

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

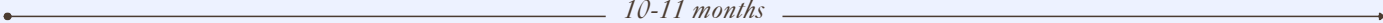
General Information

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

Price List

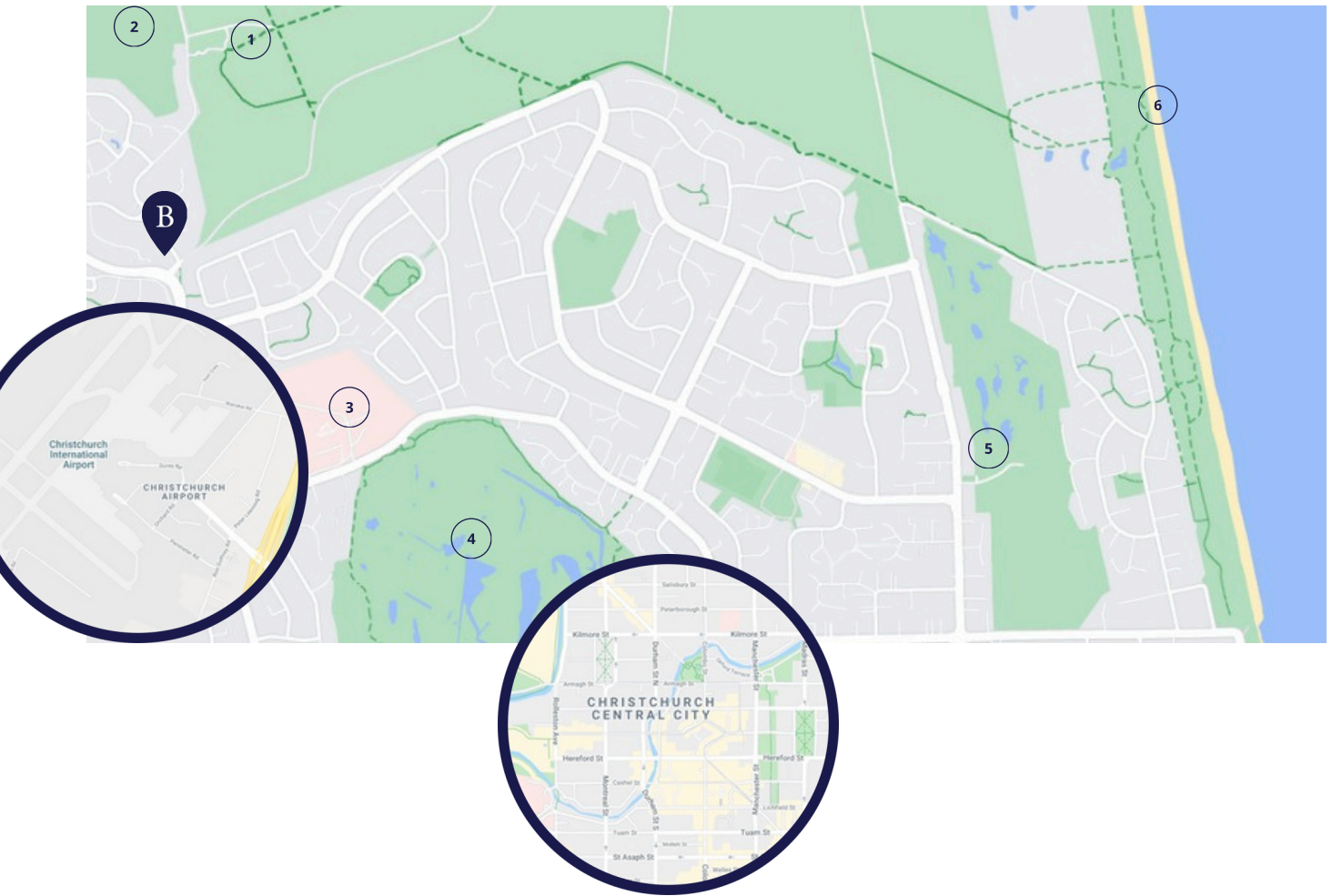
	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	3	2	Double Garage	148	SOLD
Cottage 2	3	2	Double Garage	148	\$995,000
Cottage 3A	2	1	Garage	111	SOLD
Cottage 3B	3	2	Garage	111	\$820,000
Cottage 4	3	2	Double Garage	144	\$995,000
Cottage 5	3	2	Double Garage	148	SOLD
Cottage 6	3	2	Double Garage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

