

# 3 MAPLE STREET

Bishopdale, Christchurch

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4 Heritage inspired townhouses



# BROOKSFIELD

027 283 2004 | [brooksfield.co.nz](http://brooksfield.co.nz)

# ABOUT US

Brooksfield

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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

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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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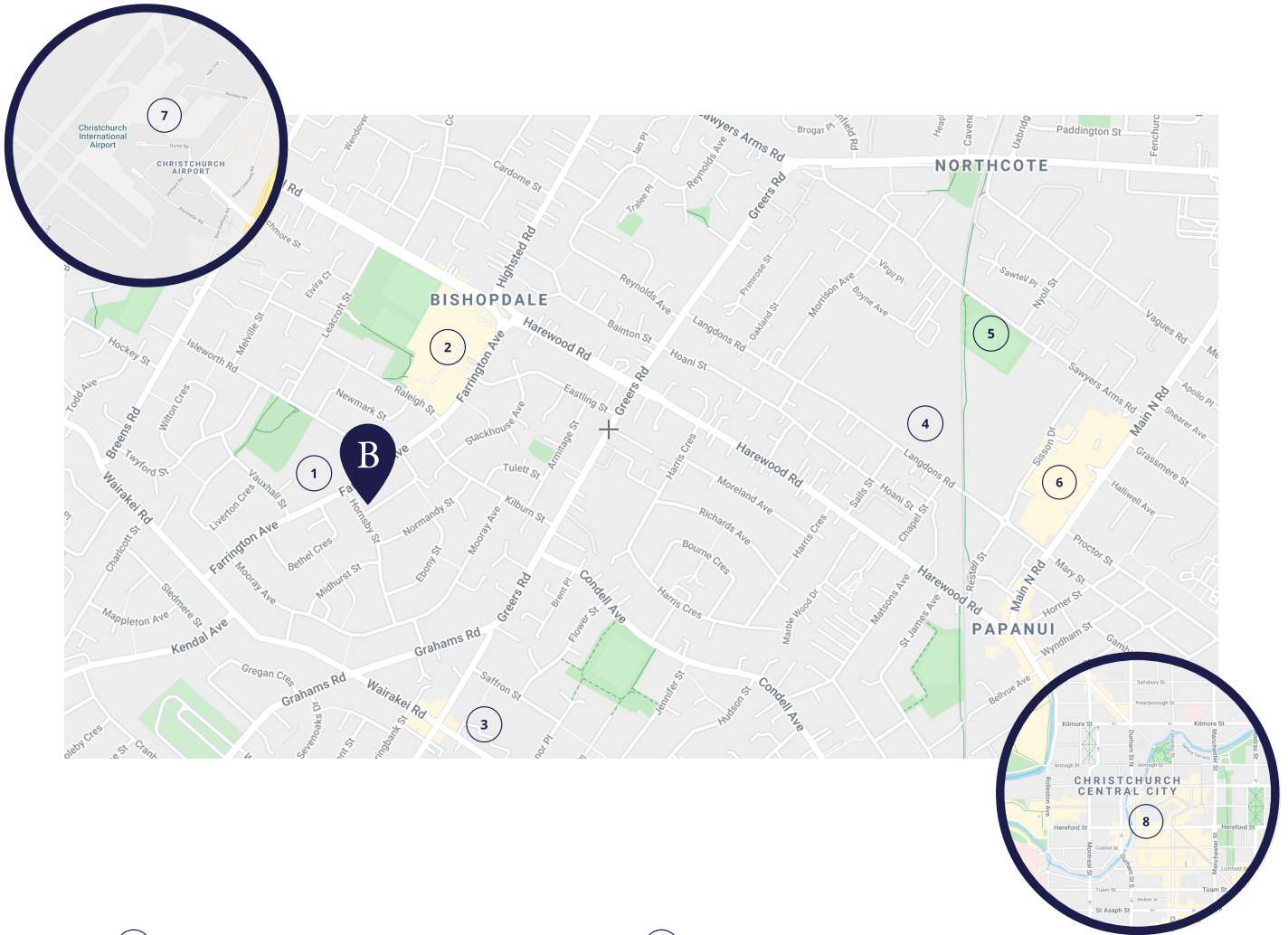
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# LOCATION

3 Maple Street

These Brookfields heritage inspired homes are located in the popular north-western suburb of Bishopdale, a stones throw from many local amenities, schools and public transport links. Below are some of our favourite spots close to your next home or investment property.



