

BROOKSFIELD

3 Waitikiri Drive, Parklands

Georgian Colonial Cottages designed by Ben Pentreath Architects

WIN A FREE
BROOKSFIELD



Go in the draw when you buy a Brooksfeld.



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*

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	\$1,049,000
Cottage 3A	2	1	Garage	111	SOLD
Cottage 3B	3	2	Garage	111	\$849,000
Cottage 4	3	2	Double Garage	144	\$1,049,000
Cottage 5	3	2	Double Garage	148	SOLD
Cottage 6	3	2	Double Garage	148	SOLD
Cottage 7	3	2	Double Garage	148	\$1,049,000

Build time

Estimated Start

FEBRUARY 2025

Estimated Completion

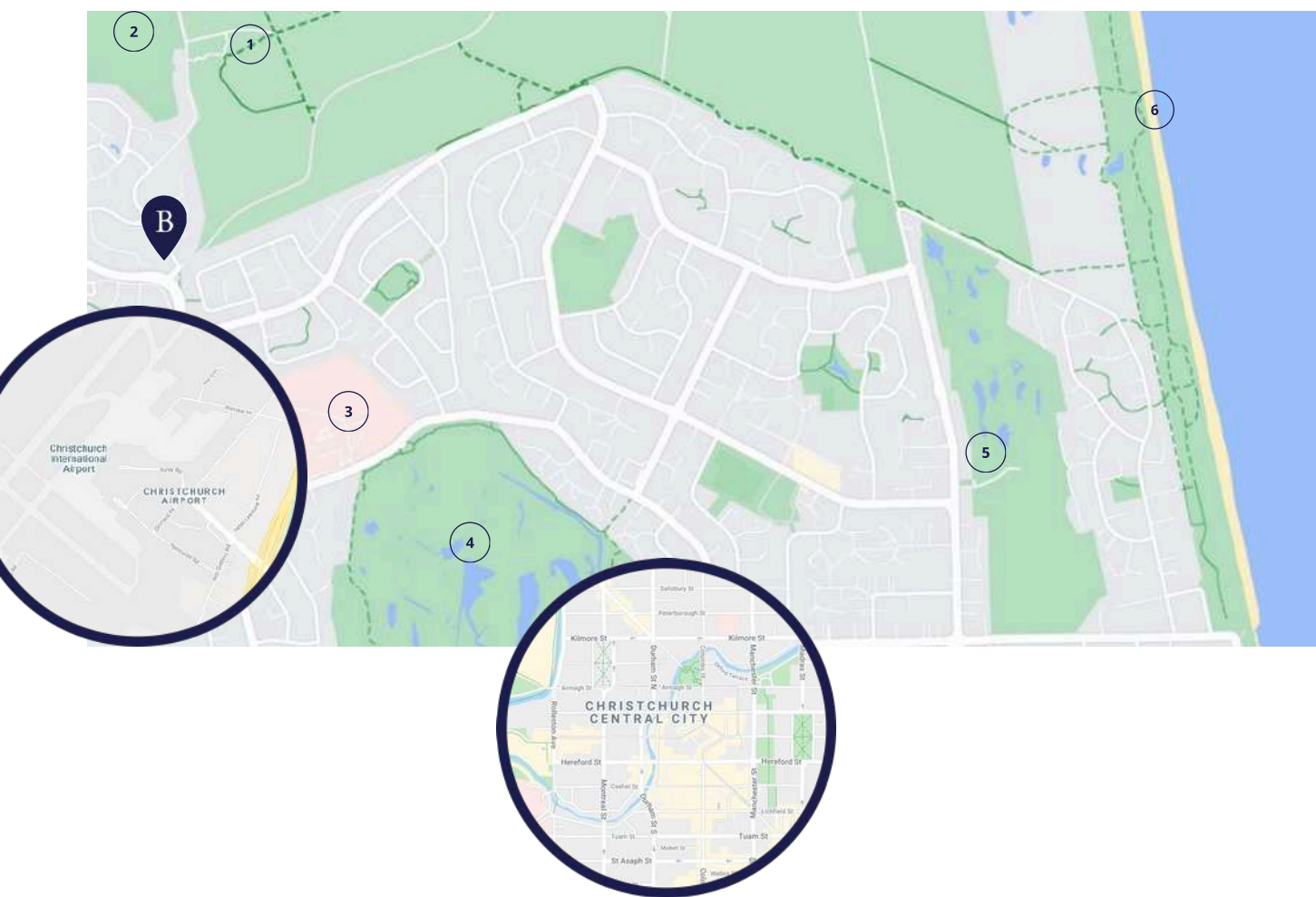
NOVEMBER 2025

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



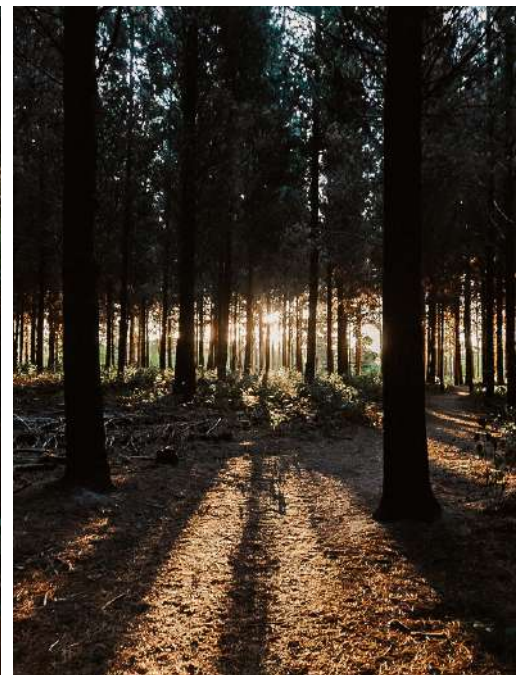
What's in the area?



Waitikiri Golf Course



Bottle Lake Forest Park – Mountain biking & walking tracks



Walking tracks at Travis Wetlands



Waimairi Beach

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.