Build time

<i>Estimated Start</i>	<i>Estimated Completion</i>
SEPTEMBER 2024	JULY 2025
 10-11 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.

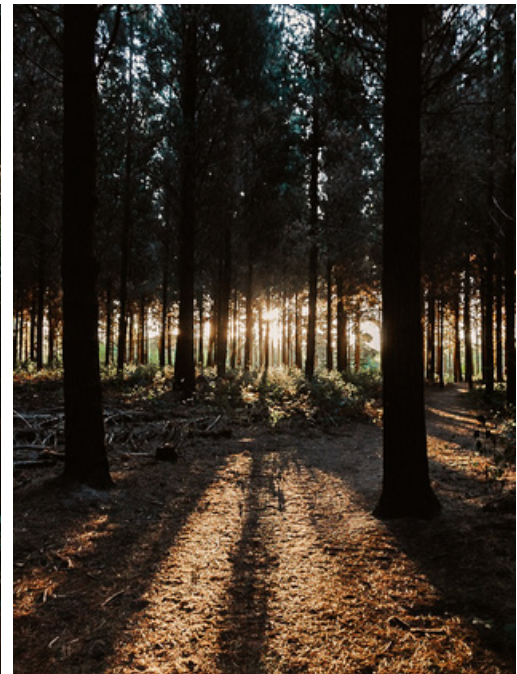


- | | | | |
|---|---|---|---|
| 1 | Waitikiri Golf Club - 20m | 5 | Waimairi Golf Club - 2.1km |
| 2 | Bottle Lake Forest Park- 950m | 6 | Waimairi Beach- 2.4km |
| 3 | Burwood Hospital - 1.2km | 7 | Christchurch Central City - 4.5km |
| 4 | Travis Wetland Nature Heritage Park - 1.4km | 8 | Christchurch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

What's in the area?



