

BROOKSFIELD

3 Waitikiri Drive, Parklands

3 WAITIKIRI DRIVE

Georgian Colonial Cottages designed by Ben Pentreath Architects



Renders

These homes are the latest in our series of 'Georgian, Colonial Cottages'. Each home features well-thought-out spaces.

These seven 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 timber standalone cottages.

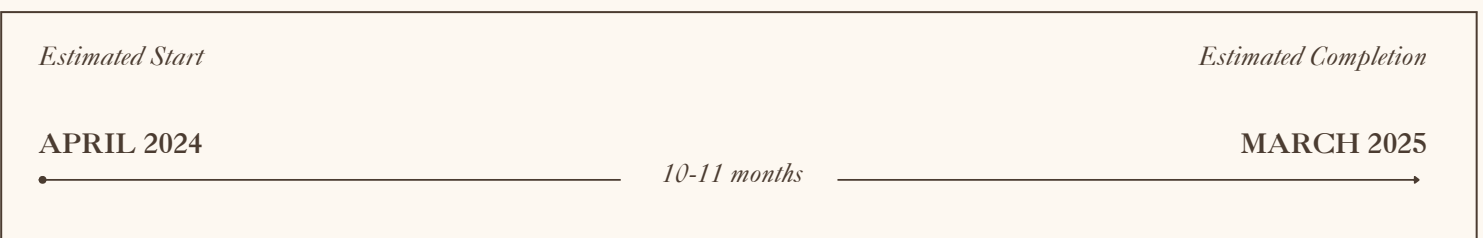


*An Artists Impression of a quintessential New Zealand Kitchen
Render Includes Upgraded Specifications

Price List

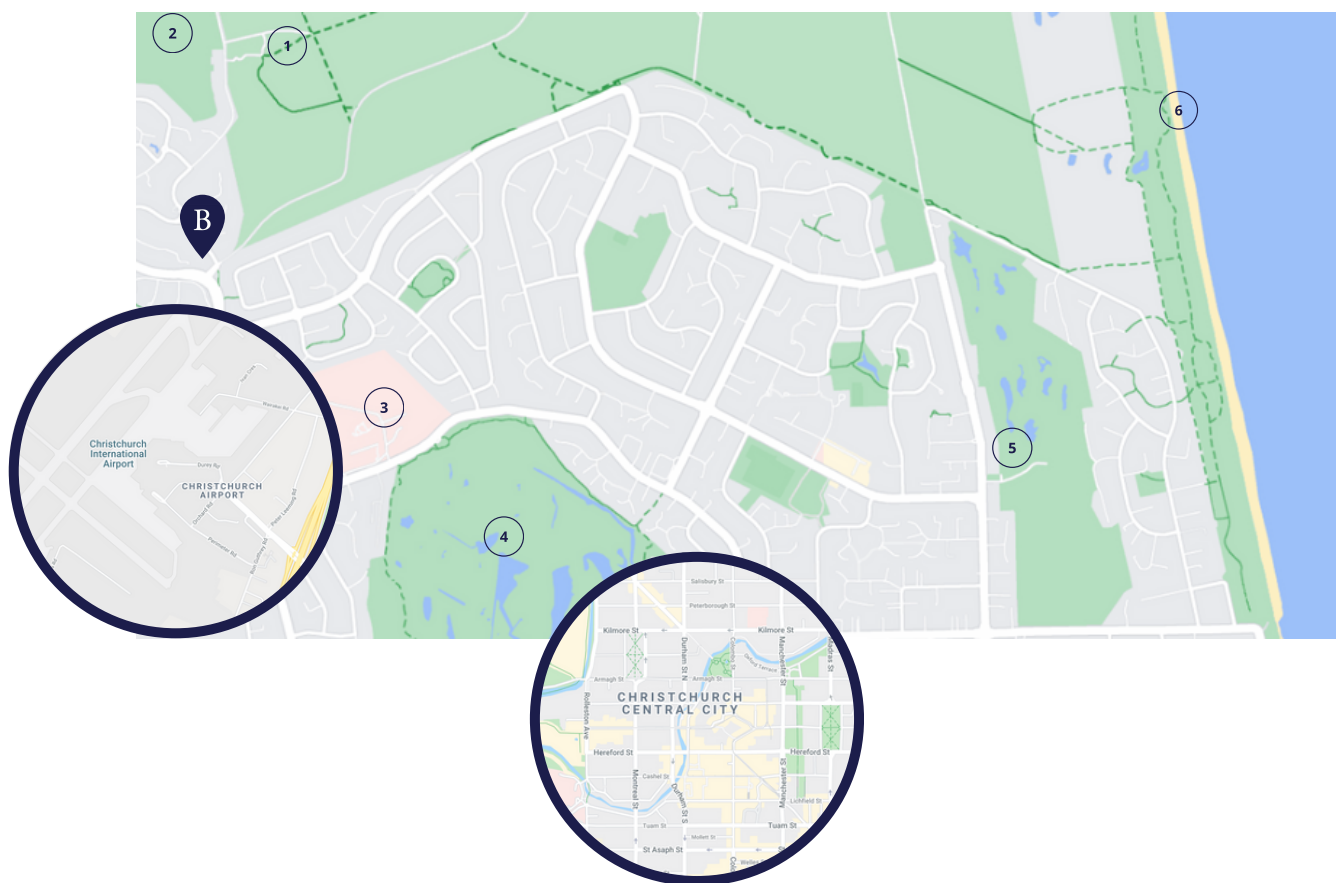
	 BEDROOMS	 BATHROOMS	 CARPARK/GARAGE	 SIZE	 PRICE
Cottage 1	3	2	Double Garage	148	SOLD
Cottage 2	3	2	Double Garage	148	\$995,000
Cottage 3	3	2	Double Garage	148	\$995,000
Cottage 4	3	2	Double Garage	148	\$995,000
Cottage 5	3	2	Double Garage	144	SOLD
Cottage 6	3	2	Double Garage	148	\$995,000
Cottage 7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

