

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
 <i>10-11 months</i>	

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.

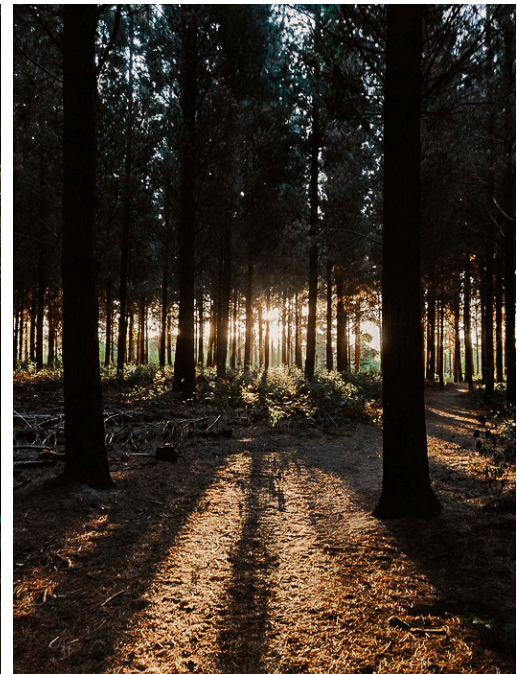


- 1 Waitikiri Golf Club - 20m
 - 2 Bottle Lake Forest Park- 950m
 - 3 Burwood Hospital - 1.2km
 - 4 Travis Wetland Nature Heritage Park - 1.4km
- 5 Waimairi Golf Club - 2.1km
 - 6 Waimairi Beach- 2.4km
 - 7 Christchurch Central City - 4.5km
 - 8 Christchurch International Airport - 12.2km (17min)

What's in the area?



