45 & Pt Lot 96 DP 45
Title: CB342/68 & CB342/67

Site Area: 886m² (more or less)
Building Area: 520.3m² (258.8 overslab)
Site Coverage: 29.2%

Planning Zone: Residential Medium Density (RMD)
Natural Hazards: Medium Liquefaction Vulnerability

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per CCC 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.

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
HERITAGE

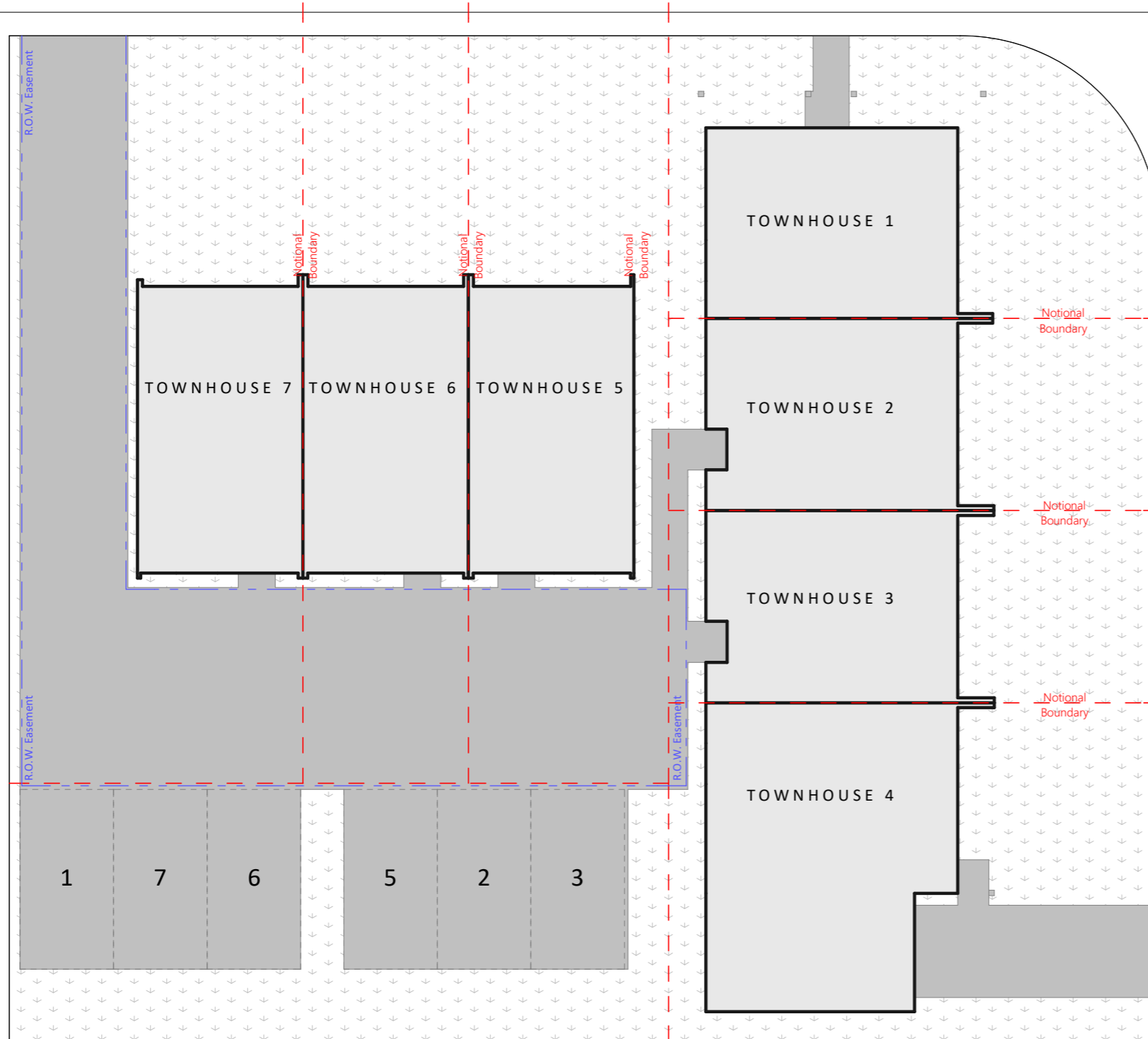
PROJECT NAME
Selwyn Street Townhouses

PROJECT ADDRESS
283 Selwyn Street
Spreydon
Christchurch

DRAWING NO. REVISION

A001 B

DRAWING NO.
SITE PLAN



0. SITE BOUNDARY PLAN
SCALE 1:150

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.