Waitikiri Golf Course



Bottle Lake Forest Park – Mountain biking & walking tracks



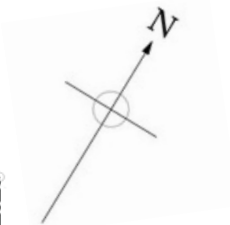
Walking tracks at Travis Wetlands



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

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

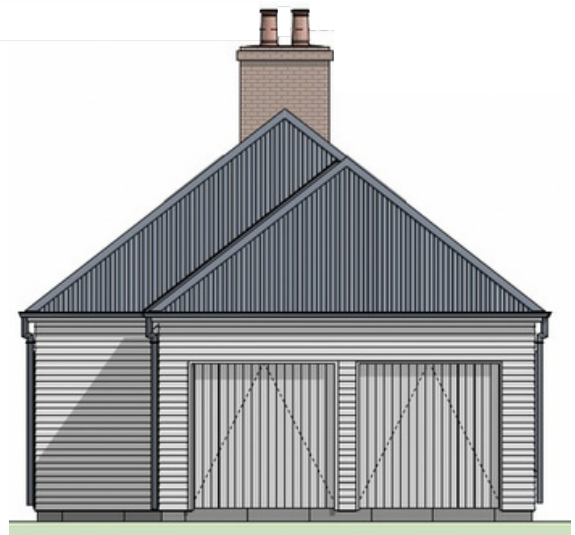
Cottage 2 – Elevations

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m



East Elevation



West Elevation







North Elevation



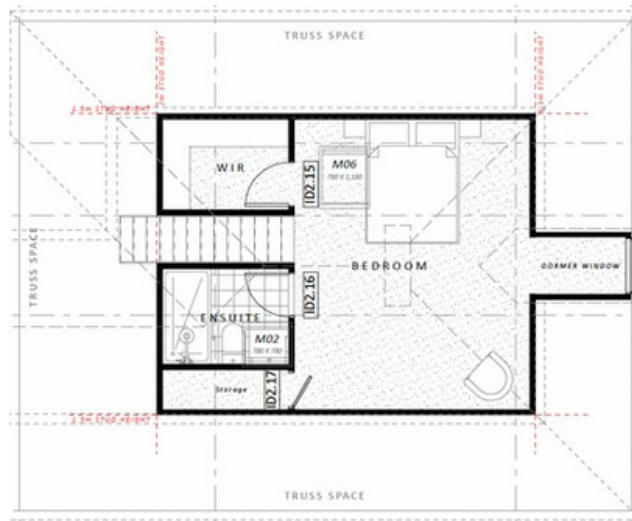
South Elevation

Cottage 2 – Floor Plans

-  3
-  2
-  Double Garage
-  148sqm



Ground Floor



Attic Room

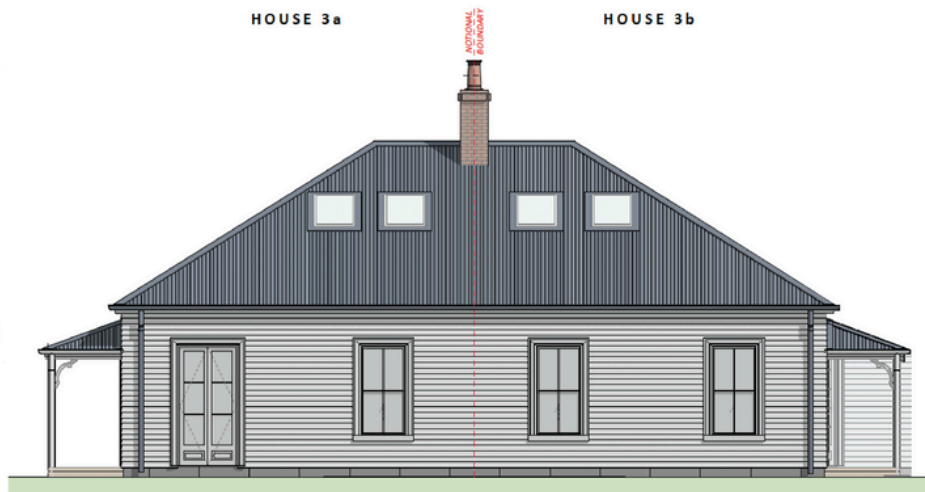
Cottages 3b – Elevations

Ground Floor Stud Height: 2.55m

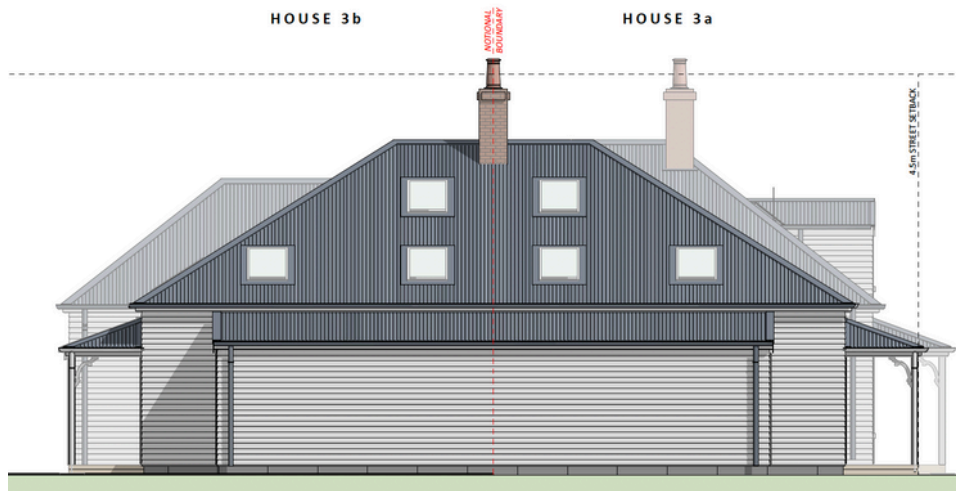
First Floor Stud Height: 2.4m



West Elevation







North Elevation



South Elevation