Build time



Location

Well-presented cottages presented 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 favorite spots next to your next home or investment property.

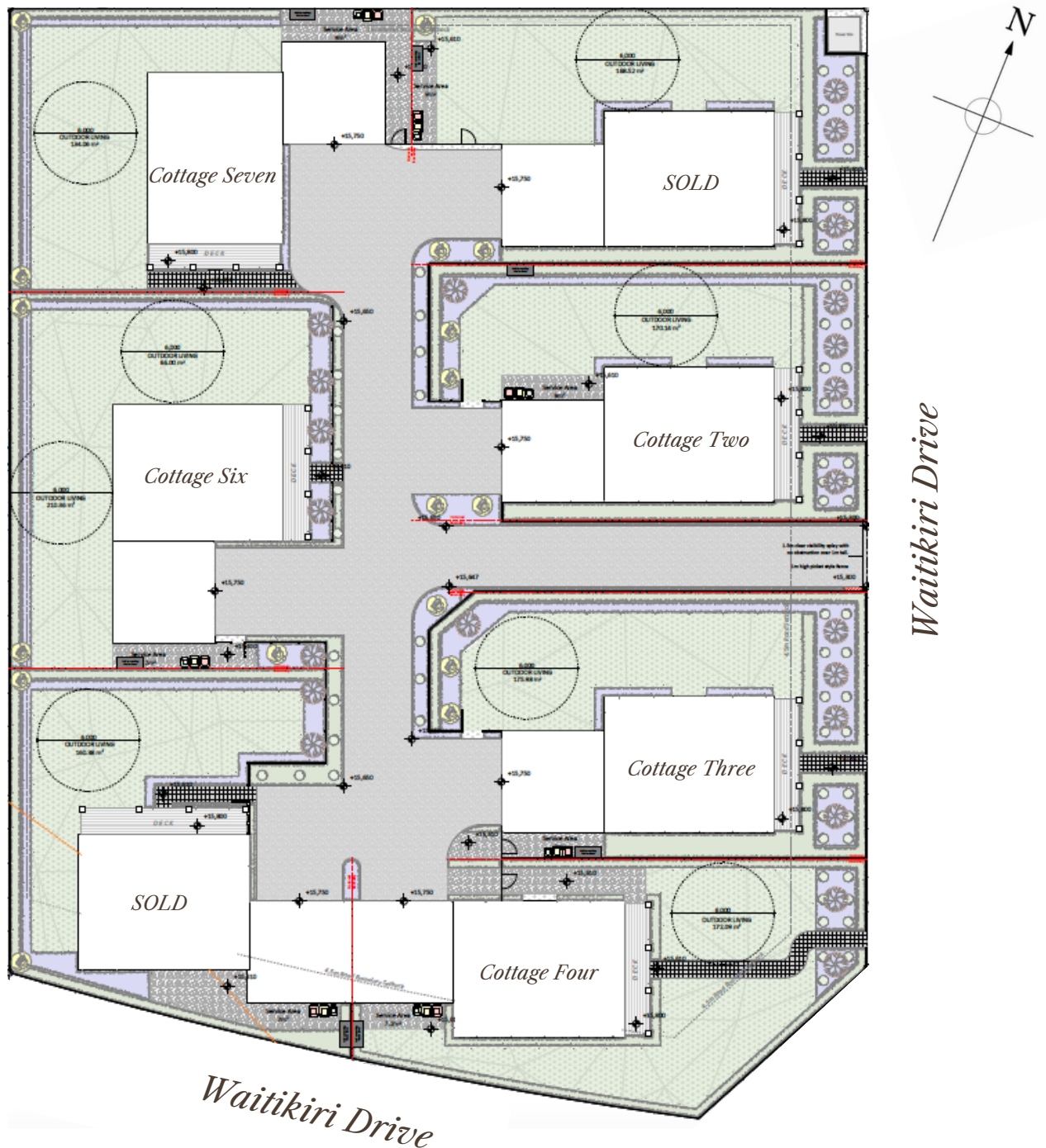


- ① Waitikiri Golf Club - 20m
 - ② Bottle Lake Forest Park- 950m
 - ③ Burwood Hospital - 1.2km
 - ④ Travis Wetland Nature Heritage Park - 1.4km
- ⑤ Waimairi Golf Club - 2.1km
 - ⑥ Waimairi Beach- 2.4km
 - ⑦ Christchurch Central City - 4.5km
 - ⑧ Christchurch International Airport - 12.2km (17min)



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.