TOWNHOUSE 1:

Ground Floor Area: 36.8m²
First Floor Area: 35.6m²
Total Floor Area: 72.4mm²

Property Area: 100.6m²
Carpark/Services: 20.3m²

TOWNHOUSE 5:

Ground Floor Area: 36.3m²
First Floor Area: 34.3m²
Total Floor Area: 70.6m²

Property Area: 115.7m²
Carpark/Services: 18.6m²

TOWNHOUSE 2:

Ground Floor Area: 36.1m²
First Floor Area: 34.0m²
Total Floor Area: 70.4m²

Property Area: 72.8m²
Carpark/Services: 18.4m²

TOWNHOUSE 6:

Ground Floor Area: 36.3m²
First Floor Area: 34.0m²
Total Floor Area: 70.3m²

Property Area: 95.6m²
Carpark/Services: 18.2m²

TOWNHOUSE 3:

Ground Floor Area: 36.1m²
First Floor Area: 34.0m²
Total Floor Area: 70.4m²

Property Area: 72.9m²
Carpark/Services: 27.2m²

TOWNHOUSE 7:

Ground Floor Area: 36.3m²
First Floor Area: 34.3m²
Total Floor Area: 70.6m²

Property Area: 169.8m²
Carpark/Services: 18.3m²

TOWNHOUSE 4:

Ground Floor Area: 55.9m²
First Floor Area: 35.6m²
Total Floor Area: 91.5m²

Property Area: 128.3m²

SHARED AREA:

Shared Drives: 170m² approx

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Selwyn Street Townhouses

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283 Selwyn Street
Spreydon
Christchurch

DRAWING NO. REVISION


A002 B

DRAWING NO.
SITE BOUNDARY PLAN

2.0x1.5m Clear visibility with planting not over 1000mm in height



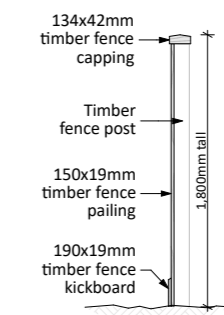
PLANT LEGEND

			
TYPE 1 - PIN OAK "Quercus palustris"	TYPE 2 - CONIFER "Thuja occidentalis 'Pyramidalis'"	TYPE 3 - GRISELINIA LITTORALIS HEDGE "Broadway Mint"	TYPE 4 - OLIVE TREE HEDGE "Olea europaea Picual"
			
TYPE 5 - TRACTOR SEAT "Ligularia reniformis"	TYPE 6 - CHERRY TREE "Prunus 'Accolade'"	TYPE 7 - LIME TREE "Tilia x europaea"	TYPE 8 - PŌNIU PRICKLY SHIELD FERN "Polystichum vestitum"

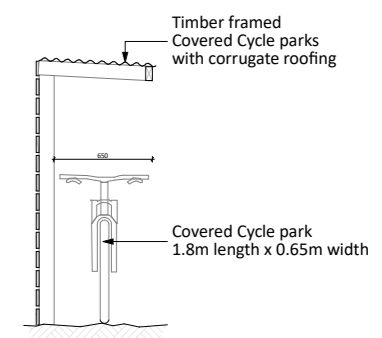
LETTERBOX



- 7x Box Design letterbox on front boundary fence with Street number and unit lettering








