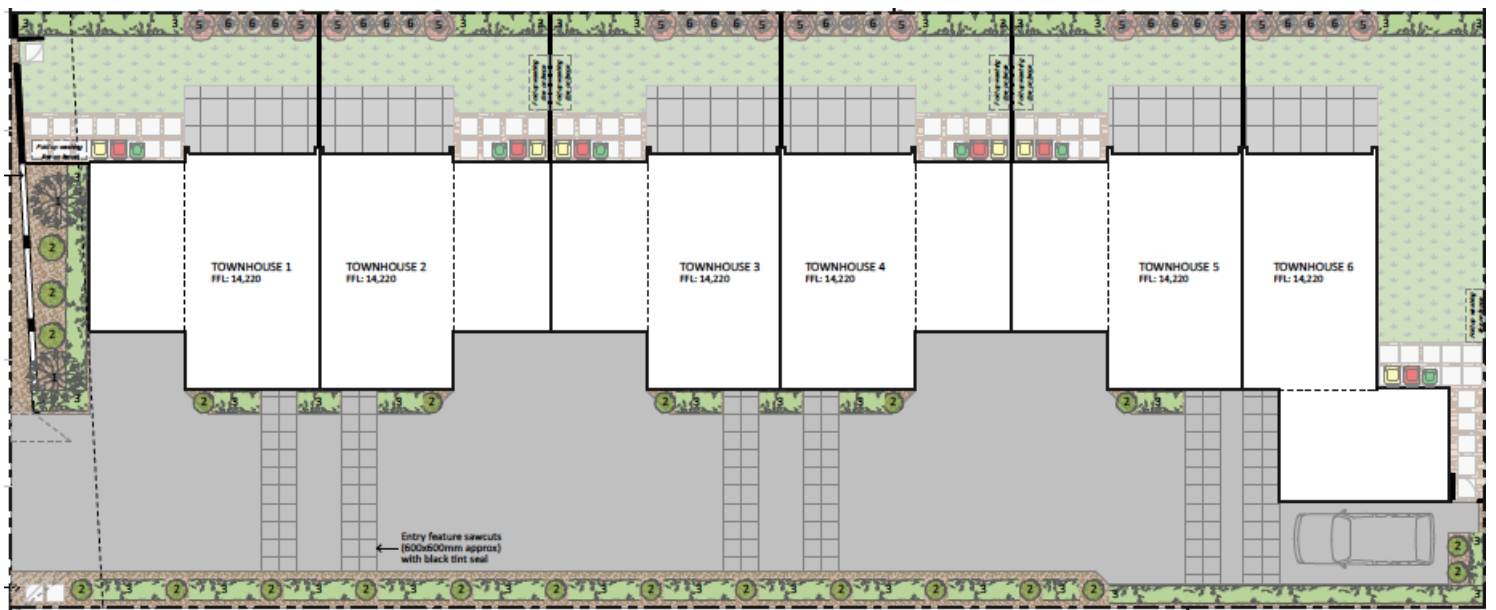


30 Hills Road

Edgeware, Christchurch

Six, Two Bedroom Homes With Garages

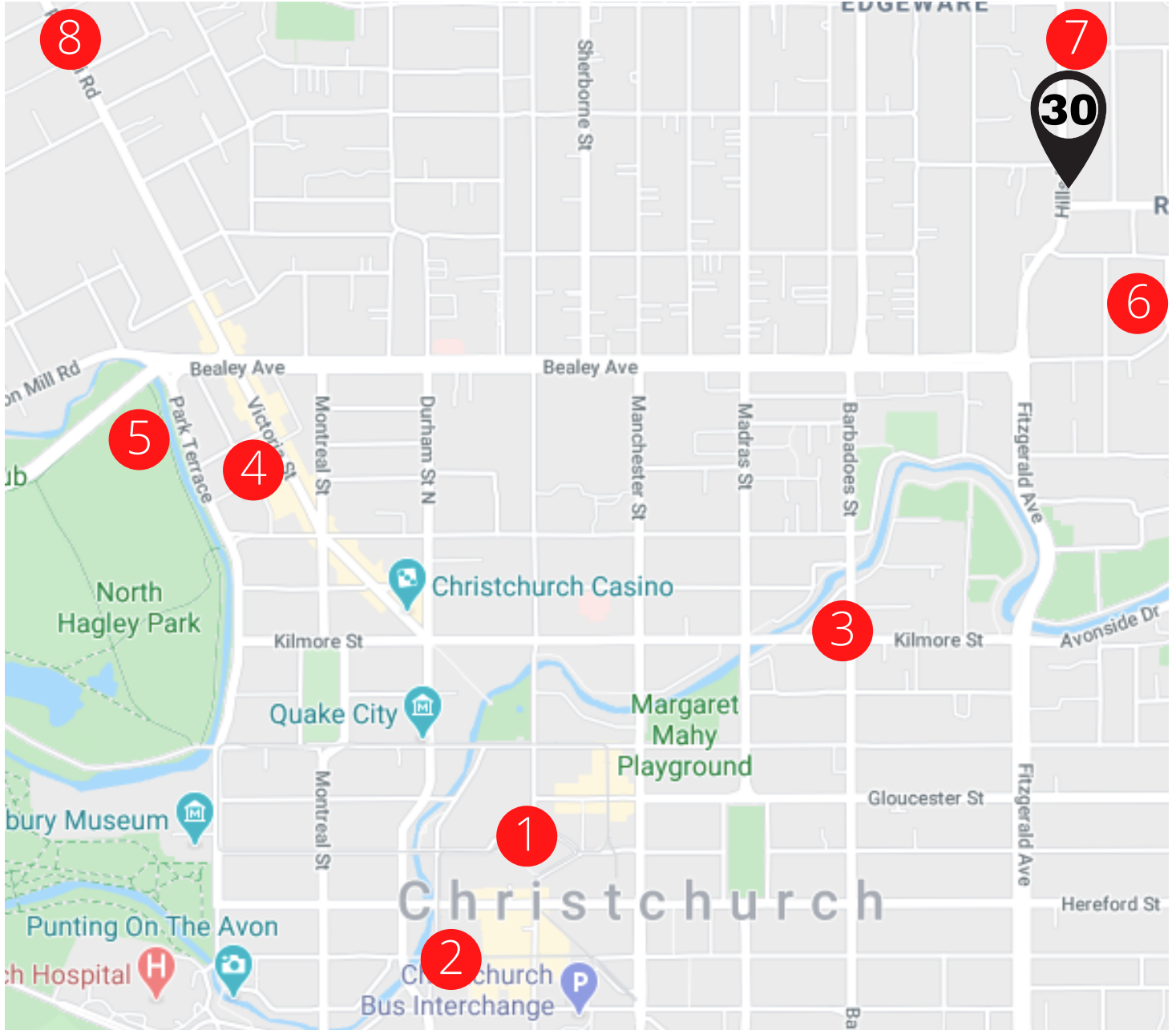
Million Dollar Homes For Half The Price



BROOKSFIELD
— LIVING —

Location

Located on Hills Road, a stones throw from the four Avenues. 30 Hills road is next door to a handful of amenities. See below some of our favourites and their distance from your next home or investment.