3 Waitikiri Drive, Parklands

East & West Elevations

Cottage Four

Cottage Three

Cottage Two

Cottage One



EAST ELEVATION

Cottage Seven

Cottage Six

Cottage Five



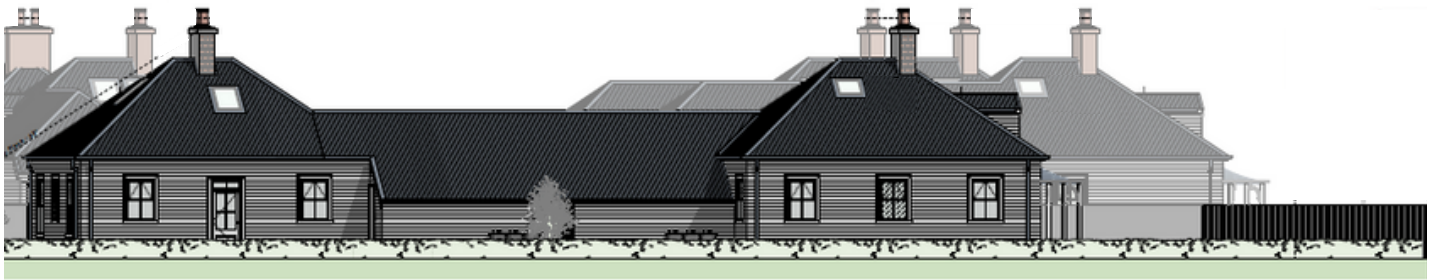
WEST ELEVATION

3 Waitikiri Drive, Parklands

North & South Elevations

Cottage Five

Cottage Four



SOUTH ELEVATION

Cottage One

Cottage Seven



NORTH ELEVATION

3 Waitikiri Drive, Parklands

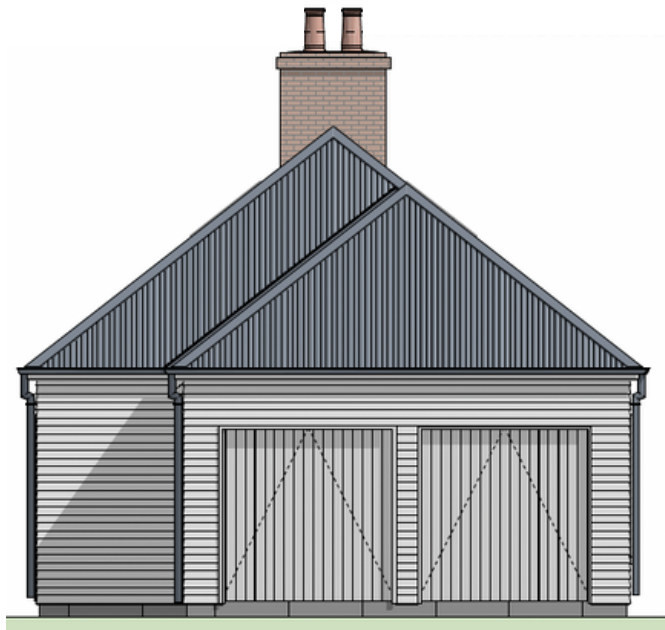
Elevations - Cottages 2 - 3

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m



EAST ELEVATION



WEST ELEVATION

3 Waitikiri Drive, Parklands

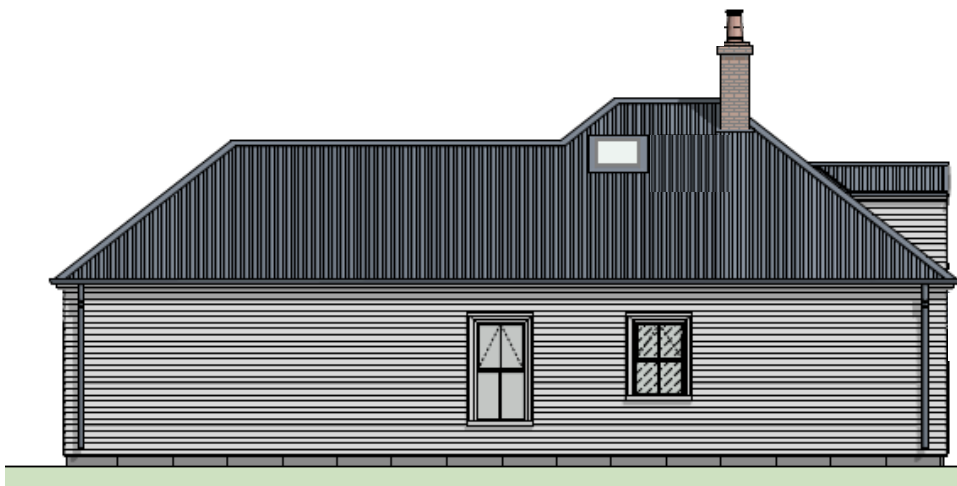
Elevations - Cottages 2 - 3

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m







NORTH ELEVATION

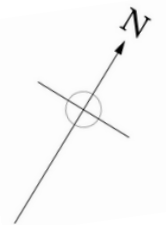


SOUTH ELEVATION

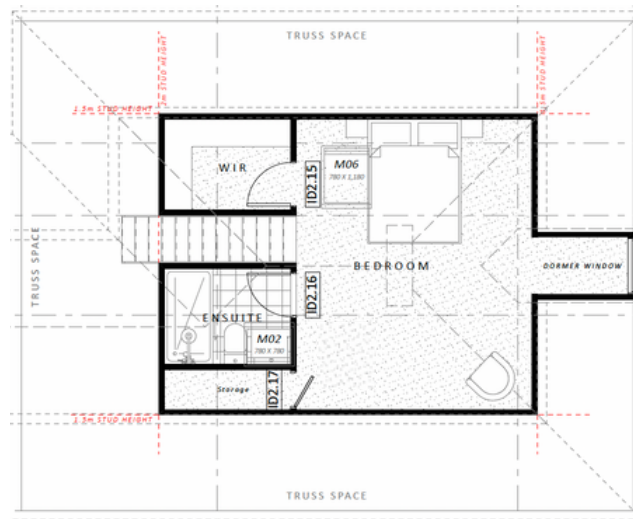
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 2