FENCE DETAIL
SCALE 1:50



COVERED CYCLE PARKING
SCALE 1:50

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**

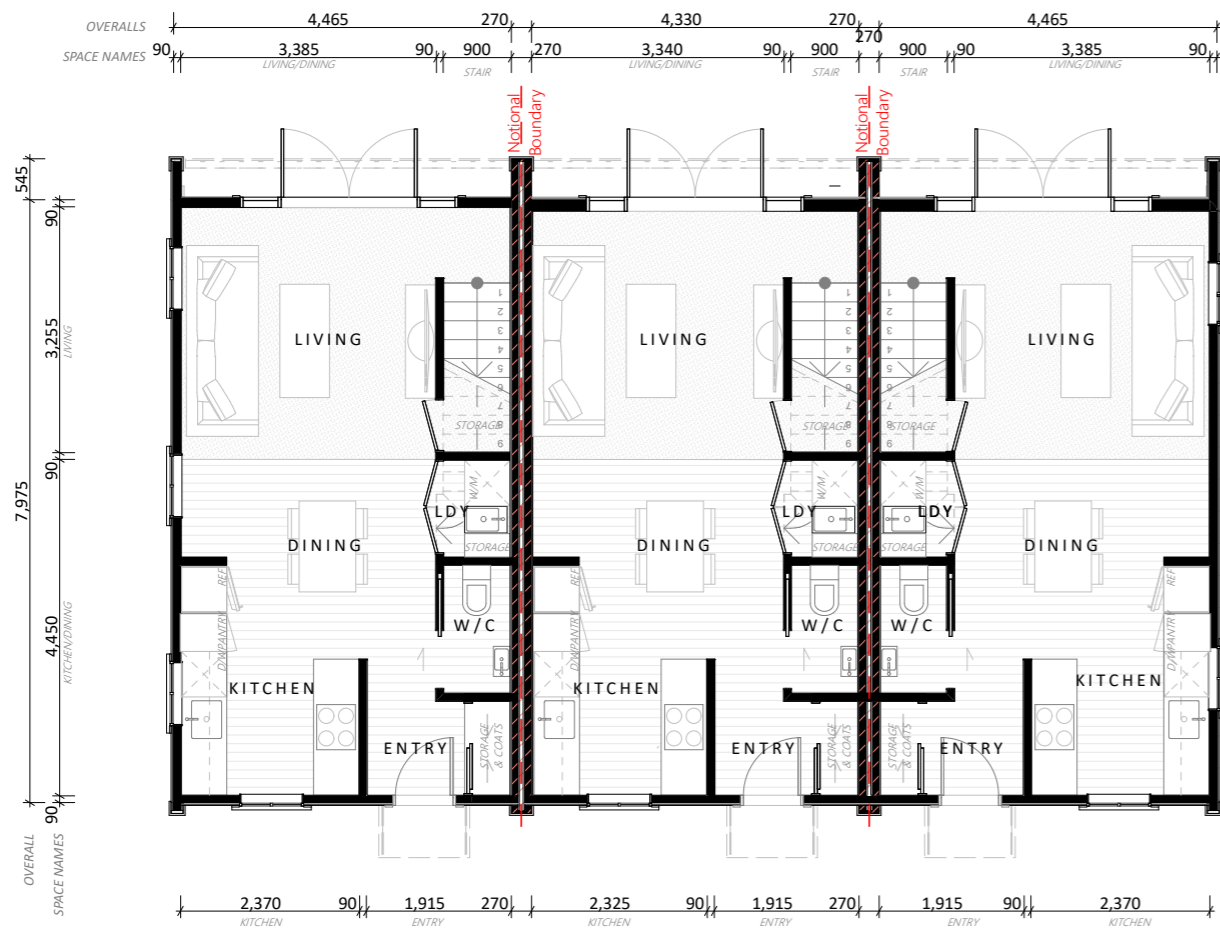
BROOKSFIELD
HERITAGE

PROJECT NAME
Selwyn Street Townhouses

PROJECT ADDRESS
283 Selwyn Street
Spreydon
Christchurch

DRAWING NO. **A003** REVISION **B**

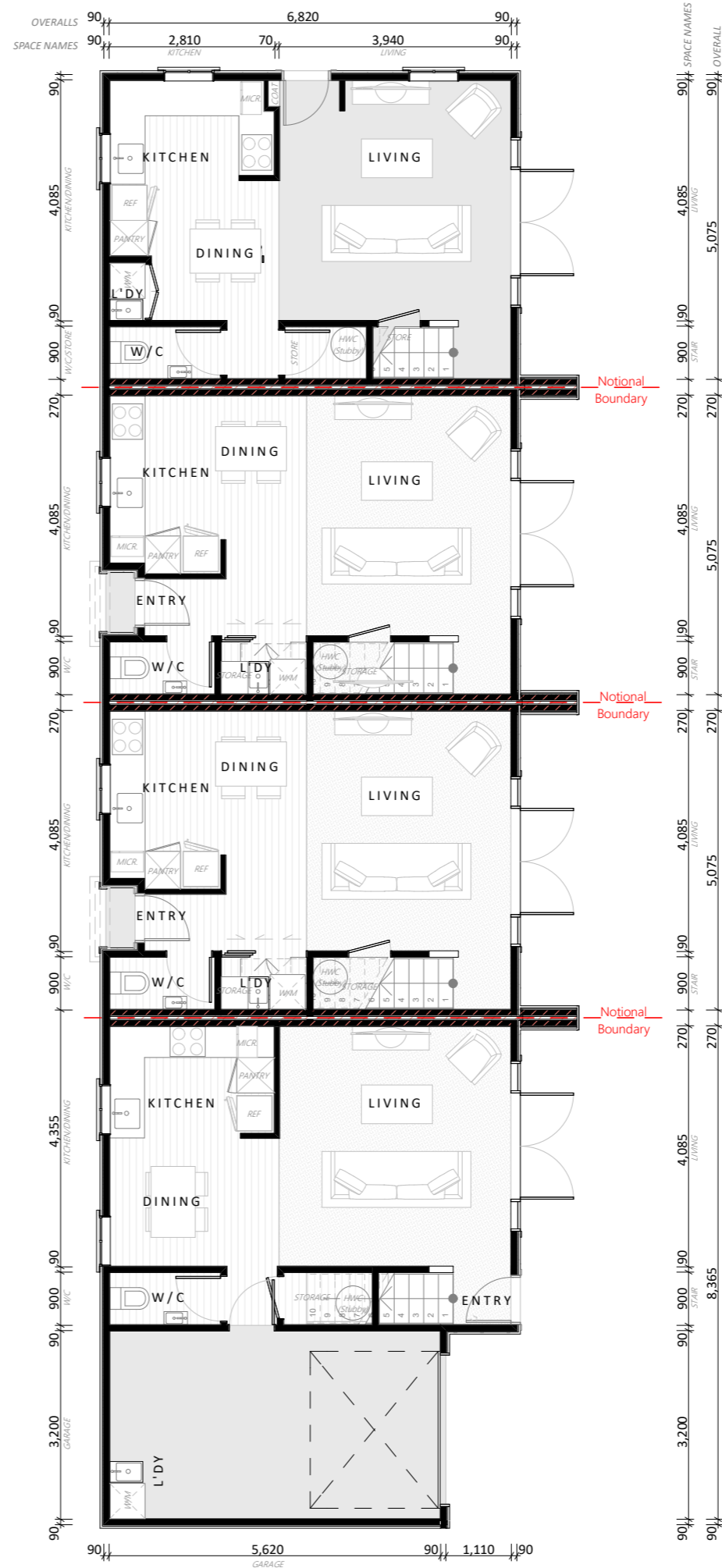
DRAWING NO.
LANDSCAPING PLAN



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 16mm Southern Pine Products bevel-back weatherbo
- 90mm 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.



BROOKSFIELD
HERITAGE

PROJECT NAME
Selwyn Street Townhouses

PROJECT ADDRESS
283 Selwyn Street
Spreydon
Christchurch

DRAWING NO. REVISION
A100 **B**

DRAWING NO.
FLOOR PLANS GROUND FLOOR



2. FIRST FLOOR
SCALE 1:100

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 16mm Southern Pine Products bevel-back weatherbo
- 90mm 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.