Cottage 3b – Floor Plans

-  2
-  2
-  Garage
-  70sqm



Ground Floor

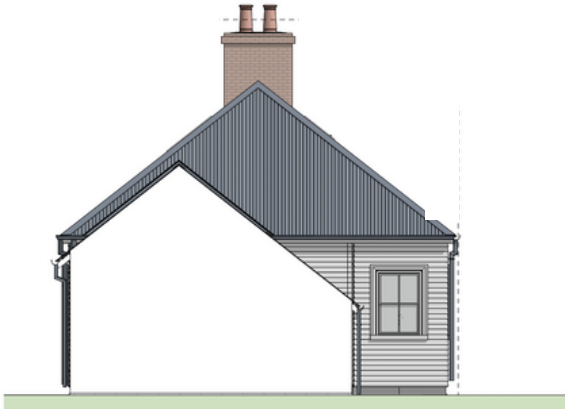


Attic Room

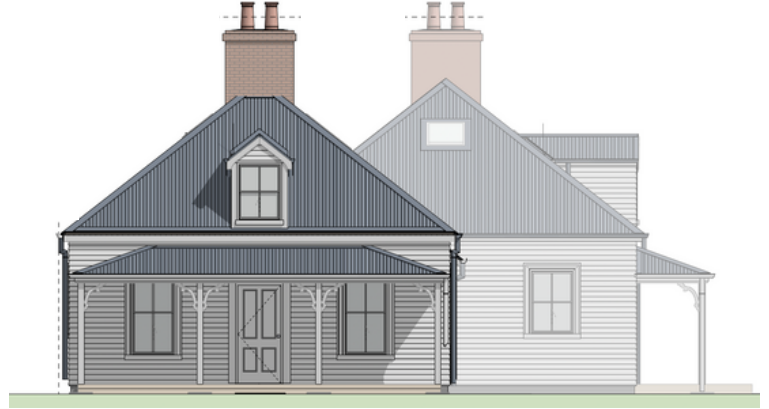
Cottage 4 – Elevations

Ground Floor Stud Height: 2.55m

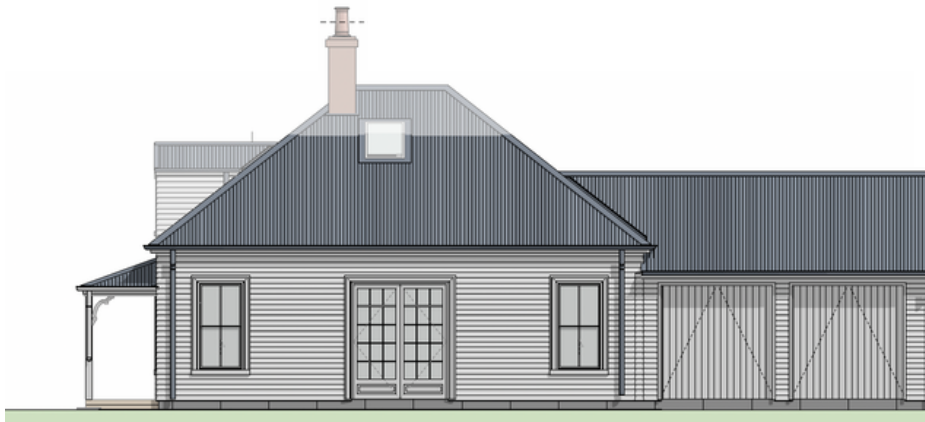
First Floor Stud Height: 2.4m



West Elevation



East Elevation







North Elevation



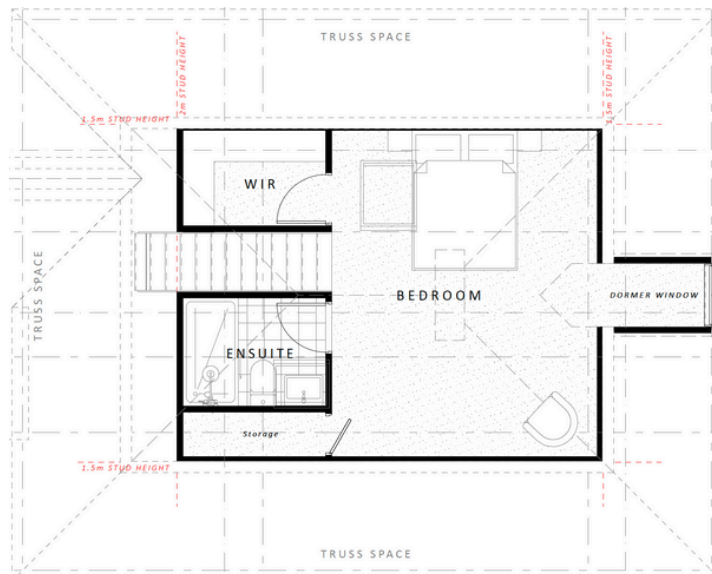
South Elevation

Cottage 4 – Floor Plans

-  3
-  2
-  Double garage
-  148sqm



Ground Floor



Attic Room

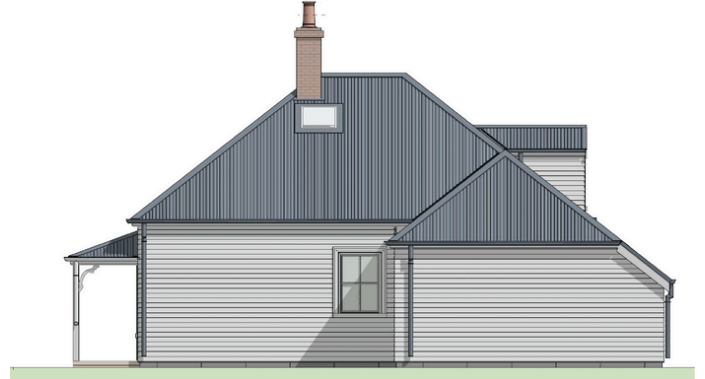
Cottage 7 – Elevations

Ground Floor Stud Height: 2.55m

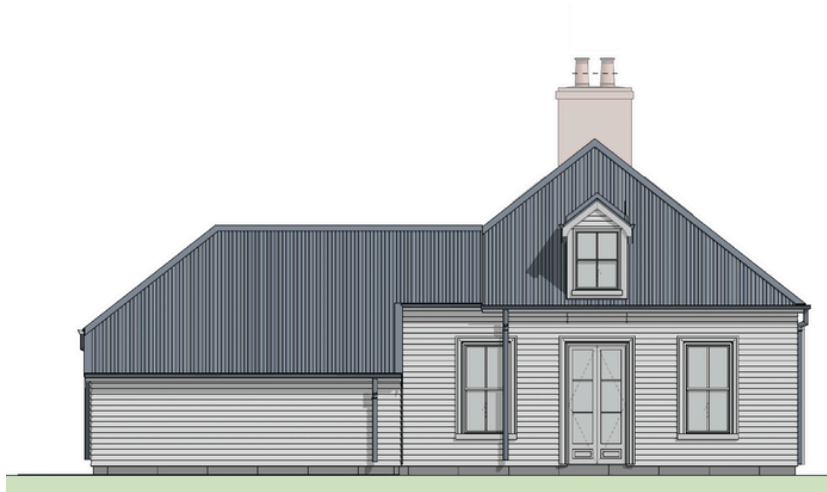
First Floor Stud Height: 2.4m



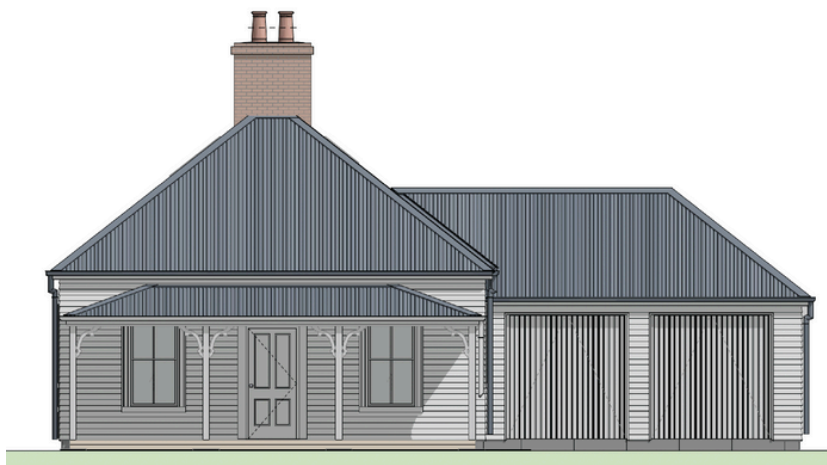
West Elevation



East Elevation







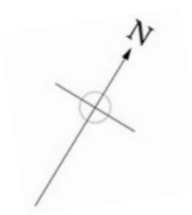
North Elevation



South Elevation