			
3	2	Double Garage	148sqm



GROUND FLOOR



FIRST FLOOR

3 Waitikiri Drive, Parklands

Floor Plans – Cottage 3



3



2



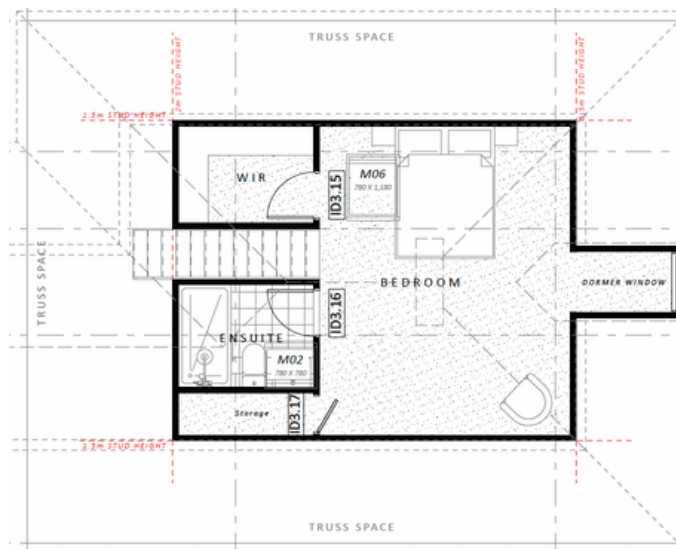
Double
Garage



148sqm



GROUND FLOOR



FIRST FLOOR

3 Waitikiri Drive, Parklands

Elevations - Cottages 4 - 5

Ground Floor Stud Height: 2.55m

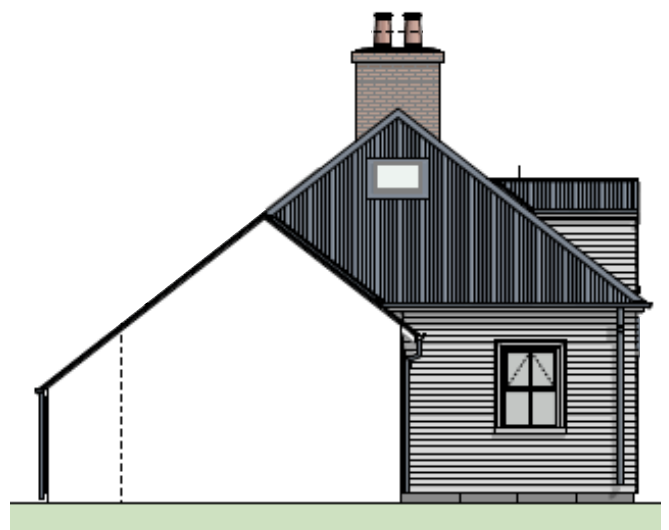
First Floor Stud Height: 2.4m

Cottage Four

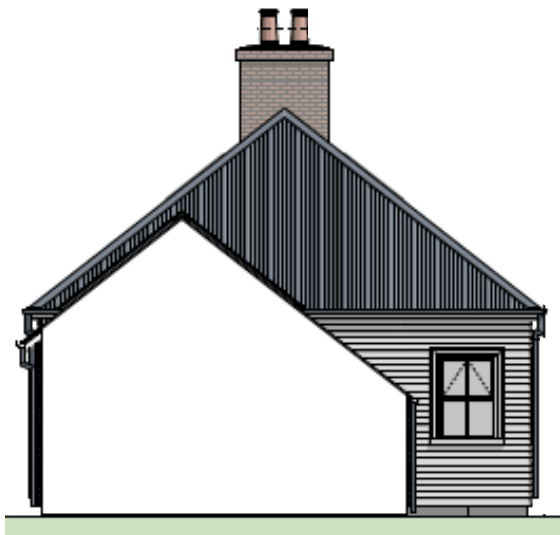


EAST ELEVATION

Cottage Five

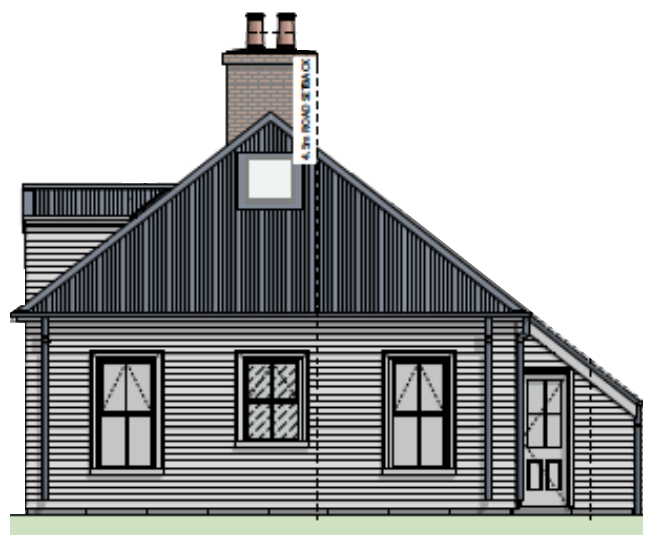


Cottage Four



WEST ELEVATION

Cottage Five



3 Waitikiri Drive, Parklands