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A101 B

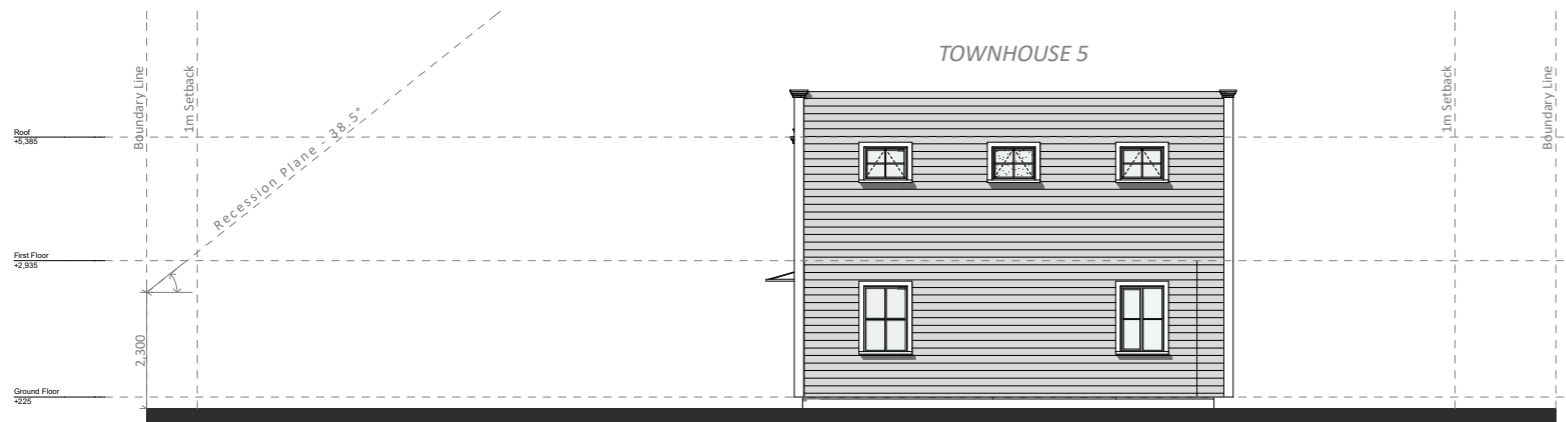
DRAWING NO.
FLOOR PLANS FIRST
FLOOR



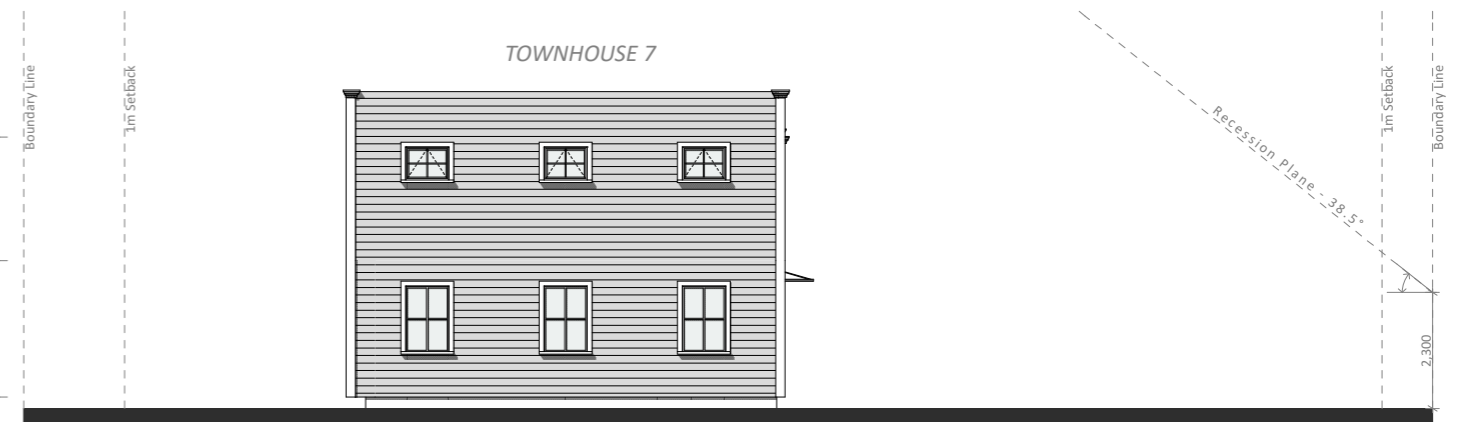
E02 EAST ELEVATION TOWNHOUSES 1-4
SCALE 1:150