1 Islesworth Primary School - 180m

2 Bishopdale Mall & Park - 650m

3 Wairakei School - 1.2km

4 Northlink Shopping Centre - 2.1km

5 Papanui Domain Park - 2.6km

6 Northlands Shopping Centre - 2.6km

7 Christchurch International Airport - 4.2km

8 Christchurch Central City - 6.5km

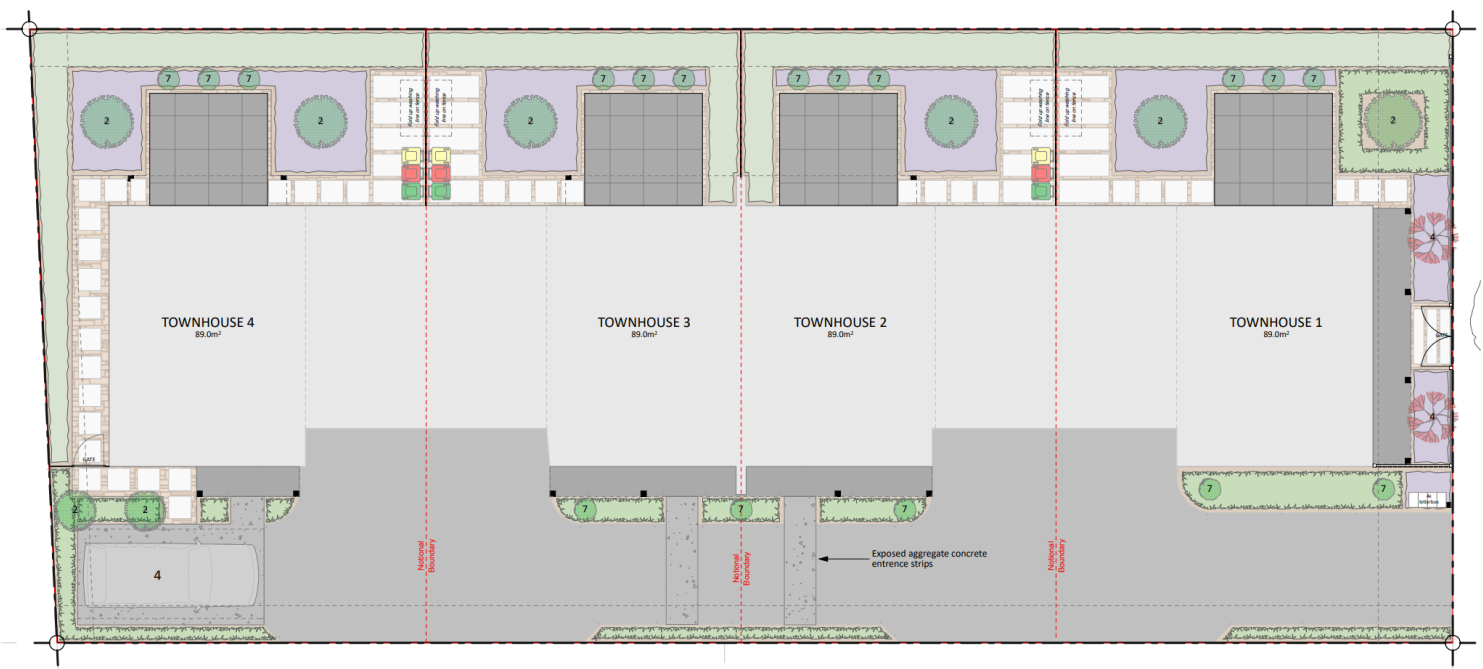
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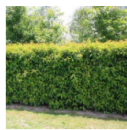
# LAYOUT