Cottage 7 – Floor Plans

-  3
-  2
-  Double garage
-  148sqm



Ground Floor



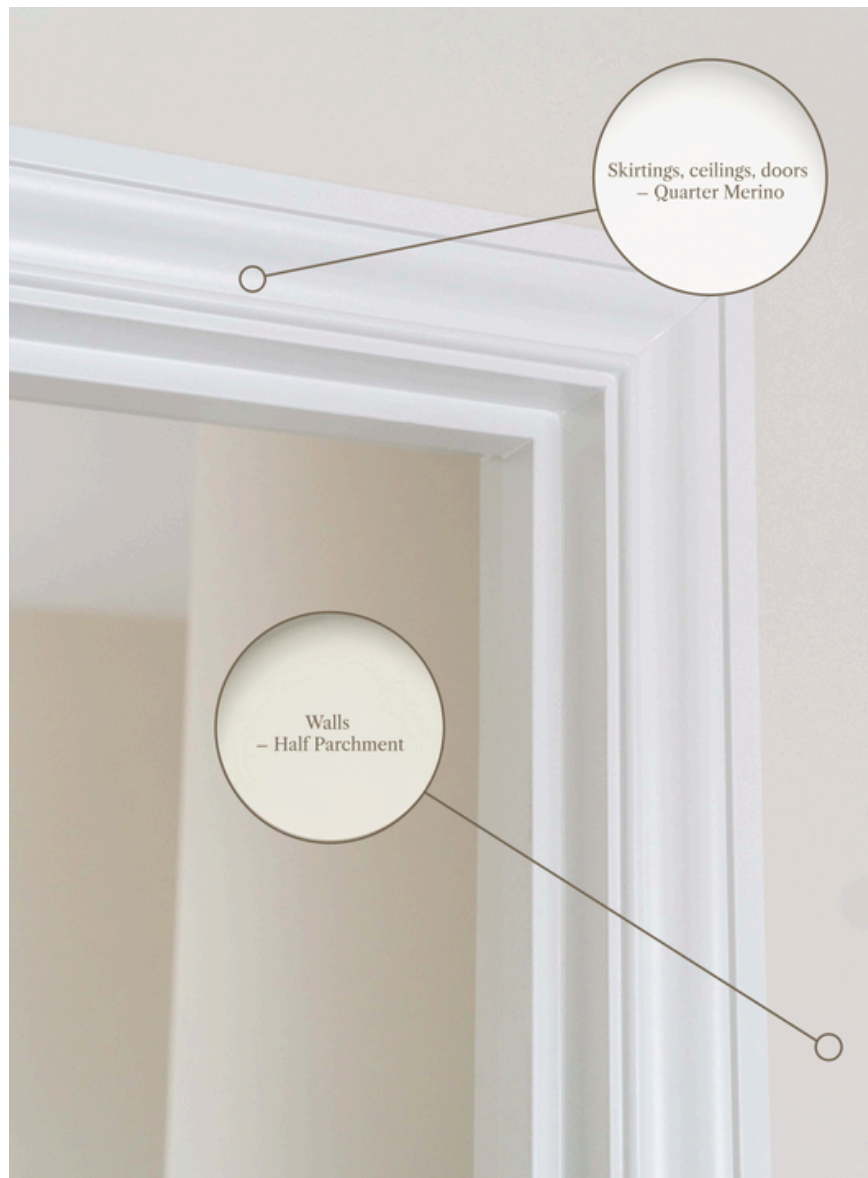
Attic Room

It's all in the details –
Standard Interior Spec

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
Posh Canterbury Sink Mixer

Benchtop
Prime Stone Coronet Peak



Splashback
White Subway Tile

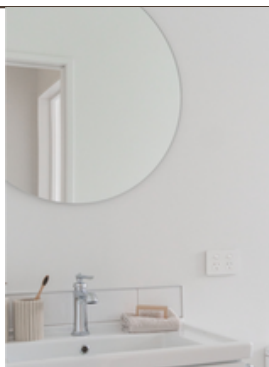


Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Posh Canterbury Mixer
Shower Wall Tile
Pacific White



Mirror
Round with Demist Function
Tapware
Posh Canterbury Basin Mixer



Toilet
Nova Back-To-Wall



Vanity
English Classic 700mm 2 Drawer

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 - Eurotech Single Dish Drawer ED-SDCSS
- Range Hood - Applico Canopy Range Hood
- Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