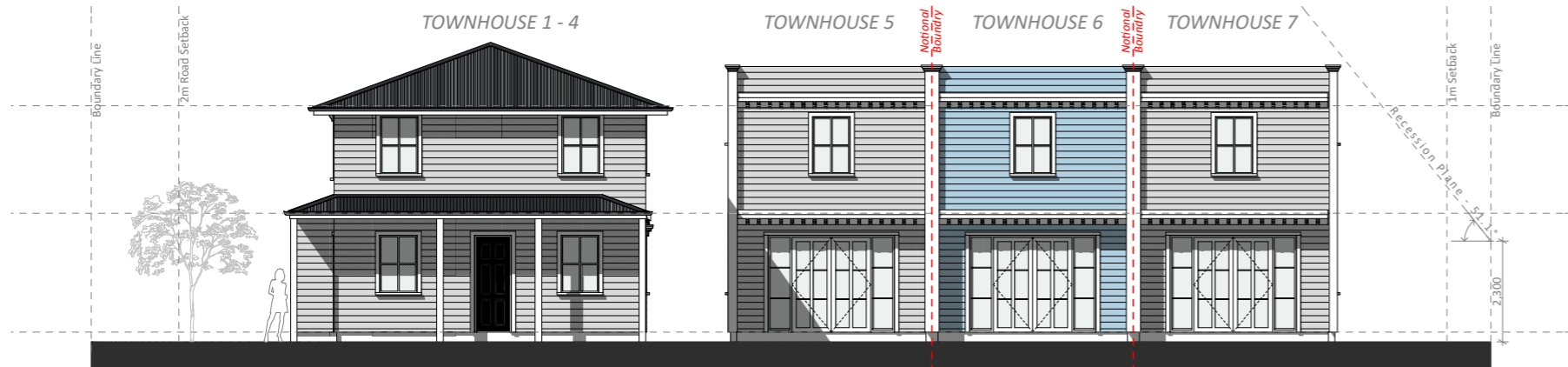
E03 WEST ELEVATION TOWNHOUSES 1-4
SCALE 1:150



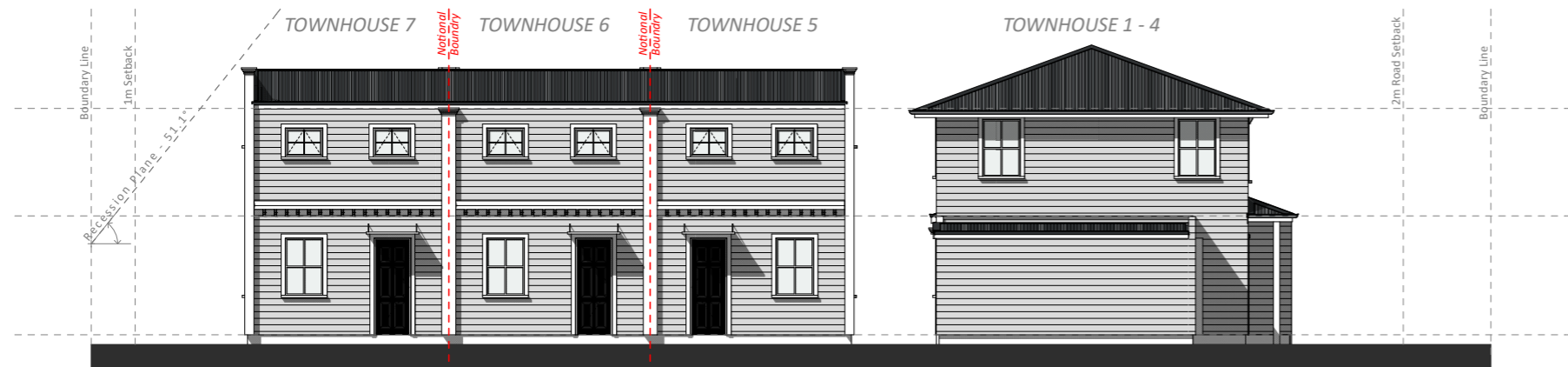
E04 EAST ELEVATION TOWNHOUSES 5-7
SCALE 1:150



E05 WEST ELEVATION TOWNHOUSES 5-7
SCALE 1:150






E01 NORTH ELEVATION ALL TOWNHOUSES
SCALE 1:150



E06 SOUTH ELEVATION ALL TOWNHOUSES
SCALE 1:150

LEGEND

-  **Roof**
- Diamond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfield Living.
-  **Horizontal Weatherboard**
Southern Pine Products 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

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Selwyn Street Townhouses

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283 Selwyn Street
Spreydon
Christchurch

DRAWING NO. REVISION

A200 **B**

DRAWING NO.
SITE ELEVATIONS



Street View 1 - Render



Street View 2 - Render



Street View 3 - Render

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Selwyn Street Townhouses

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283 Selwyn Street
Spreydon
Christchurch

DRAWING NO. REVISION

A300 **B**

DRAWING NO.
3D IMAGES