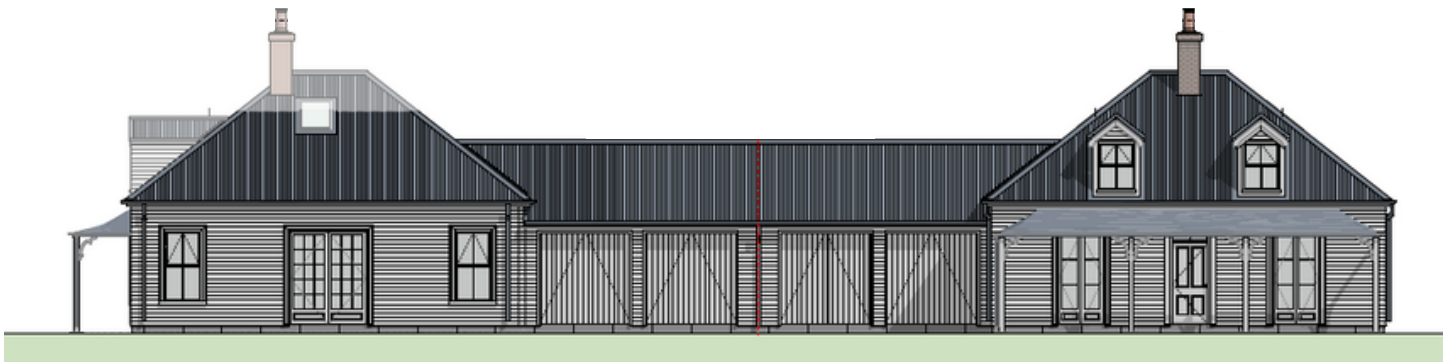
Elevations - Cottages 4 & 5

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m

Cottage Four

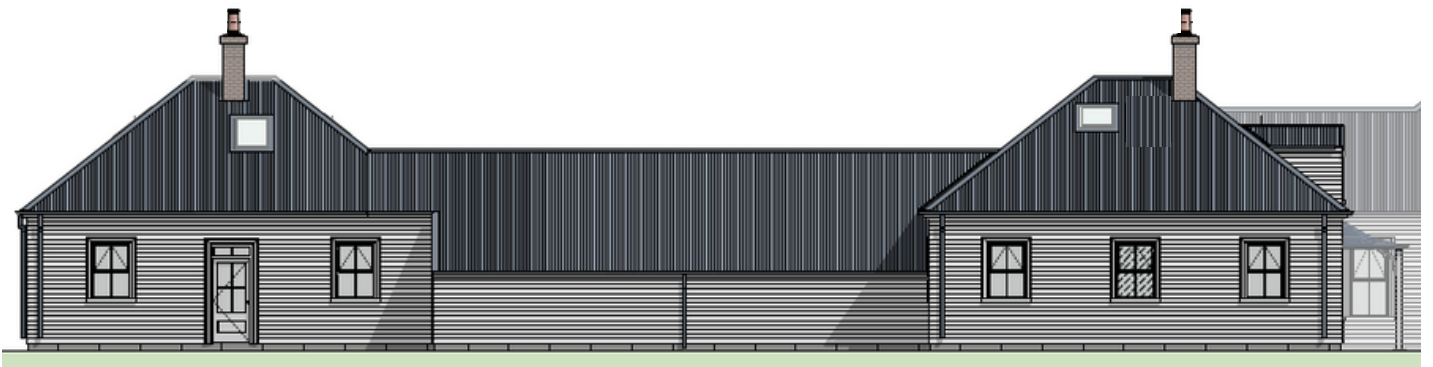
Cottage Five



NORTH ELEVATION

Cottage Five

Cottage Four



SOUTH ELEVATION

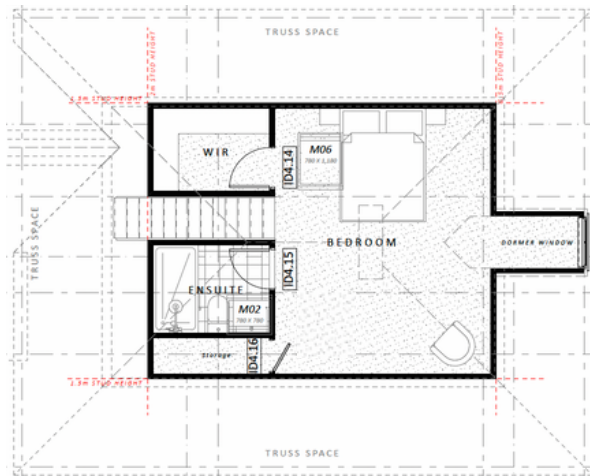
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 4

3 2 Double Garage Cottage 4 - 148sqm



GROUND FLOOR



FIRST FLOOR

3 Waitikiri Drive, Parklands

Elevations - Cottages 6 & 7

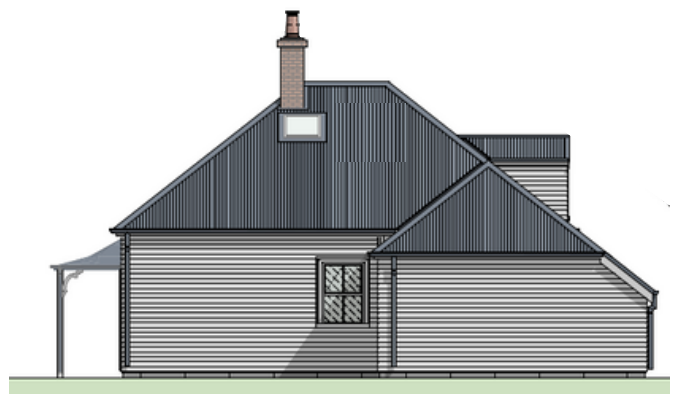
Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m

Cottage Six

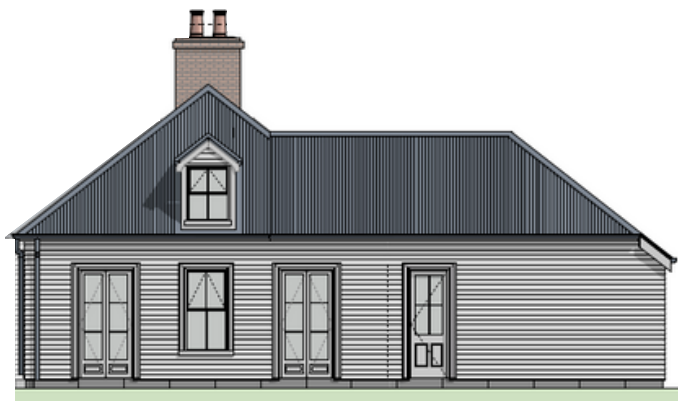


Cottage Six



EAST ELEVATION

Cottage Seven



Cottage Seven



WEST ELEVATION

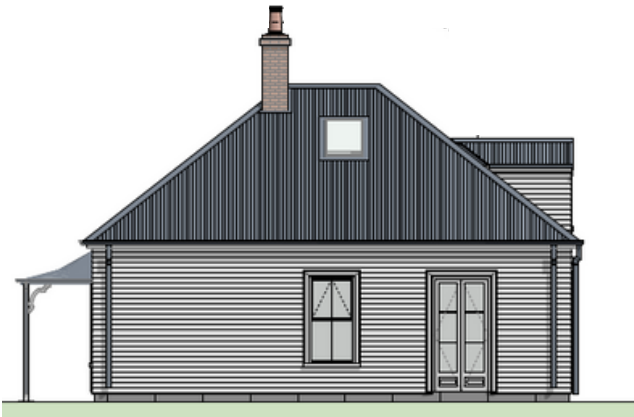
3 Waitikiri Drive, Parklands

Elevations - Cottages 6 & 7

Ground Floor Stud Height: 2.55m

First Floor Stud Height: 2.4m

Cottage Six

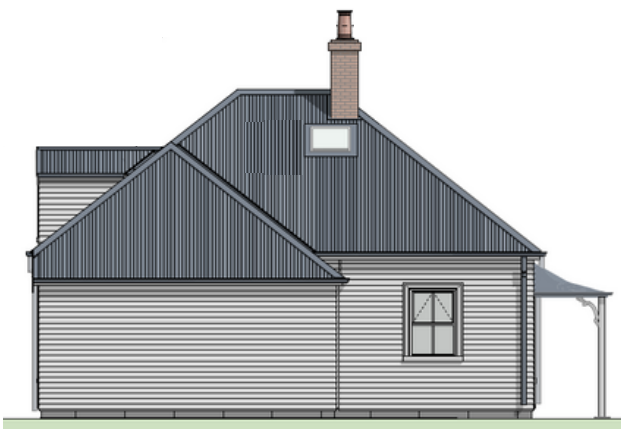


Cottage Seven



NORTH ELEVATION

Cottage Six



Cottage Seven



SOUTH ELEVATION

3 Waitikiri Drive, Parklands

Floor Plans – Cottage 6



3



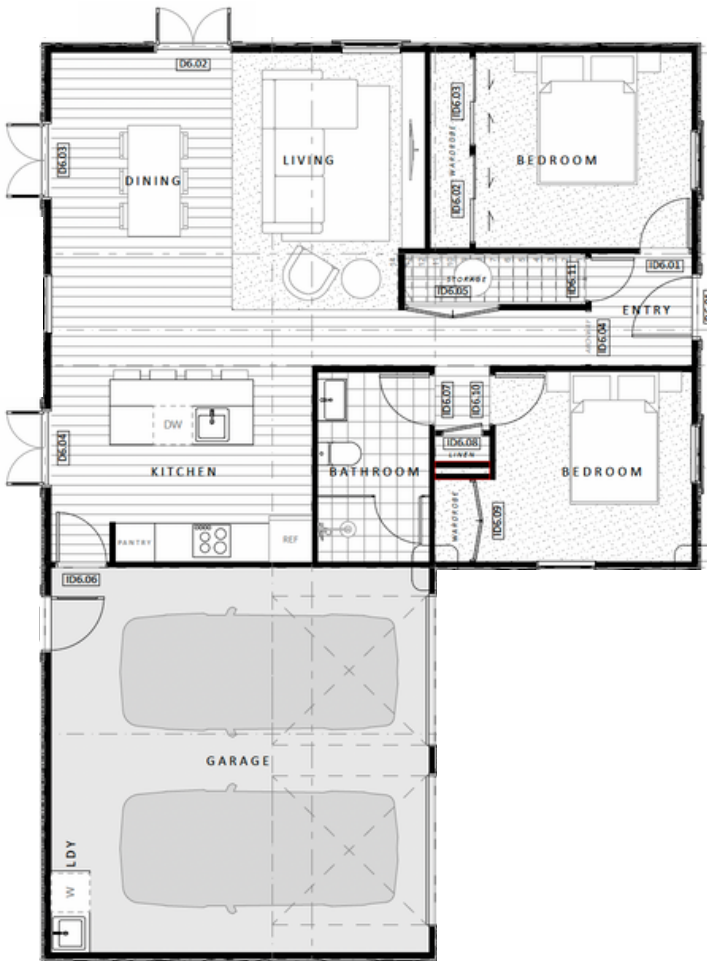
2



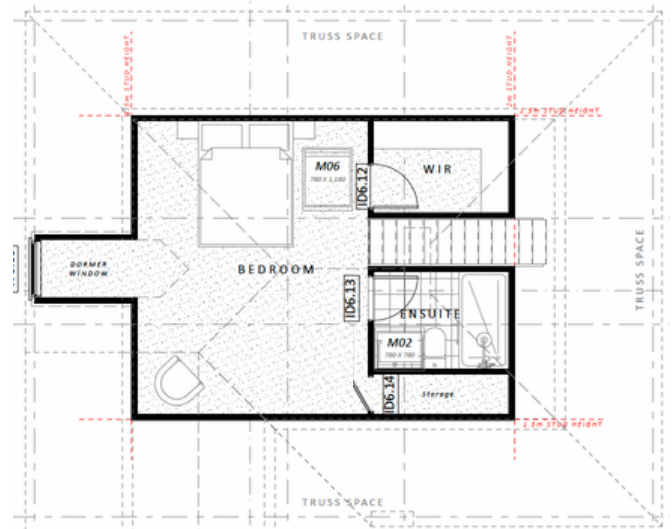
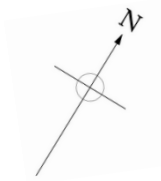
Double
Garage



148sqm



GROUND FLOOR

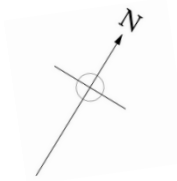


FIRST FLOOR

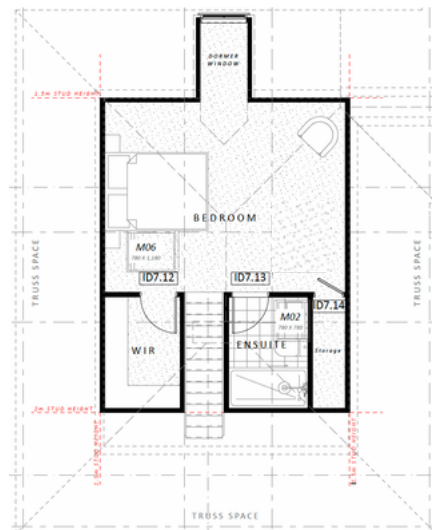
3 Waitikiri Drive, Parklands

Floor Plans – Cottage 7

3 2 Double Garage 148sqm



GROUND FLOOR



FIRST FLOOR

It's all in the details –
Standard Interior Spec

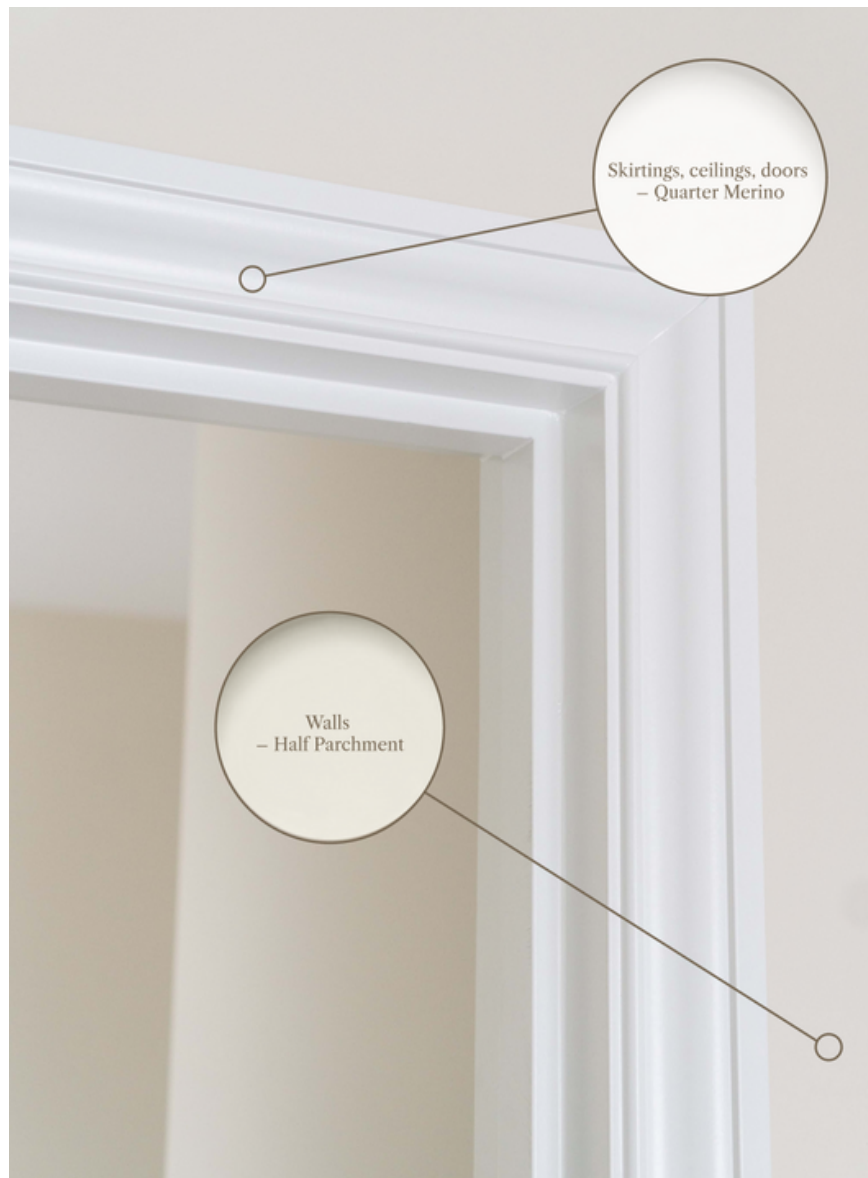
Standard interior spec

It's all in the details

These homes are the latest in our series of 'Georgian, Colonial cottages'. Each home features well-thought-out spaces.

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.

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



Skirtings, ceilings, doors
– Quarter Merino

Walls
– Half Parchment

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



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Posh Canterbury Mixer



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-SDGSS
- 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

Price Directory:

Electrical

Pendant (Client to Supply) \$259.00
 Additional Exterior Heritage Light \$297.00

Kitchen

Shaker Style Kitchen TBC by Kitchen Designer
 Upper Cabinetry TBC by Kitchen Designer
 Island TBC by Kitchen Designer
 Tradco Solid Cup Handles \$5.00/handle
 Tradco Solid Knobs \$10.00/knob
 Butlers Sink \$1500.00
 Splashback \$132.00/sqm
 Perrin & Rowe Kitchen Mixer Upgrade
 • Brushed Nickel \$1330.00
 • Polished Brass \$1600.00

Floor Coverings

Change Carpet to Timber Tiles \$45.00/sqm Floating
 Change Carpet to Oak Flooring \$100.00/sqm Floating
 Change Timber Tiles to Oak Flooring \$70.00/sqm Floating

Other

Beaded Board (Floor To Ceiling) \$317.00/sqm
 Door Handle Upgrade \$350.00/handle
 Extra Heatpump (7kw) \$4105.00
 Kitchen Shelves \$200.00/shelf

All Prices Are GST Inclusive

About Brooksfeld –
Why we build the homes we build

About Brooksfeld 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.



Benefits you should know about –
Other ways we look after you
and your purchase

Benefits you should know about

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 Brookfields 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 Brookfields 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
Jinko Solar Panels	25 years
Enphase IQ7A Microinverter	10 years





Your Rental Appraisal

9 April 2024

ADDRESS: Cottages 1 - 7, 3 Waitikiri Drive

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be between **\$600 - \$650 per week** for an unfurnished, long-term rental.

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



3




2



2



BROOKSFIELD

 0800 548 454

 www.brooksfield.co.nz

 vinny@brooksfield.co.nz