- Smoke Alarms - Cavius Photoelectric Smoke Alarm

Upgrade options



Oak Flooring Upgrade

- Colorado Oak
- Congo Oak
- Riverside Oak



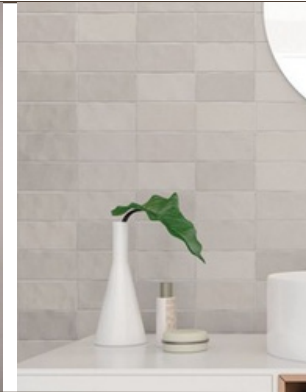
Door Handle Unlacquered Brass
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink
Clotaire 500mm x 595mm



Traditional Beaded Board



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



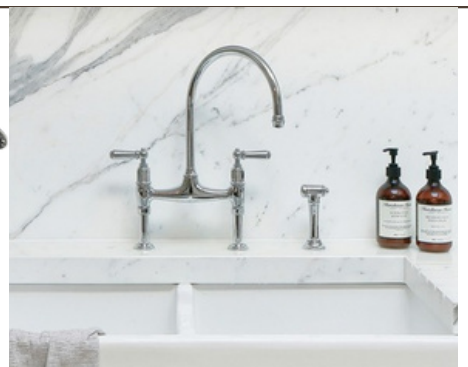
Kitchen Shelves



Brass Pendant



Kitchen Handles & Knobs
Standard: Versailles Cup & Knobs
Upgrade Option: Tradco Solid Handle and Knobs



Kitchen Tapware
Perrin & Rowe Brushed Nickel - Ionian Two Hole Bench
Mounted Mixer With White Porcelain Levers

RENTAL APPRAISAL.

Date: 11 October 2024

Prepared for: Brookfield

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: Brooksville

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

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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



3 Waitikiri Drive, Parklands

(3 Bed, 1 Bath, 2 Garage)



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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



3 Waitikiri Drive, Parklands

(3 Bed, 2 Bath, 2 Garage)



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Rental Highlights

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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.



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 Brooksfeld 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 Brooksfeld 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.

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





BROOKSFIELD

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