Waitikiri Golf Course



Bottle Lake Forest Park – Mountain biking & walking tracks



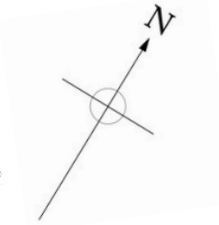
Walking tracks at Travis Wetlands



Waimairi Beach

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

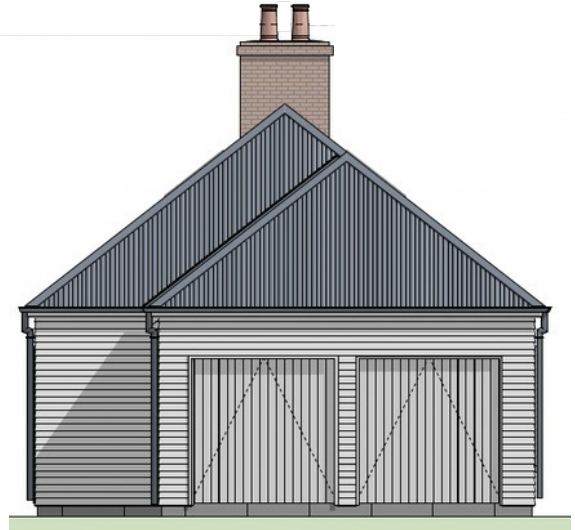
Cottage 2 – Elevations

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m



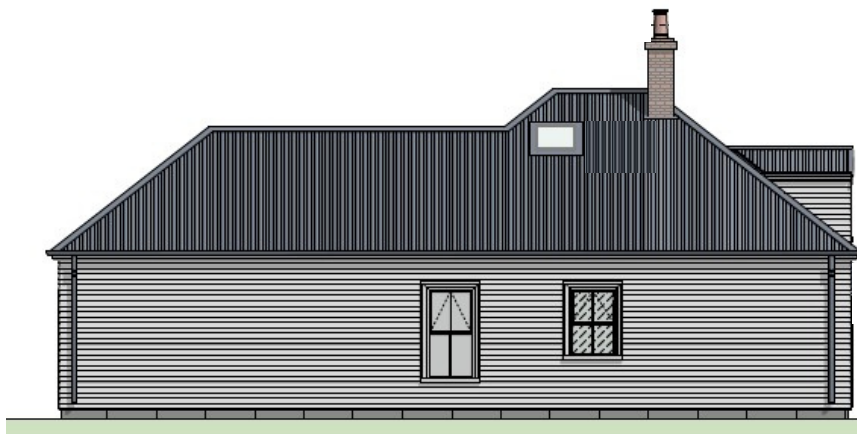
East Elevation



West Elevation







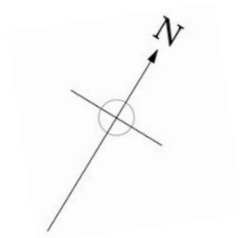
North Elevation



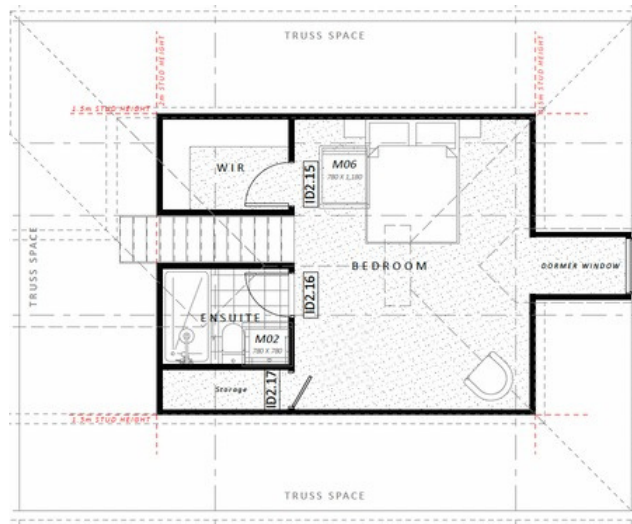
South Elevation

Cottage 2 – Floor Plans

-  3
-  2
-  Double Garage
-  148sqm



Ground Floor



Attic Room

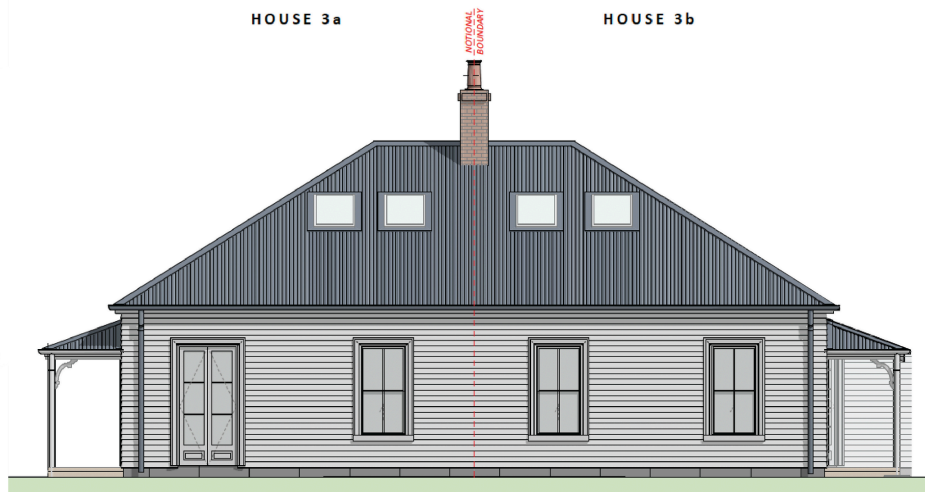
Cottages 3b – Elevations

Ground Floor Stud Height: 2.55m

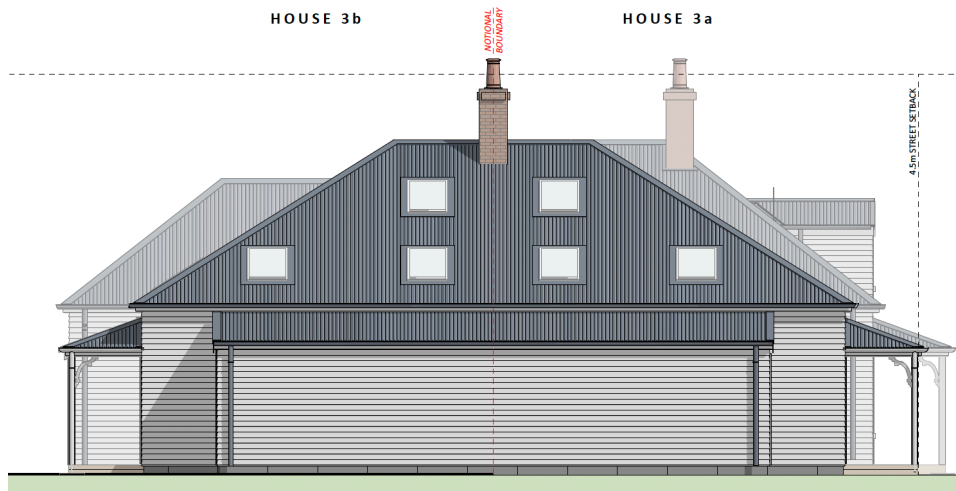
First Floor Stud Height: 2.4m



West Elevation







North Elevation



South Elevation

Cottage 3b – Floor Plans

-  2
-  2
-  Garage
-  70sqm



Ground Floor



Attic Room

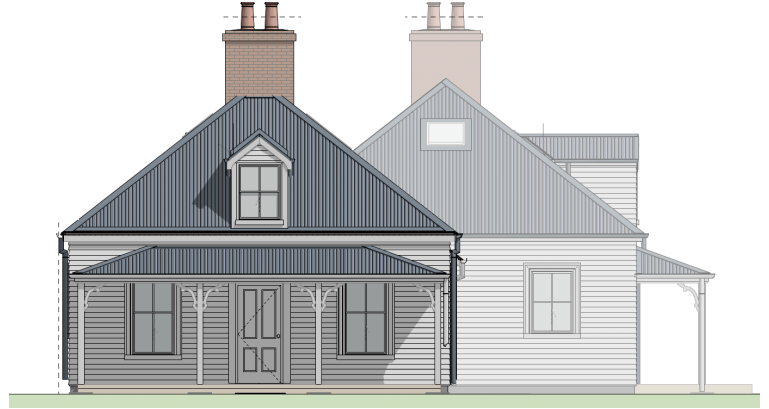
Cottage 4 – Elevations

Ground Floor Stud Height: 2.55m

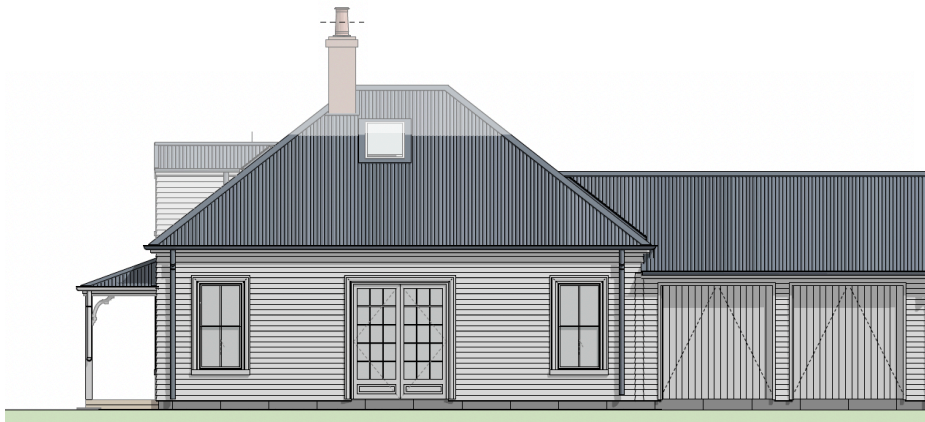
First Floor Stud Height: 2.4m



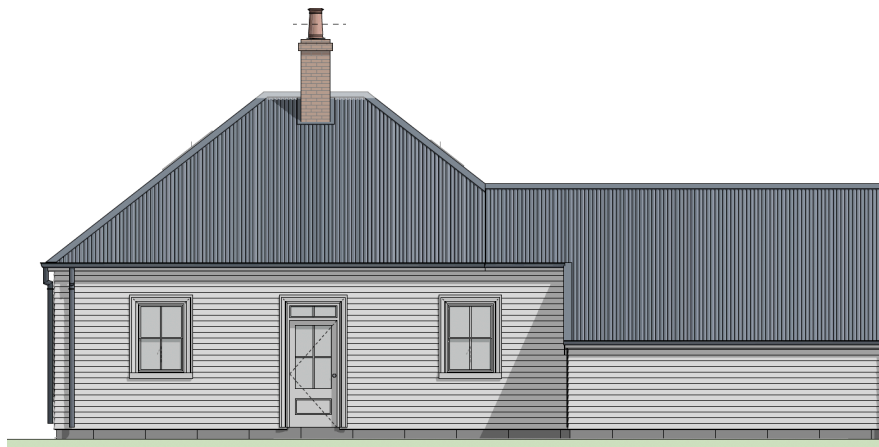
West Elevation



East Elevation







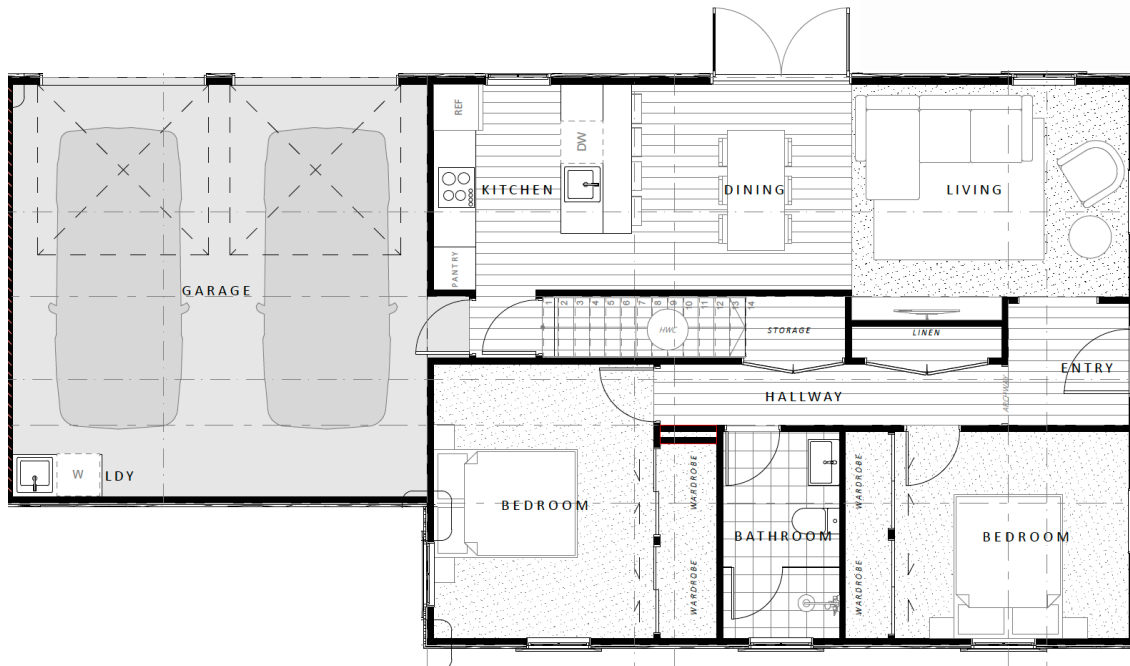
North Elevation



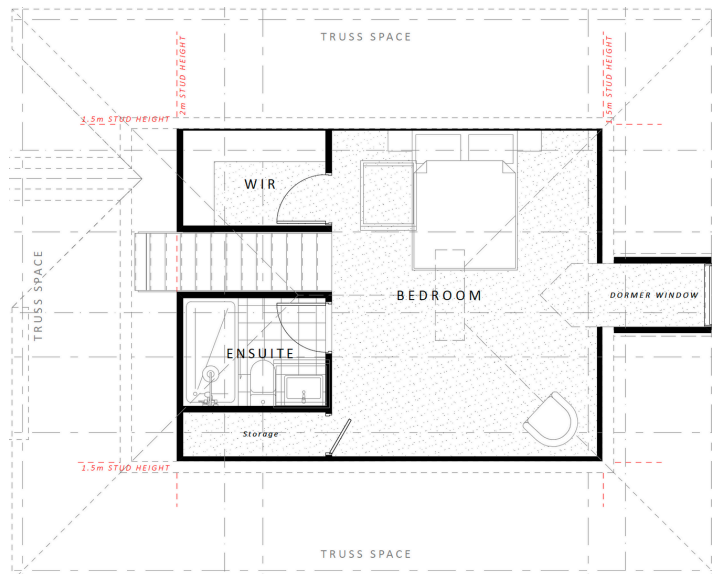
South Elevation

Cottage 4 – Floor Plans

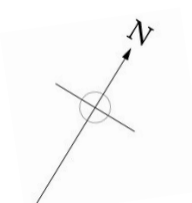
-  3
-  2
-  Double garage
-  148sqm



Ground Floor



Attic Room



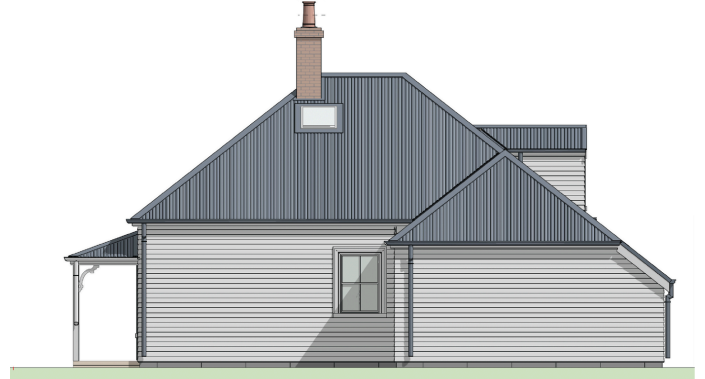
Cottage 7 – Elevations

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m



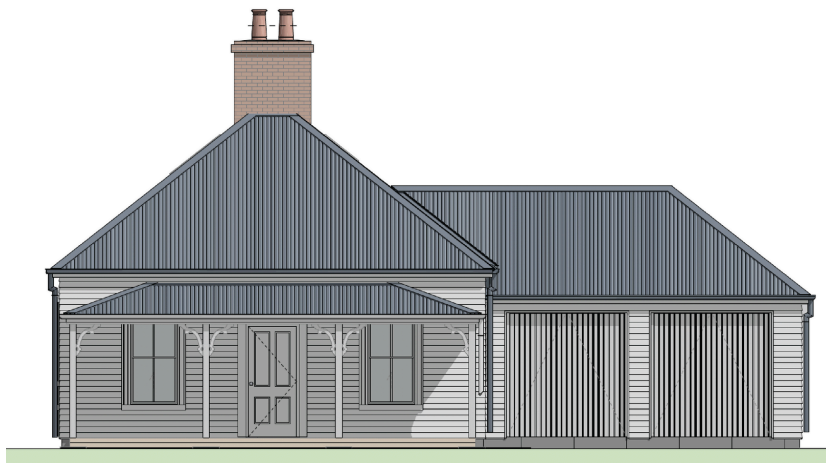
West Elevation



East Elevation







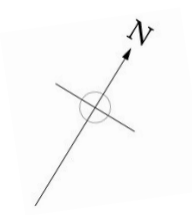
North Elevation



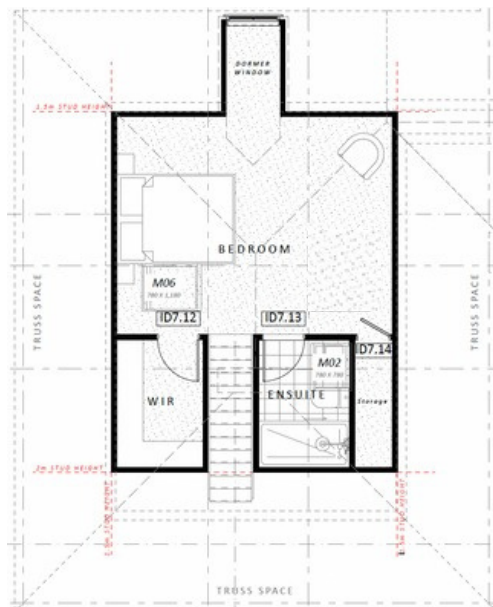
South Elevation

Cottage 7 – Floor Plans

-  3
-  2
-  Double garage
-  148sqm



Ground Floor



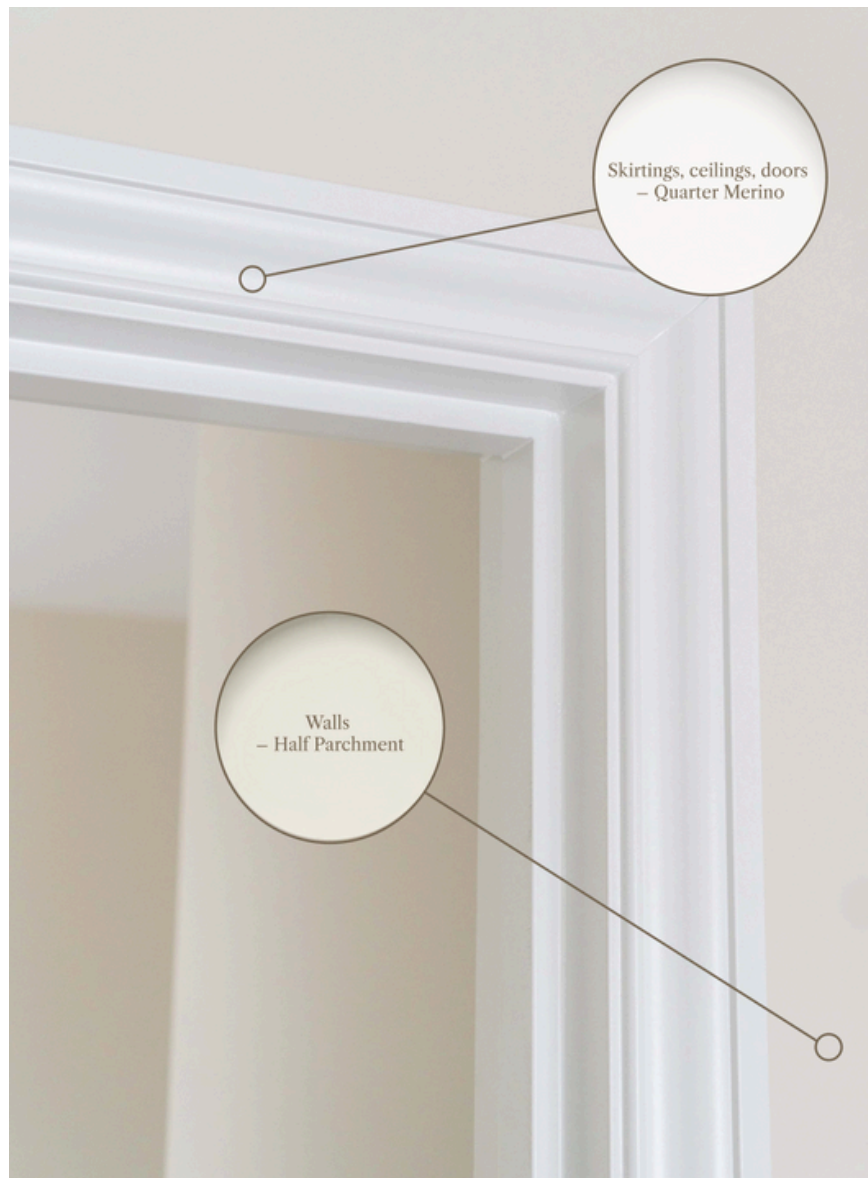
Attic Room

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
Roman Gooseneck Swivel Kitchen Mixer
- Chrome



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Liberty Slide Shower, 1
Function, - Chrome

Shower Wall Tile
Pacific White



Mirror
Round with Demist Function

Tapware
Liberty Standard Basin Mixer,
- Chrome



Toilet
Krona Back To Wall Toilet Suite
with Slim Seat White



Vanity
English Classic 810 Floor 2 Drawers,
Matte White, Ceramic Top

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 - Fisher & Paykel Single Drawer DD60ST4NX9
Range Hood - Applco Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

Garage

Fully Carpeted

Kitchen Upgrade Options

Kitchen Cabinetry



Standard

Shaker Style



White
Standard

Taupe

Light Blue/turquoise

Sage Green

Dark Green



Light Blue

Misty Blue

Dark Blue

Kitchen Handles/Knobs

Standard range



Black
Standard



Black Iron



Antique Bronze



Chrome

Upgrade range



Unlacquered
Polished Brass



Satin Nickel

Kitchen Splashback Tiles



White Gloss Subway Tile
Standard



Crest White Matt



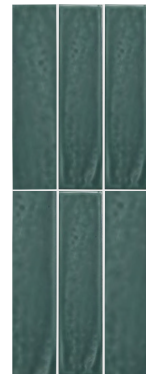
Crest Bone Gloss



Crest Sea Foam Gloss



Crest Field Green Gloss



Crest Jungle Green



Redcliffes Terracotta



Square Bone Gloss



Square Bone Gloss



Square Sea Foam Gloss



Square Field Green

BROOKSFIELD

Kitchen Upgrade Options

Kitchen Fixtures

Standard range



Posh Canterbury Mixer
Standard



Modern
Chroms



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



Unlaquered Brass
Upgrade option



Black
Upgrade option

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

Standard range



Stonehenge
Standard

Stonewashed

Concrete

BROOKSFIELD

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



Bathroom Upgrade Options

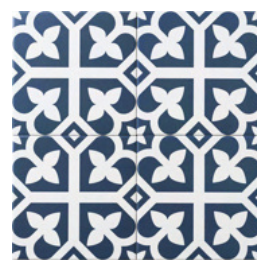
Bathroom Floor Tiles



Artisan Gris Matt
Standard



Artisan Sage Matt



Palm Beach Navy



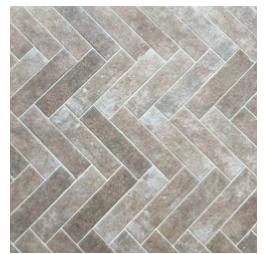
Pacific White Lappato 600x600



Gunmetal 660x600



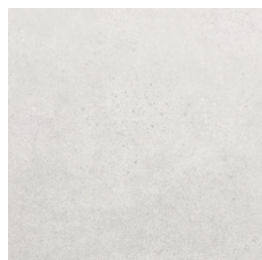
Olympia Shell 600x600



Redcliffes Terracotta
Herrinbone
Upgrade Option

Shower Wall Tiles

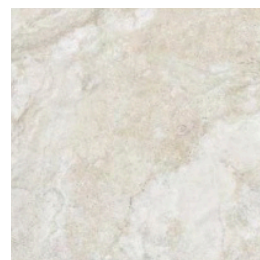
Standard range



Pacific White Lappato 600x600
Standard



Gunmetal 660x600

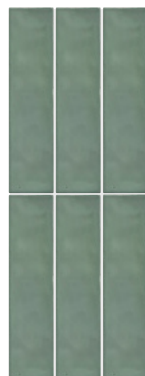


Olympia Shell 600x600

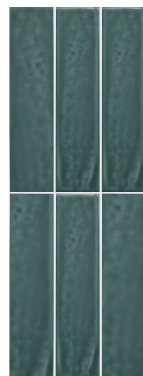
Upgrade range



Crest Sea Foam Gloss



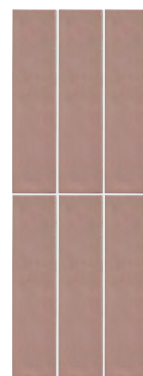
Crest Field Green Gloss



Crest Jungle Green Gloss



Crest Bone Gloss



Dusky Pink Subway



Redcliffes Terracotta

Other Upgrade Options

Mantle with electric fireplace



Pendant Lights



Black



Brass

Villaboard



Half height with Dado rail



Half height with Dado rail

RENTAL APPRAISAL.

Date: 11 October 2024

Prepared for: Brooksville

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: Brookfield

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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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

Ohana

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

Ohana

021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com

Welcome to
Ohana

3 Waitikiri Drive, Parklands

(3 Bed, 2 Bath, 2 Garage)



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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

Ohana

021 250 9131

andreas@ohanaproperty.com

ohanaproperty.com

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

vinny@brooksfield.co.nz