

BROOKSFIELD

# 3 Waitikiri Drive, Parklands

*Georgian Colonial Cottages designed by Ben Pentreath Architects*



*Renders*

*These eight standalone homes are an extension of our popular Westminster Street homes that take inspiration from early 1800s Georgian Colonial cottages in Hobart, Tasmania.*



*Street view*



*Driveway view*

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Go in the draw when you buy a Brookfield.

General Information

3 Waitikiri Drive is another exceptional display of our standalone timber cottages.

Price List

	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	3	2	Double Garage	148	SOLD
Cottage 2	3	2	Double Garage	148	\$995,000
Cottage 3A	2	1	Garage	111	SOLD
Cottage 3B	3	2	Garage	111	\$820,000
Cottage 4	3	2	Double Garage	144	\$995,000
Cottage 5	3	2	Double Garage	148	SOLD
Cottage 6	3	2	Double Garage	148	SOLD
Cottage 7	3	2	Double Garage	148	\$995,000

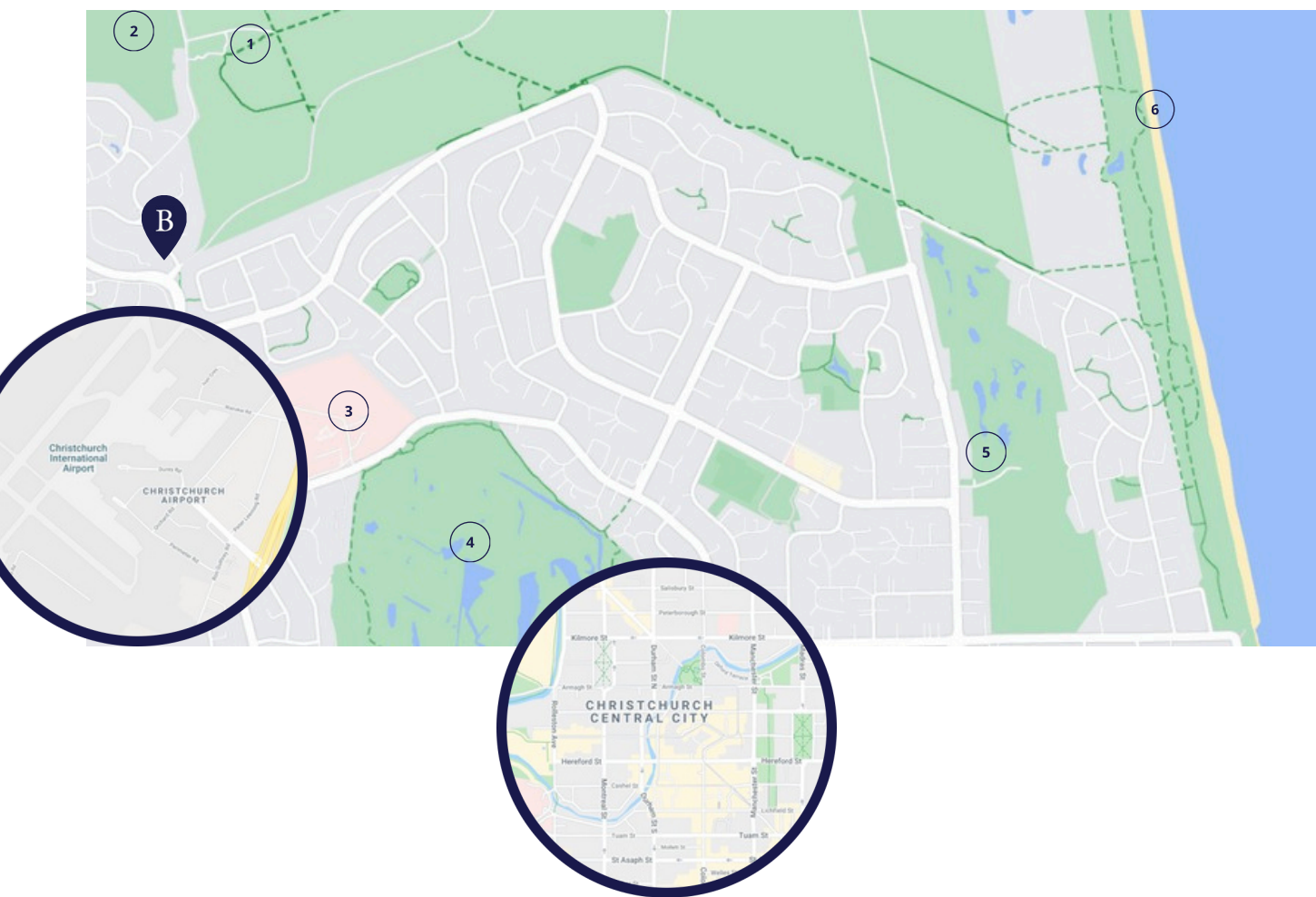
Build time

<i>Estimated Start</i>	<i>Estimated Completion</i>
<b>FEBRUARY 2025</b>	<b>NOVEMBER 2025</b>
●————— 9-10 months —————●	