Elevations



East Elevation



West Elevation



South Elevation

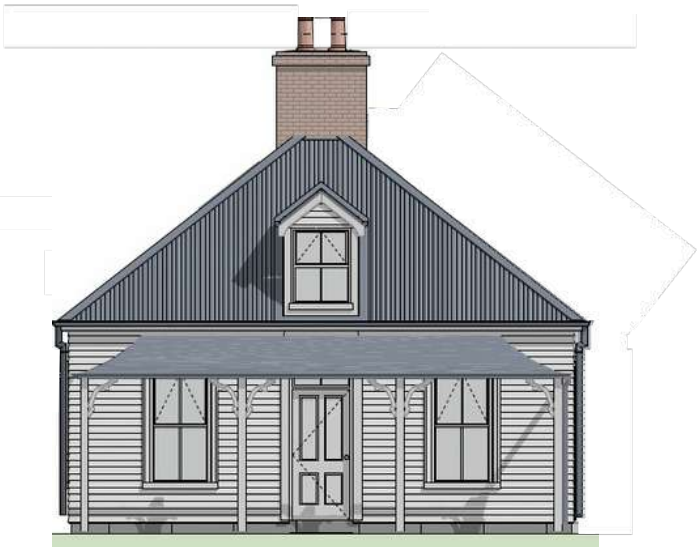


North Elevation

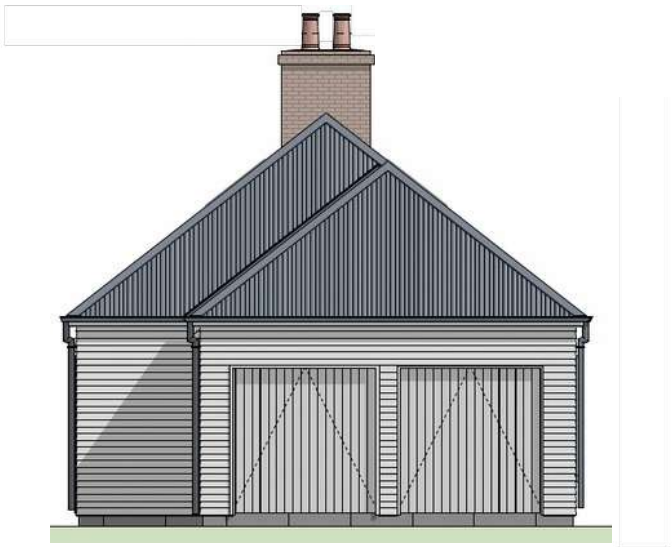


Cottage 2 – Elevations

Ground Floor Stud Height: 2.55m
First Floor Stud Height: 2.4m



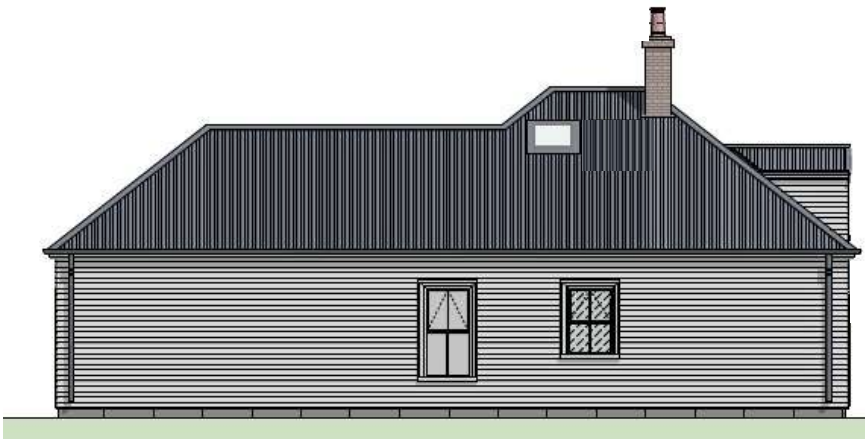
East Elevation



West Elevation