3 Maple Street

These 4 homes are thoughtfully laid out and designed with ample space and north-east facing living areas well positioned to capture all day 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 - PORTUGUESE LAUREL**  
"Prunus lusitanica"



**TYPE 2 - JAPANESE MAPLE**  
"Acer palmatum"



**TYPE 3 - GRISELINIA LITTORALIS HEDGE**  
"Broadway Mint"



**TYPE 4 - CHERRY TREE**  
"Prunus Accolade"



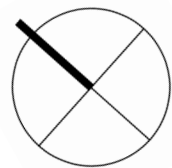
**TYPE 5 - FLOWER MIX**  
Hydrangea, Lavender, and selected flowering plants



**TYPE 6 - KOWHAI TREE**  
"Sophora microphylla"



**TYPE 7 - THUJA**  
"Thuja occidentalis"

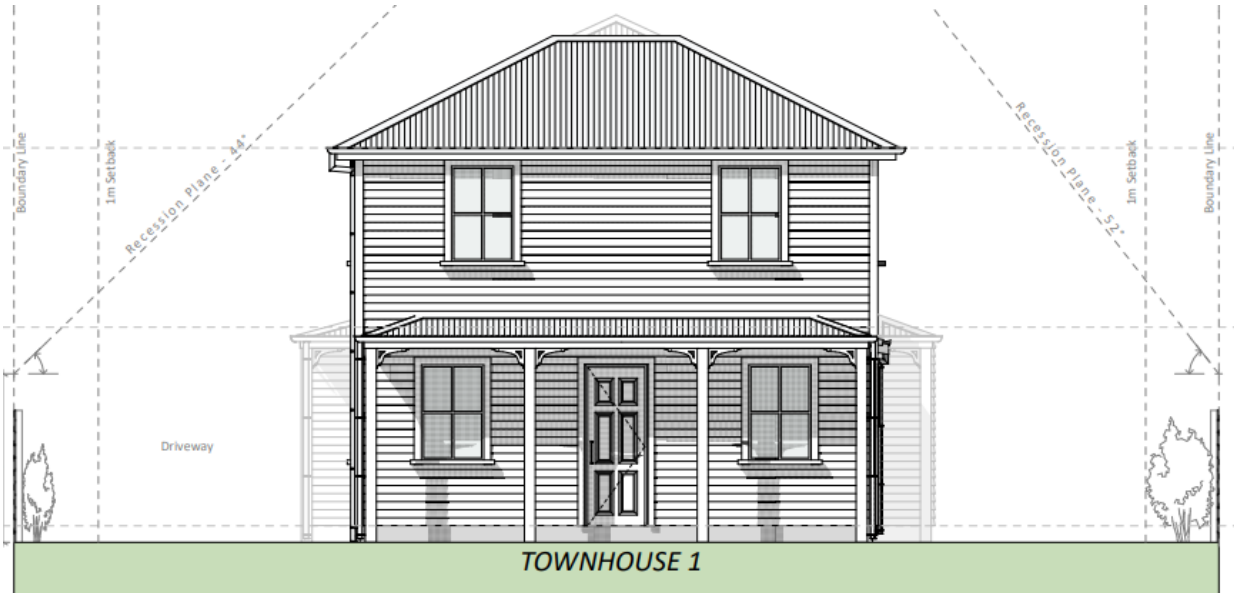


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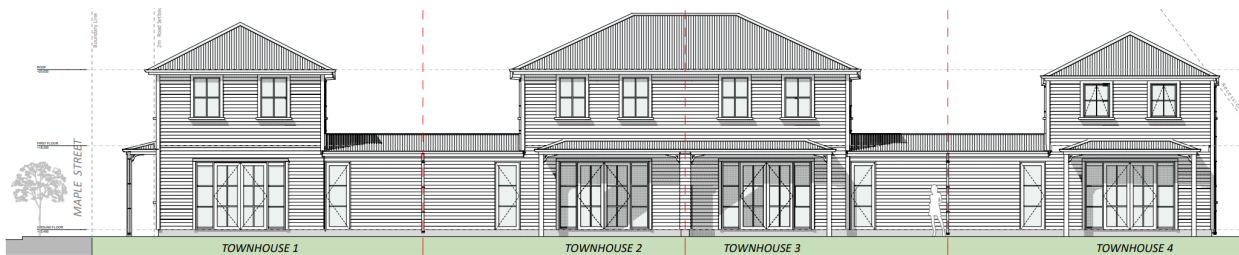
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# ELEVATIONS

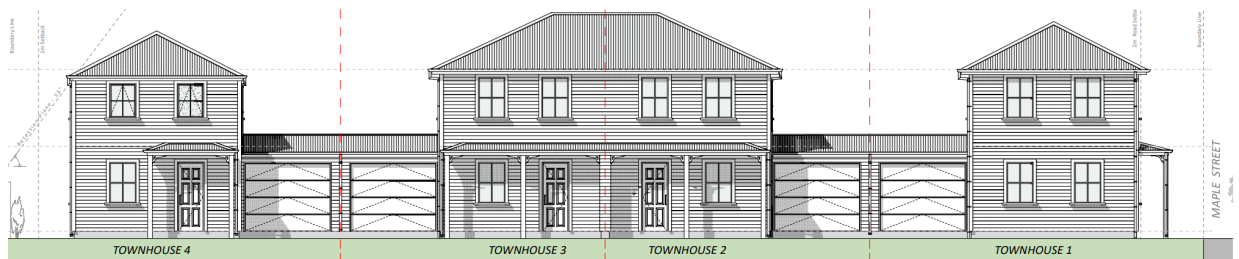
3 Maple Street



South Elevation - Street



East Elevation



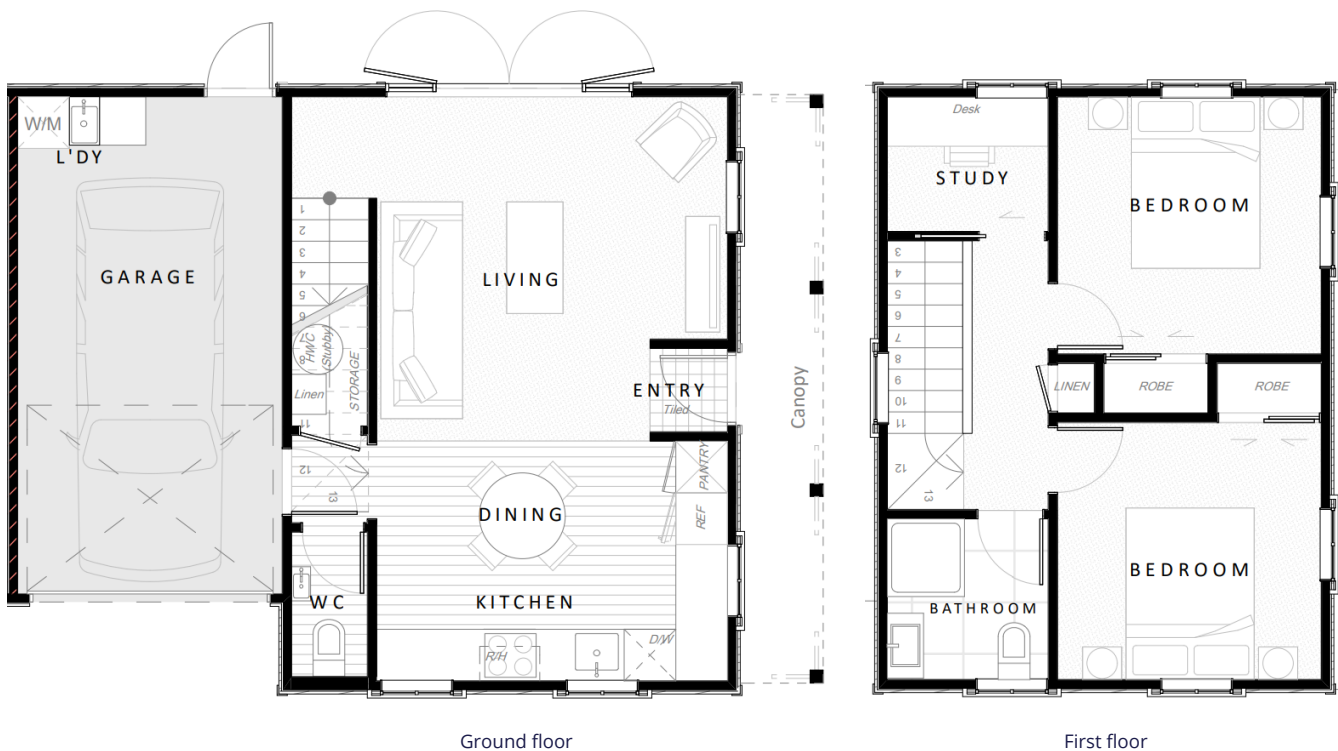
West Elevation

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# FLOOR PLAN - HOUSE 1

3 Maple Street



House one 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 morning and all day sun. Upstairs is two generous bedrooms each with double wardrobes a full tiled bathroom and separate study room. House one is completed by a single car, internal access garage which incorporates the laundry.

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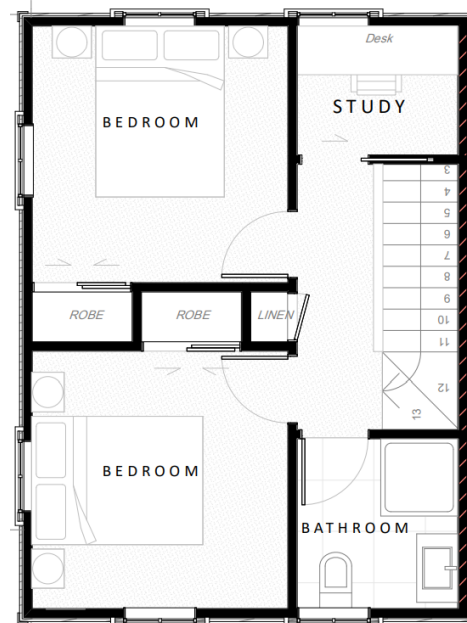
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# FLOOR PLANS - HOUSES 2 - 4

3 Maple Street



Ground floor



First floor

Homes two, three and four 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 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 morning and all day sun. Upstairs is two generous bedrooms each with double wardrobes a full tiled bathroom and separate study room. These homes are completed by a single car, internal access garage which incorporates the laundry.

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# DESIGN

Brookfield Heritage Style

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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

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Cladding - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2 keyless entry

Interior

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Walls - Clover Honey Low-VOC Paint



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



Bathroom Wall Tile



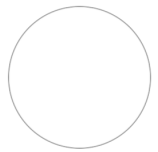
Entrance Floor Tile



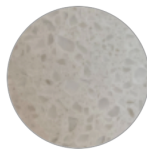
Carpet - 100% NZ Wool



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

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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

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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

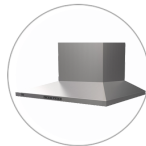
# APPLIANCES

## Appliances

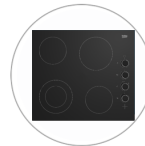
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Oven - Beko Single Built in Oven



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

3 Maple Street, Bishopdale

10 February 2022



## Features

Modern Fixtures & Appliances  
Neutral Colours  
Landscaping  
Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the upcoming homes planned for development at 3 Maple 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 **\$475 - \$495** 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  
Brookfield Property Management  
Phone: 021 257 7882  
Email: sue@brookfield.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. Brookfield 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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# PRICE LIST

151 Neville Street

UNIT NUMBER	BEDROOMS	BATHROOMS	CAR PARKS	SIZE	PRICE
Unit 1	2	1.5	1 car garage	89m <sup>2</sup>	\$629,000
Unit 2	2	1.5	1 car garage	89m <sup>2</sup>	\$619,000
Unit 3	2	1.5	1 car garage	89m <sup>2</sup>	\$619,000
Unit 4	2	1.5	1 car garage	89m <sup>2</sup>	\$629,000

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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