# Location

Well-presented cottages in an area synonymous with laid-back living. Located minutes from the Bottle Lake Forest and within a very short drive to multiple golf courses and the beach. The convenience of schools, parks, and amenities are all on offer. Below are some of our favourite spots next to your new home.



- 1 Waitikiri Golf Club - 20m
- 2 Bottle Lake Forest Park- 950m
- 3 Burwood Hospital - 1.2km
- 4 Travis Wetland Nature Heritage Park - 1.4km
- 5 Waimairi Golf Club - 2.1km
- 6 Waimairi Beach- 2.4km
- 7 Christchurch Central City - 4.5km
- 8 Christchurch International Airport - 12.2km (17min)



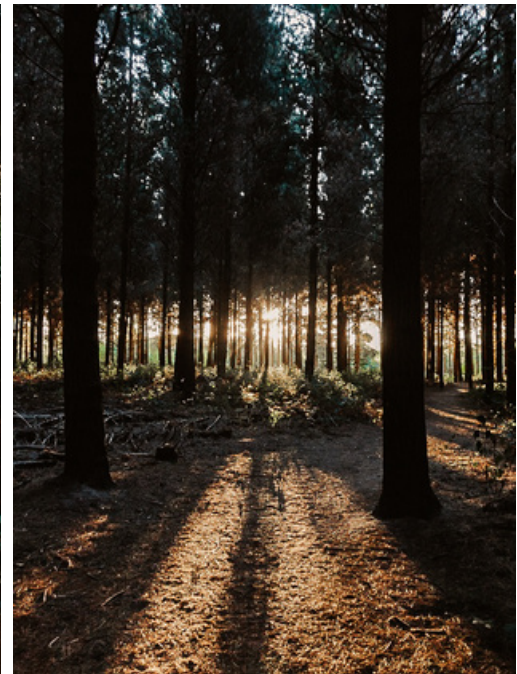
# What's in the area?



*Waitikiri Golf Course*



*Bottle Lake Forest Park – Mountain biking & walking tracks*



*Walking tracks at Travis Wetlands*



*Waimairi Beach*

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# Site Layout

Each cottage is thoughtfully laid out, designed with ample space and north-facing living areas, well positioned to capture all-day sun. Contemporary elements in rear courtyards and green spaces are featured throughout.



Waitikiri Drive



# Elevations

*Cottage Four*

*Cottage Three*

*Cottage Two*

*Cottage One*



**East Elevation**

*Cottage Seven*

*Cottage Six*

*Cottage Five*



**West Elevation**

*Cottage Five*

*Cottage Four*



**South Elevation**

*Cottage One*

*Cottage Seven*



**North Elevation**



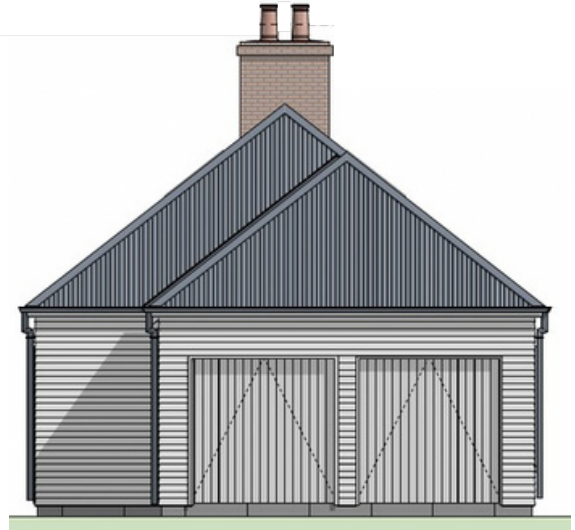
# Cottage 2 – Elevations

*Ground Floor Stud Height: 2.55m*

*First Floor Stud Height: 2.4m*



East Elevation



West Elevation



North Elevation







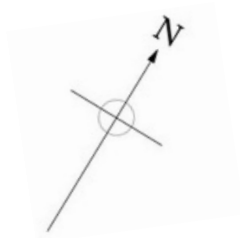
South Elevation



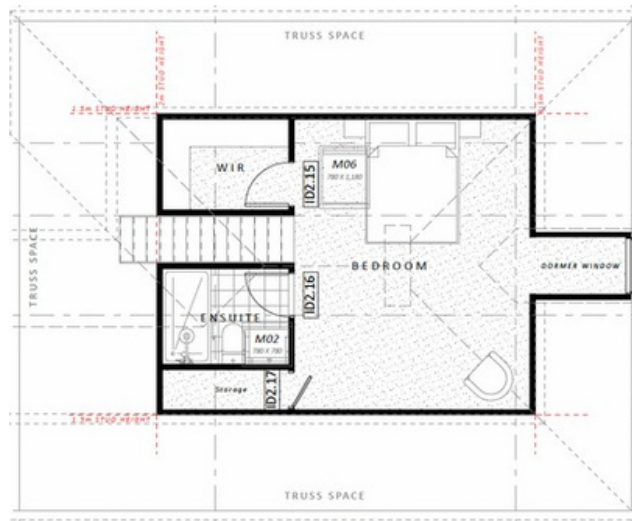


# Cottage 2 – Floor Plans

-  3
-  2
-  Double Garage
-  148sqm



Ground Floor



Attic Room



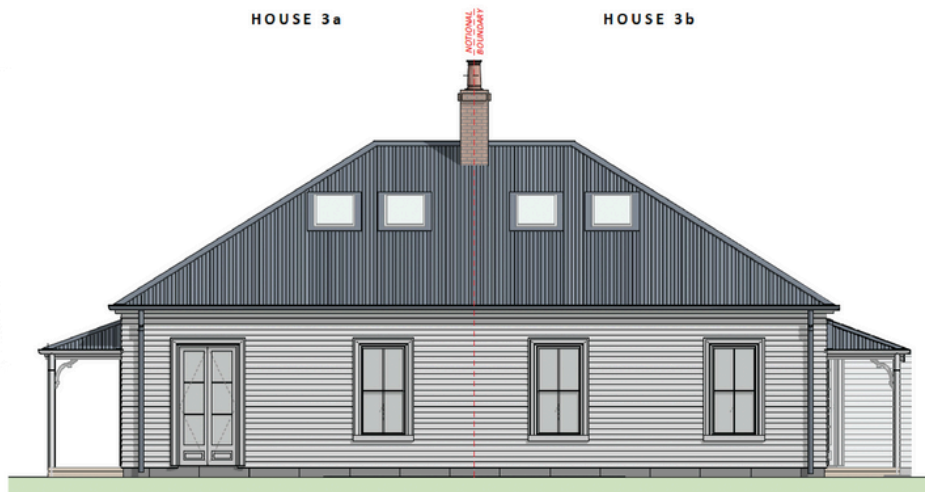
# Cottages 3b – Elevations

Ground Floor Stud Height: 2.55m

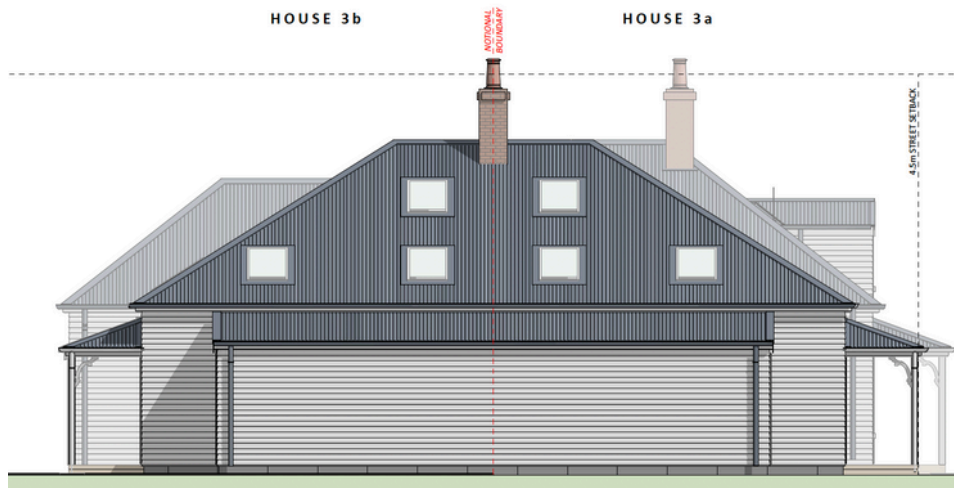
First Floor Stud Height: 2.4m



West Elevation







North Elevation



South Elevation



# Cottage 3b – Floor Plans

-  2
-  2
-  Garage
-  111sqm



Ground Floor



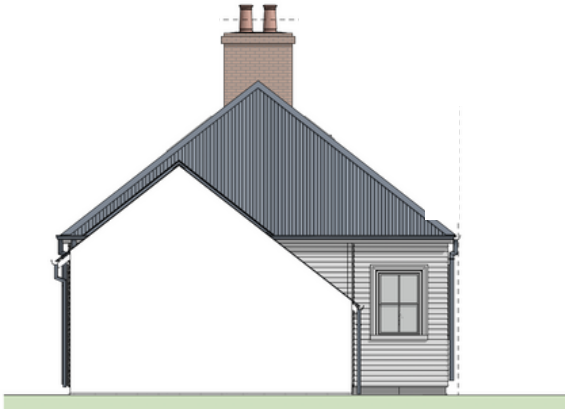
Attic Room



# Cottage 4 – Elevations

*Ground Floor Stud Height: 2.55m*

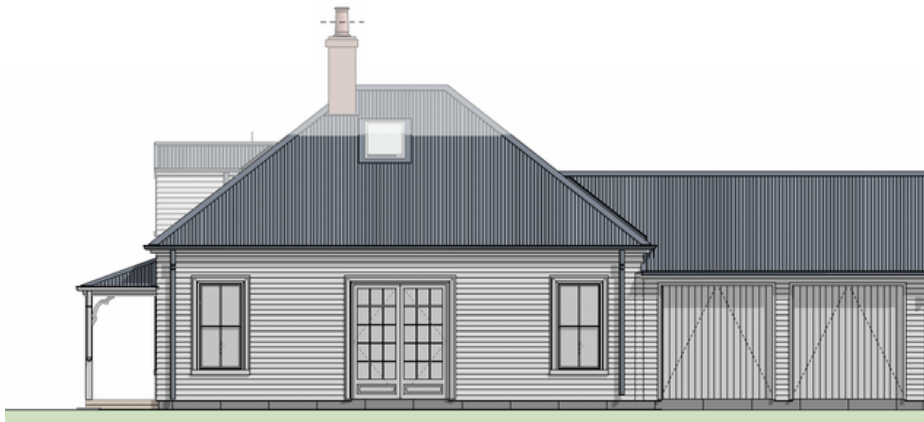
*First Floor Stud Height: 2.4m*



West Elevation



East Elevation







North Elevation



South Elevation

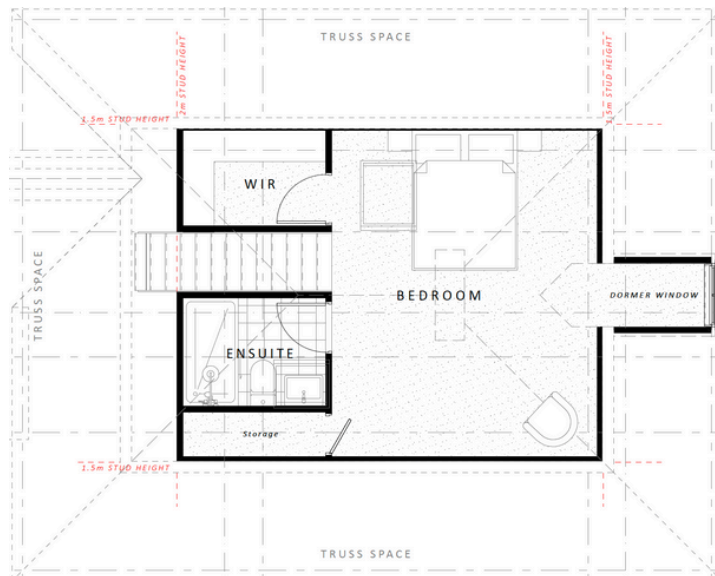


# Cottage 4 – Floor Plans

-  3
-  2
-  Double garage
-  148sqm



Ground Floor



Attic Room



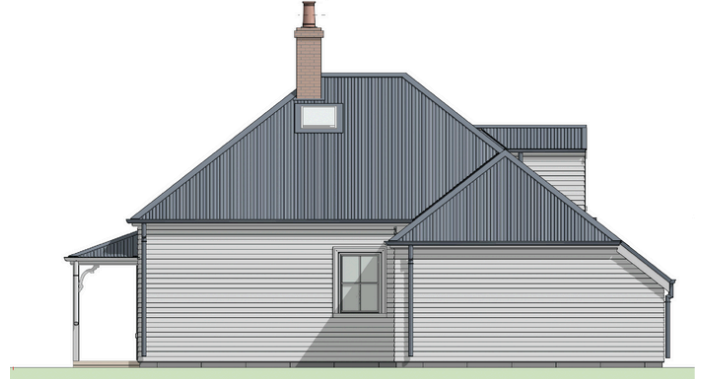
# Cottage 7 – Elevations

*Ground Floor Stud Height: 2.55m*

*First Floor Stud Height: 2.4m*



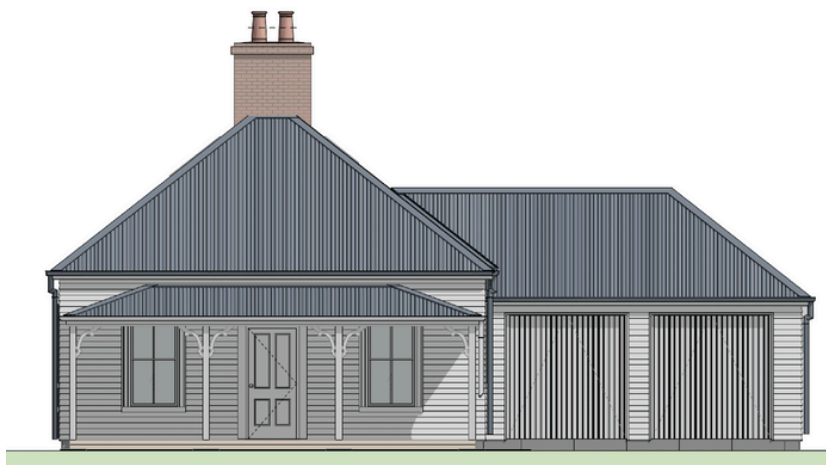
West Elevation



East Elevation







North Elevation

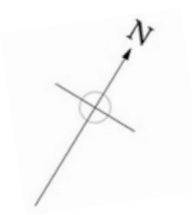


South Elevation



# Cottage 7 – Floor Plans

-  3
-  2
-  Double garage
-  148sqm



Ground Floor



Attic Room



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

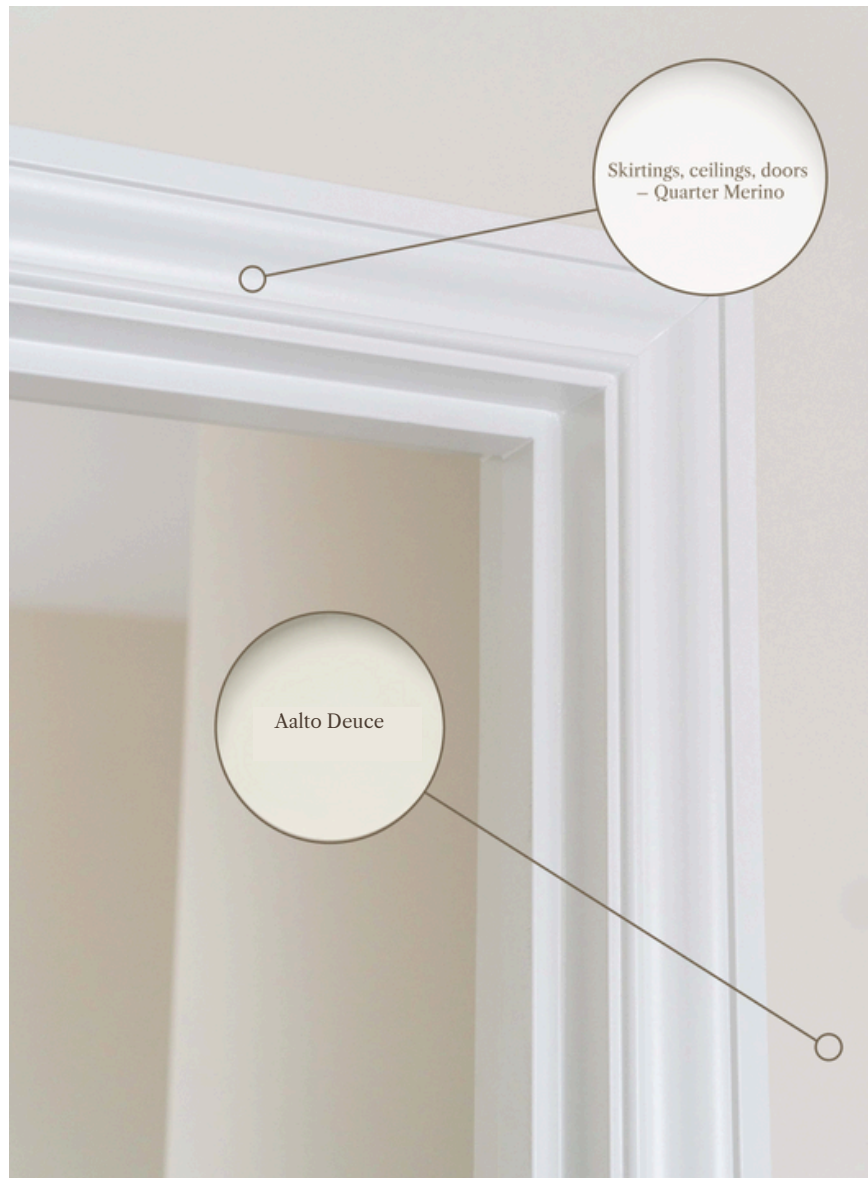




# Colouring & detailing

*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 Spec



**Pictured above**

- 1. Carpet: Godfrey hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/bathroom tapware: Posh canterbury sink mixer
- 3. Kitchen/entrance floor tiles: Forest cedar
- 4. Kitchen Handles & Knobs: Versailles satin black
- 5. Bathroom floor tile: Artisan Gris Matt
- 6. Splash back: White subway tile
- 7. Skirtings, architraves, ceilings: Quater Merino

- 8. Walls: Alto Deuce
- 9. Door handle: Polished
- 10. Shower tile: Pacific White Lappato tile 600x600

**Bathroom**

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

**Appliances and Chattles**

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms: Cavius Photoelectric Smoke Alarm

**Window Furnishings**

- Living Area Blinds: Roller Blinds
- Bedroom Blinds: Venetian Blinds

**Insulation**

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation



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# Standard Spec



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# Kitchen Upgrade Options

## Kitchen Cabinetry



*Standard*      *Shaker Style*



*White Standard*      *Taupe*      *Sage Green*



*Light blue*      *Dusty Blue*      *Dark Blue*

## Kitchen Handles/Knobs

*Standard range*



*Black Standard*



*Antique Pewter*



*Antique Bronze*



*Chrome*

*Upgrade range*



*Unlacquered Polished Brass*

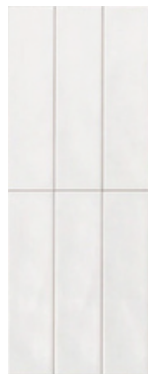


*Satin Nickel*

## Kitchen Splashback Tiles



*White Gloss Subway Tile Standard*



*Crest White Matt*



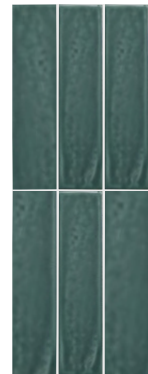
*Crest Bone Gloss*



*Crest Sea Foam Gloss*



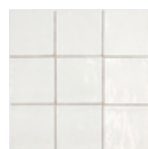
*Crest Field Green Gloss*



*Crest Jungle Green*



*Redcliffs Terracotta*



*Square Bone Gloss*



*Square Bone Gloss*



*Square Sea Foam Gloss*



*Square Field Green*



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# Kitchen Upgrade Options

Kitchen Fixtures

*Standard range*



Posh Canterbury Mixer  
*Standard*



Modern  
Chrome



Modern  
Brushed Brass



Modern  
Black



Modern  
Brushed Nickel

*Upgrade range*



Pull Out Spray  
Chrome



Pull Out Spray  
Brushed Brass



Pull Out Spray  
Black



Pull Out Spray  
Brushed Nickel

# Door Handle Upgrade Options



Polished Chrome  
*Standard*



Unlacquered Brass



Black



# Flooring Upgrade Options

Wood-Look Porcelain Tile

*Standard range*



Forest Cedar  
*Standard*

Forest Teak

Forest Nutmeg

Oak Flooring

*Upgrade range*



Smoke

Hickory

NZ Wool Carpet



Stonewashed  
*Standard*

Stonehenge

Concrete



# Bathroom Upgrade Options

## Bathroom Floor Tiles



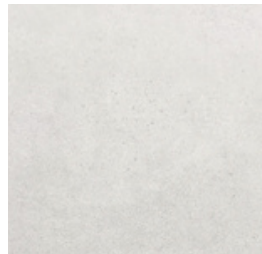
Artisan Gris Matt  
*Standard*



Artisan Sage Matt



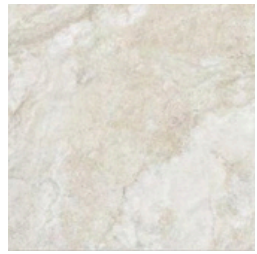
Palm Beach Navy



Pacific White Lappato 600x600



Gunmetal 660x600



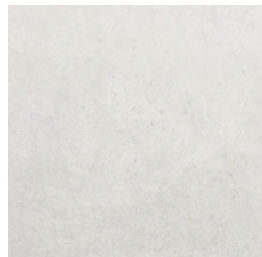
Olympia Shell 600x600



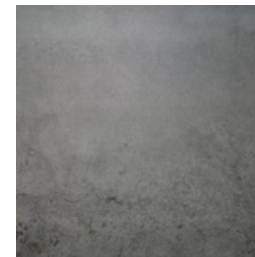
Redcliffs Terracotta  
Herringbone  
*Upgrade Option*