North Elevation





South Elevation




Cottage 2 – Floor Plans


3

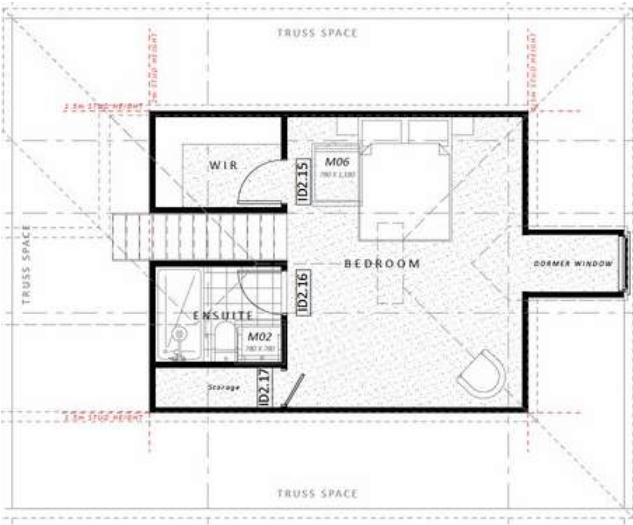

2


Double
Garage


148sqm



Ground Floor



Attic Room

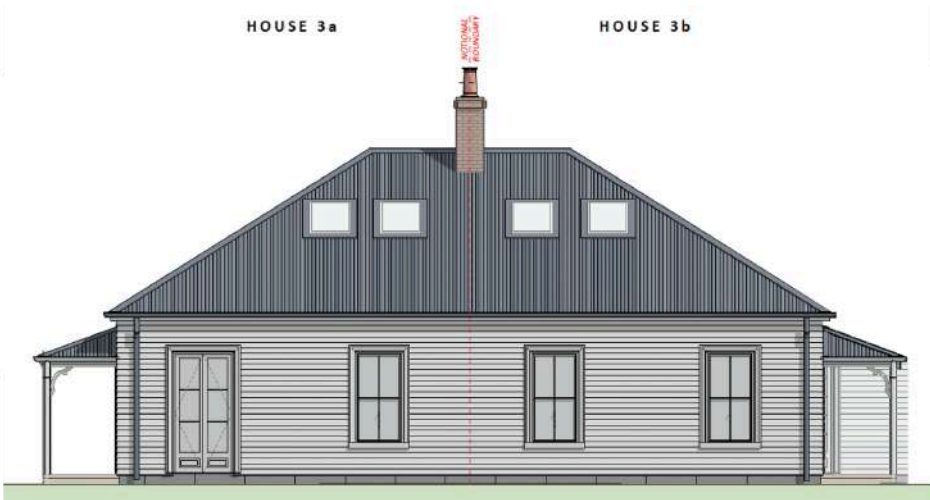


Cottages 3b – Elevations

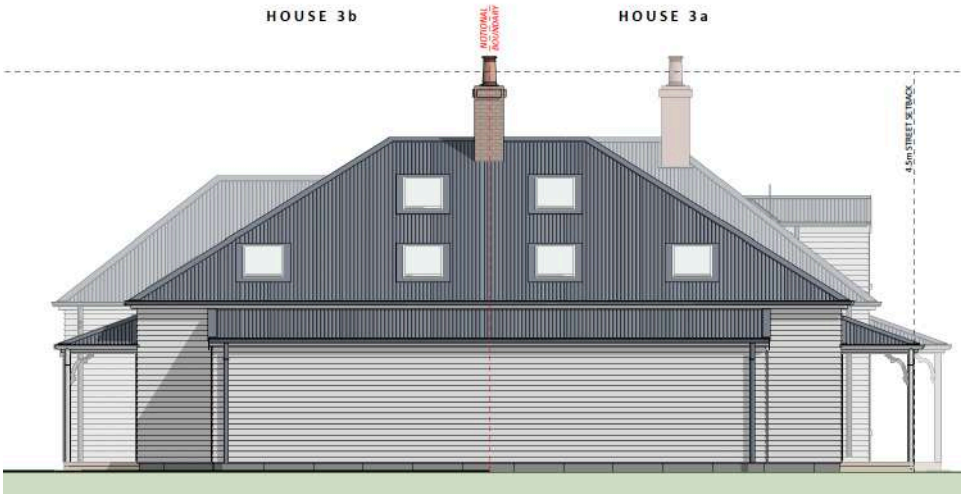
Ground Floor Stud Height: 2.55m
First Floor Stud Height: 2.4m