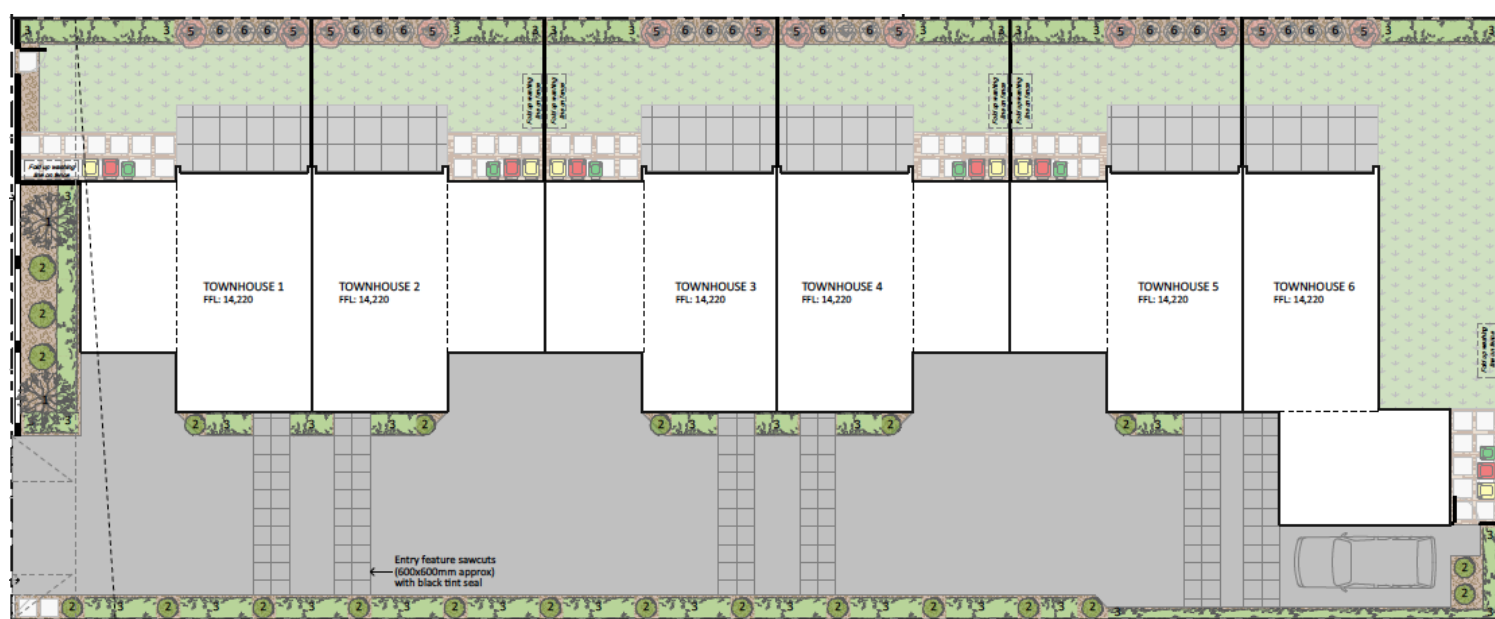


- | | |
|--|-------------------------------------|
| 1 Central City (2.8kms) | 5 Hagley Park (2.1kms) |
| 2 Riverside Market (3.2kms) | 6 Richmond Shops & New World (500m) |
| 3 Piko Wholefoods (1.4kms) | 7 Dudley St Shops (300m) |
| 4 Victoria St (bars & eateries) (2kms) | 8 Merivale Town Centre (3.2kms) |





Layout And Landscaping

Thoughtfully laid out on a 1000m² parcel of land, each of these six fee simple Brookfield homes shares the benefit of having a solid block front fence to give the homes a secure feeling. We also plant large trees so the homes feel established from the get-go. Each front entrance is centred with pavers leading up to it. Down the extra wide shared driveway there is large Conifers to give the homes a very expensive, established feeling. Camellias and Azaleas are dotted around along with large Maple trees to give the homes colour and vibrancy. Letter boxes, clothes lines and full landscaping come included in the price.

Layout



Landscaping Legend

-  Grass / lawn Area
-  Planting area
 - native grasses planted, 1 / m² approx to suit
 - medium bark chip finished
-  Bark Area
 - medium bark chip finished
-  Paver
 - 600x600 concrete pavers

Notes:

- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**

Planting Legend



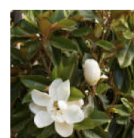
TYPE 1 - MAPLE TREE
"Acer Griseum",
Paperbark"



TYPE 2 - CONIFER
"THUJA occidentalis
"Pyramidalis"



TYPE 3 - PORTUGUESE
LAUREL HEDGE
"Prunus lusitanica
"Myrtifolia"



TYPE 4 - BULL BAY
Magnolia grandiflora



TYPE 5 - CAMELLIA
JAPONICA



TYPE 6 - AZALEA ALINE



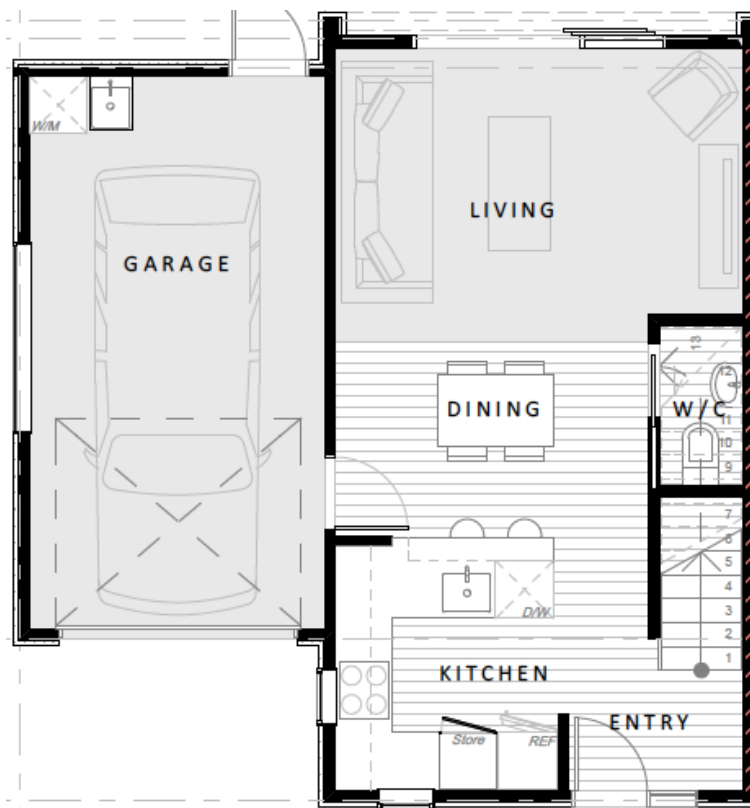
Design And Interior

Every Brooksfeld home has been carefully laid out and and thoughtfully planned. These six 94m2 homes are entered on the ground floor into a foyer where you can then go into the kitchen/ living or up the stairs.

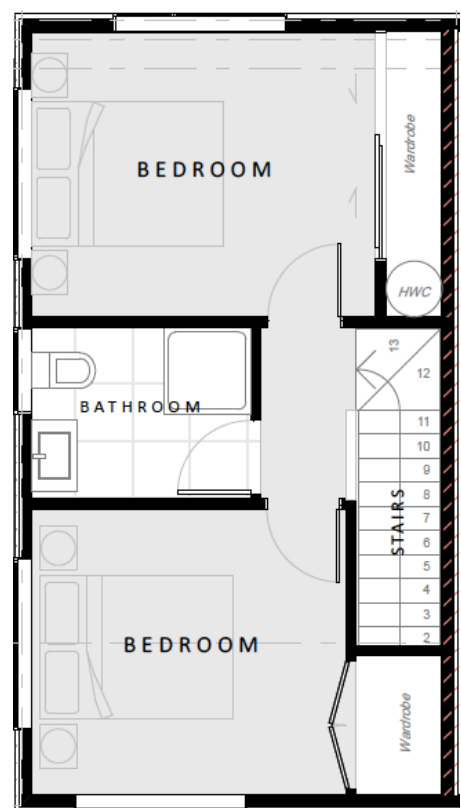
Downstairs a large kitchen with stone bench tops and Bosch appliances is complemented by vinyl planked wooden floors, this then flows on to the dining area then onto a carpeted lounge, then outside to a large, north facing and secured outdoor living area. Also off the lounge is a guest toilet and an internal access to a single garage which includes the laundry tub and space for your washing machine and drier.

Upstairs is also accessed from the front foyer and comes to the landing which you can then enter either of the large double bedrooms or the tiled floor bathroom which has a toilet, tiled shower, vanity and a heated towel rail.

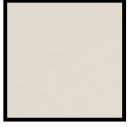
Ground Floor



First Floor



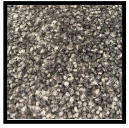
Colours



Walls - Clover Honey 100% natural, plant based paint.



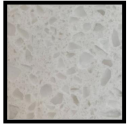
Skirtings, ceilings & doors - Quarter Clover Honey 100% natural, plant based paint.



Carpet - Cable Bay - Pelorus.



Vinyl Planking - Nordic Oak.



Bench Top - Stone -Coronet Peak



Kitchen Cabinets - Methven Oak



Bathroom Tiles - 600x600 Douglas Peak.



Exterior Cladding - White bricks.



Exterior cladding - Black vertical weather boards.



Roof - Ebony long run roofing.



Exterior doors and windows - Ebony.

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Land Size	Price
House 1	2	1.5	1 Garage	93m2	107m2	\$499,000.00
House 2	2	1.5	1 Garage	93m2	96m2	\$489,000.00
House 3	2	1.5	1 Garage	93m2	96m2	\$489,000.00
House 4	2	1.5	1 Garage	93m2	96m2	\$489,000.00
House 5	2	1.5	1 Garage	93m2	96m2	\$489,000.00
House 6	2	1.5	1 Garage + Carpark	95m2	170m2	\$505,000.00

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.