## Shower Wall Tiles

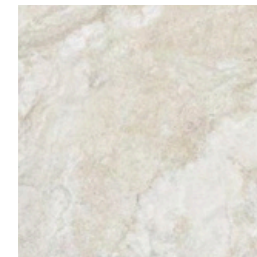
*Standard Range*



Pacific White Lappato 600x600  
*Standard*



Gunmetal 660x600

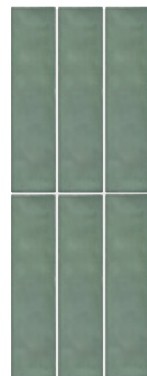


Olympia Shell 600x600

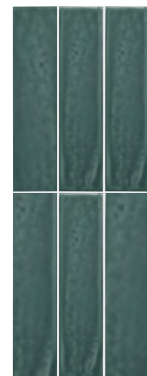
*Upgrade Range*



Crest Sea Foam Gloss



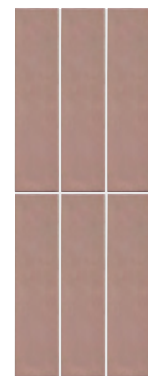
Crest Field Green Gloss



Crest Jungle Green



Crest Bone Gloss



Dusky Pink Subway



# Bathroom Upgrade Options

## Vanity fixture



Posh Canterbury Basin Mixer  
*Standard*



Modern  
Chrome



Modern  
Brushed Brass



Modern  
Black



Modern  
Brushed Nickel

## Vanity Handles



Chrome  
*Standard*



Antique Bronze



Black



Black Iron

## Shower fixture



Posh Canterbury Shower Mixer  
*Standard*



Modern Chrome



Modern  
Brushed Brass



Modern Black



Modern  
Brushed Nickel

## *Upgrade Range*



Column Shower



Column Shower



Column Shower



Column Shower





# Other Upgrade Options

Mantle with electric fireplace



Internal shutters



Pendant Lights

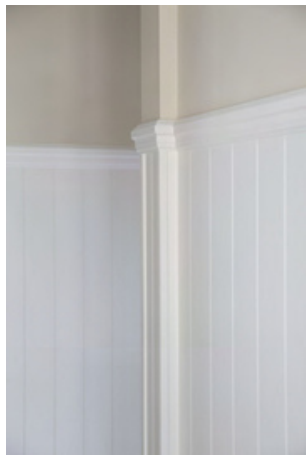


Black



Brass

Villaboard



Half height with Dado rail



Full height



# RENTAL APPRAISAL.

**Date:** 11 October 2024

**Prepared for:** Brookfields

Thank you for requesting a rental assessment for: Cottage 2, 4, 7 - 3 Waitikiri Drive, Parklands

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 \$730 and \$750 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:** 11 October 2024

**Prepared for:** Brookfields

Thank you for requesting a rental assessment for: Cottage 3B, 3 Waitikiri Drive, Parklands

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 \$690 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.**
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# Welcome to Ohana

## 3 Waitikiri Drive, Parklands

(2 Bed, 1 Bath, Garage)



Ohana offer an end-to-end short term property management service. From resetting the property between stays, to marketing your listing online.

### Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

### Conservatives Estimates

**\$972**

Gross Weekly Estimates  
(at 80% occupancy)

**\$49,632**

Gross Yearly Estimates  
(at 80% occupancy)

### Rent

Average Nightly Rate **\$155**  
Gross Weekly Estimate **\$972**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$49,632**  
(at 80% occupancy)

### Expenses

~~15%~~ +GST Power and Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$25 - \$30 per reservation

### Booking Platform



021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com



# Welcome to Ohana

## 3 Waitikiri Drive, Parklands

(3 Bed, 1 Bath, 2 Garage)



Ohana offer an end-to-end short term property management service. From resetting the property between stays, to marketing your listing online.

### Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

### Conservatives Estimates

**\$1,192**

Gross Weekly Estimates  
(at 80% occupancy)

**\$61,248**

Gross Yearly Estimates  
(at 80% occupancy)

### Rent

Average Nightly Rate **\$210**  
Gross Weekly Estimate **\$1,192**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$61,248**  
(at 80% occupancy)

### Expenses

~~15%~~ +GST Power and Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$30 - \$40 per reservation

### Booking Platform



021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com



# 3 Waitikiri Drive, Parklands

(3 Bed, 2 Bath, 2 Garage)



Ohana offer an end-to-end short term property management service.  
From resetting the property between stays, to marketing your listing online.

## Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

### Conservatives Estimates

**\$1,212**

Gross Weekly Estimates  
(at 80% occupancy)

**\$62,304**

Gross Yearly Estimates  
(at 80% occupancy)

### Rent

Average Nightly Rate **\$215**  
Gross Weekly Estimate **\$1,212**  
(at 80% occupancy)  
Estimated Occupancy **75%-85%**  
Gross Yearly Estimate **\$62,304**  
(at 80% occupancy)

### Expenses

~~15%~~ +GST Power and  
Internet paid by the owner  
Consumables \$95  
(Monthly) Digital Property  
Manual \$8 (Monthly) Linen  
Hire \$30 - \$40 per  
reservation

## Booking Platform



# 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

## Expression Of Interest

This EOI form is non binding.

This form allows you to put a property on Hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone No:

Email:

Address of property:

Indicated price:

End date of hold:

Client Acknowledgement:

I / We acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / We have  
Until the end date as stated above to  
either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD





BROOKSFIELD

0800 548 454

[www.brooksfield.co.nz](http://www.brooksfield.co.nz)

[vinny@brooksfield.co.nz](mailto:vinny@brooksfield.co.nz)