West Elevation







North Elevation



South Elevation



Cottage 3b – Floor Plans



2

2

Garage

111sqm



Ground Floor



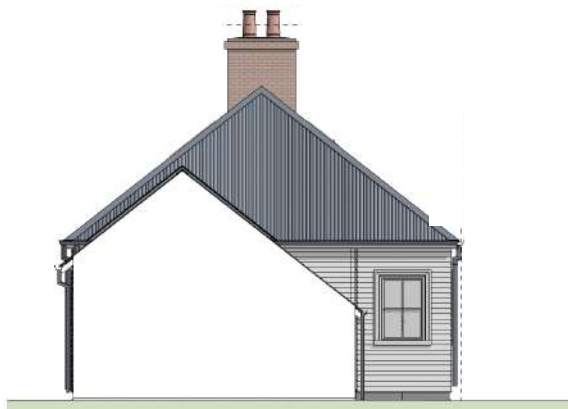
Attic Room



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

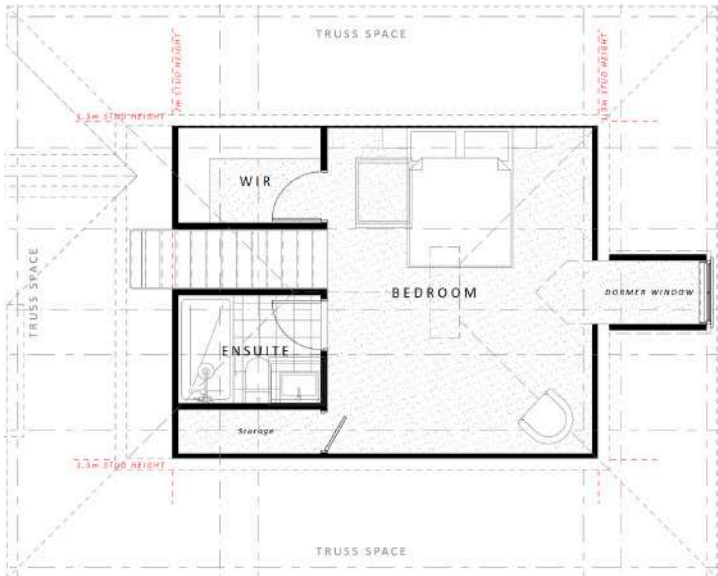

2


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




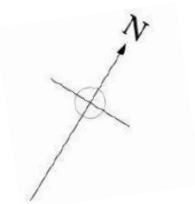
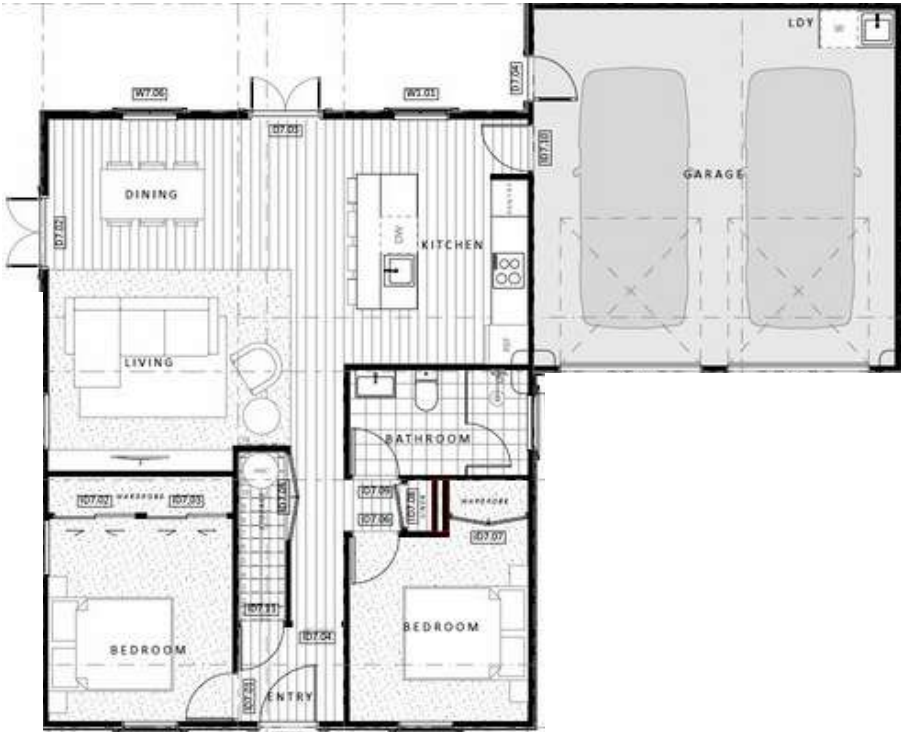
Cottage 7 – Floor Plans


3

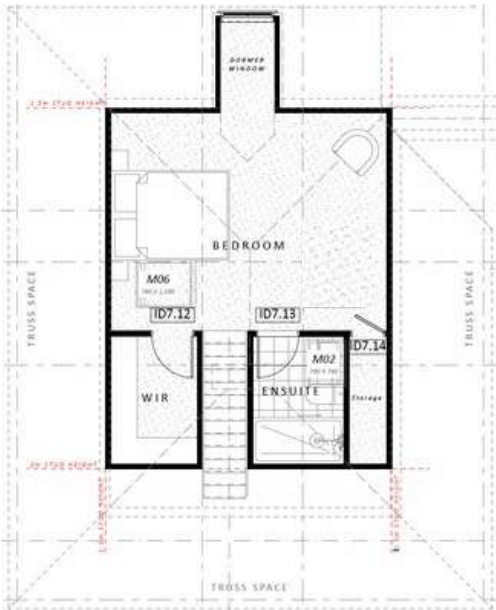

2


Double
garage


148sqm



Ground Floor



Attic Room



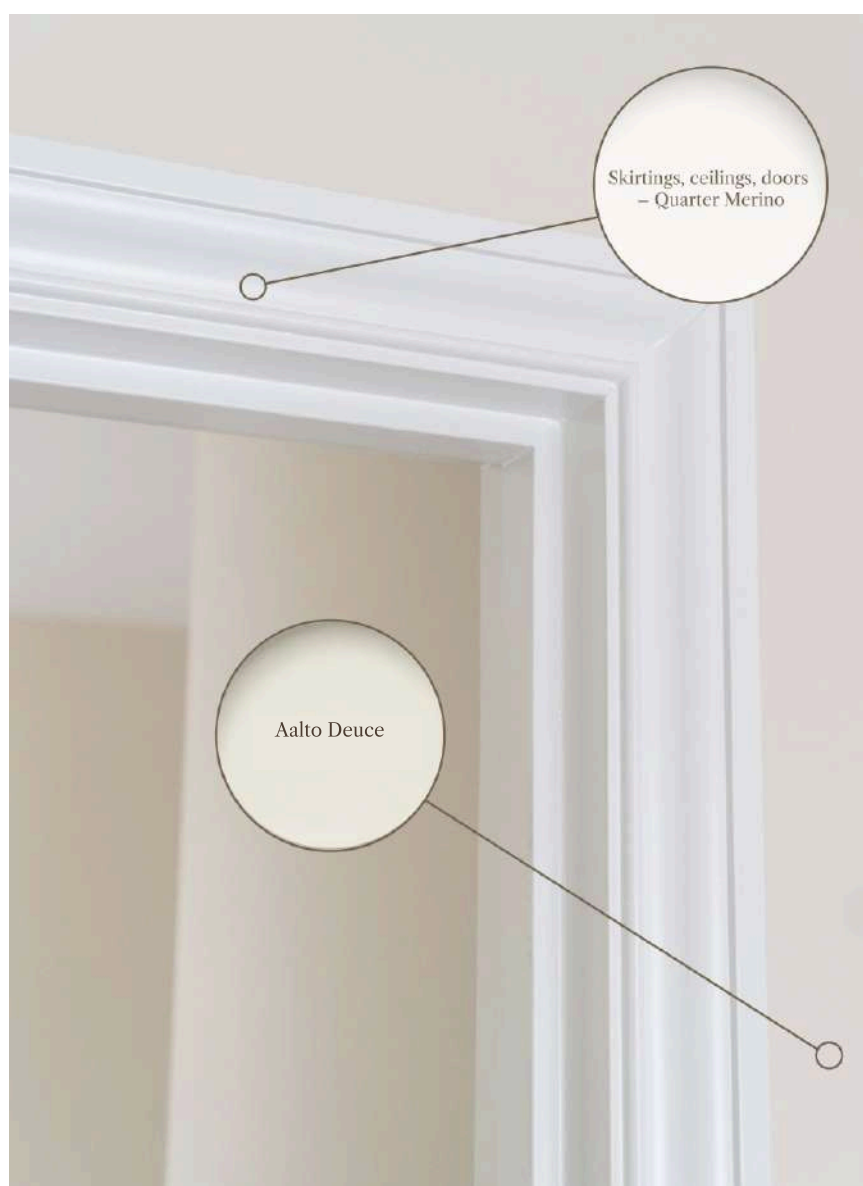
It's all in the details –
Standard Interior Spec
& Upgrade Options



Colouring & Detailing

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

The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-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: Liberty sink mixer
- 3. Kitchen/Entranc 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: Quarter 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

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



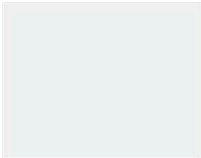
















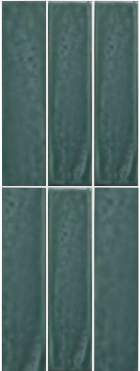







BROOKSFIELD

Standard Spec












Kitchen Upgrade Options

<p>Kitchen Cabinetry</p> <div><p><i>Standard</i></p></div> <div><p>Shaker Style</p></div>	<div><p>White <i>Standard</i></p></div> <div><p>Taupe</p></div> <div><p>Sage Green</p></div> <div><p>Light blue</p></div> <div><p>Dusty Blue</p></div> <div><p>Dark Blue</p></div>
<p>Kitchen Handles/Knobs</p> <div><p><i>Standard range</i></p><div><p>Black <i>Standard</i></p></div><div><p>Antique Pewter</p></div><div><p>Antique Bronze</p></div><div><p>Chrome</p></div></div> <div><p><i>Upgrade range</i></p><div><p>Unlacquered Polished Brass</p></div><div><p>Satin Nickel</p></div></div>	
<p>Kitchen Splashback Tiles</p> <div><p>White Gloss Subway Tile <i>Standard</i></p></div>	<div><p>Crest White Matt</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Crest Sea Foam Gloss</p></div> <div><p>Crest Field Green Gloss</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Redcliffs Terracotta Gloss</p></div> <div><p>Square White Matt</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Sea Foam Matt</p></div> <div><p>Square Field Green Matt</p></div>



Kitchen Upgrade Options




Kitchen Fixtures	
Standard range	
	Waterway Roman Gooseneck 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	Polished Chrome Standard	Unlacquered Brass	Black













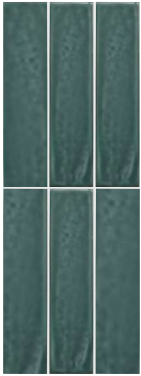





Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge <i>Standard</i></p></div><div><p>Concrete</p></div></div>






















Bathroom Upgrade Options







Bathroom Floor Tiles	<div><p>Artisan Gris Matt <i>Standard</i></p></div> <div><p>Artisan Sage Matt</p></div> <div><p>Palm Beach Navy</p></div> <div><p>Pacific White Lappato 600x600</p></div> <div><p>Gunmetal 660x600</p></div> <div><p>Olympia Shell 600x600</p></div> <div><p>Redcliffs Terracotta Herringbone <i>Upgrade Option</i></p></div>
Shower Wall Tiles	<div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div> <div><p>Gunmetal 660x600</p></div> <div><p>Olympia Shell 600x600</p></div>
Upgrade Range	<div><p>Crest Sea Foam Gloss</p></div> <div><p>Crest Field Green Gloss</p></div> <div><p>Crest Jungle Green</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Dusky Pink Subway</p></div> <div><p></p></div>



Bathroom Upgrade Options

Vanity fixture				
				
Waterway Liberty Basin Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Vanity Handles				
				
	Chrome Standard	Antique Bronze	Black	Black Iron
Shower fixture				
				
Liberty Slide Shower Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Upgrade Range				
	Column Shower	Column Shower	Column Shower	Column Shower
				
<div>WIN A FREE BROOKSFIELD</div> <div>Go to the store where you live a Brookfield.</div>				

Other Upgrade Options

Mantle with electric fireplace			Internal shutters
			
Pendant Lights			
			
	Black	Brass	
Villaboard			
			
	Half height with Dado rail	Full height	



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Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brookfield Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brookfield, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration



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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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

Ohana **airbnb** **Booking.com** **Vrbo**

3 Waitikiri Drive, Parklands

(3 Bed, 1 Bath, 2 Garage)



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From resetting the property between stays, to marketing your listing online.

Rental Highlights

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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

Ohana **airbnb** **Booking.com** **Vrbo**

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.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability, and affordability of these homes.

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



B R O O K S F I E L D

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz