

# 305 MONTREAL STREET

Christchurch Central

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Six Classical Apartments and A Corner Store



# BROOKSFIELD

0800 548 454 | [brooksfeld.co.nz](https://www.brooksfeld.co.nz)

# ABOUT US

Brooksfield

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Established in 2019, Brooksfield began property development with a simple goal - create unique homes for people to love where they live. We do not use a 'cookie cutter' design as each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian, buildings and homes, as well as 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 the latest in design trends, durability, and affordability.

**We're filling Christchurch with homes and buildings our grandkids can point at in 100 years and say "Grandad and his friend built these pretty buildings"**

- Vincent Holloway, Brooksfield Director

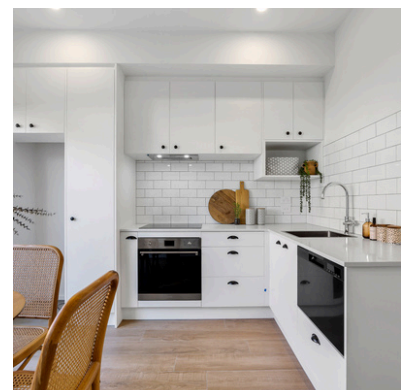
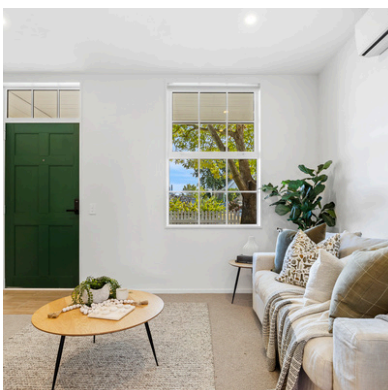
## THE BROOKSFIELD DIFFERENCE

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We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximize space and inclusions in every home to suit contemporary lifestyles. Inside every Brooksfield home, you'll find stone benchtops, 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.

Recently completed development at Hastings Street West

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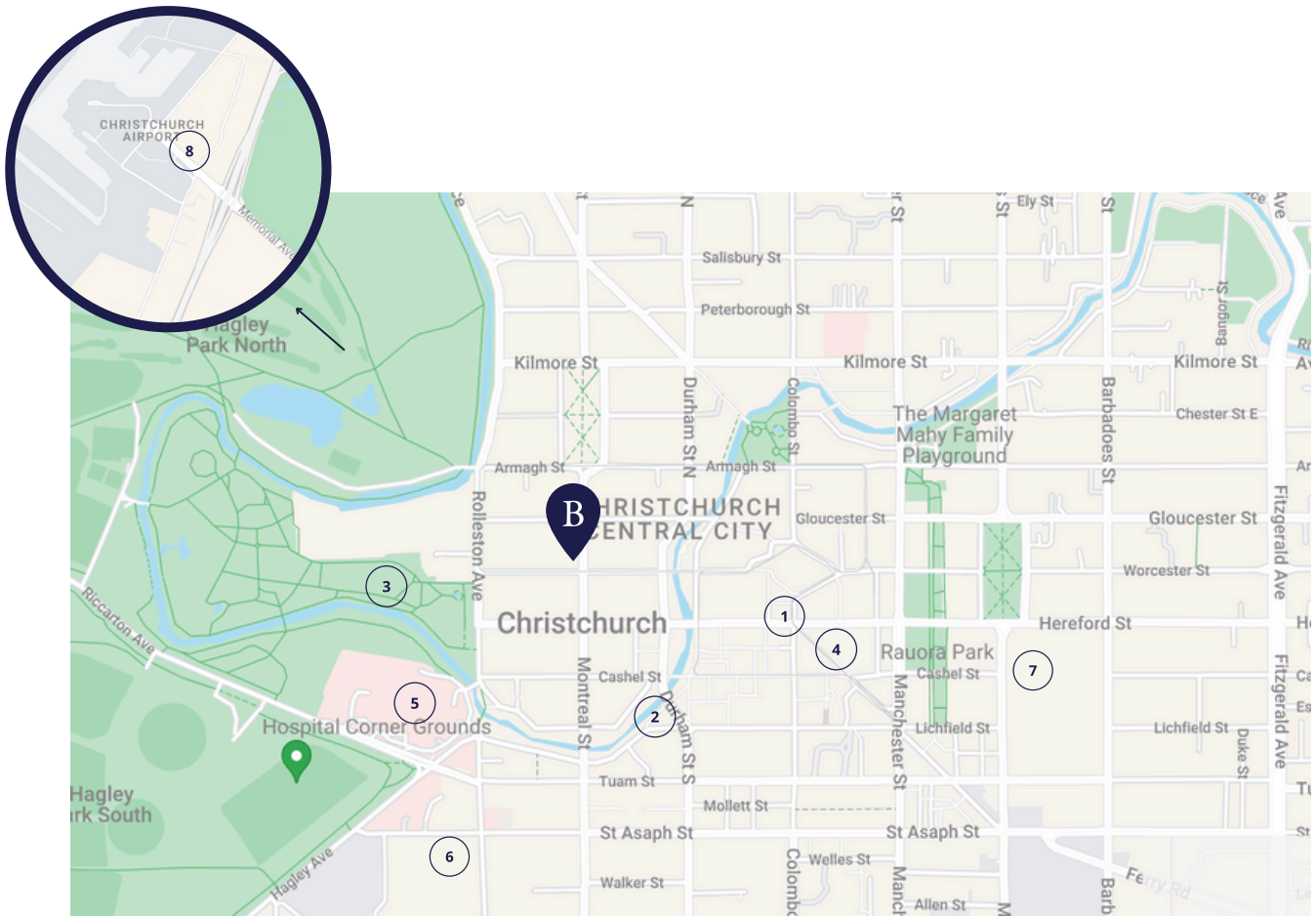
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# LOCATION

305 Montreal Street

These Brookfield Apartments are located in the heart of Christchurch City. These homes offer the city on your doorstep. Not only does living in the CBD remove the need for commuting, you will find bars and restaurants on the terrace, bustling eateries scattered throughout the city, Hagley Park, and Christchurch's finest retail centres only a short walk away.



- 1 CBD - 650m
- 2 Riverside Markets - 600m
- 3 Botanical Garden - 750m
- 4 The Crossing - 800m
- 5 Christchurch Hospital - 850m
- 6 Parakiore Recreation and Sport Centre - 950m
- 7 Te Kaha Stadium (Expected completion 2026) - 1.2km
- 8 Christchurch International Airport - 9.2km (16min)

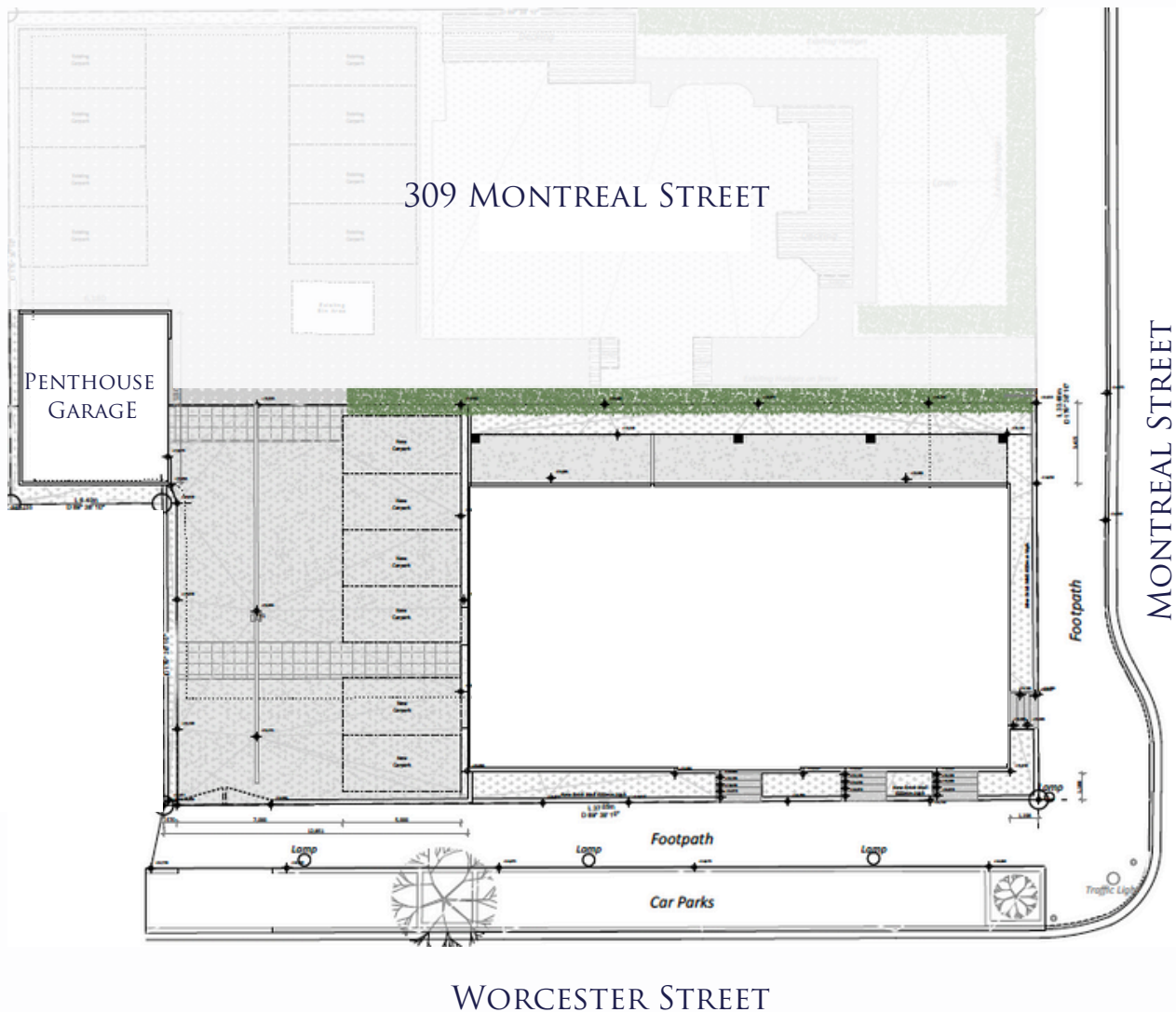
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# LAYOUT

305 Montreal Street

These 6 homes are thoughtfully laid out and designed with ample space. Each home features a private balcony and a carpark. The penthouse acquires a double garage. These homes are accessible through a grand foyer located on the ground floor facing Worcester Street. The option of a grand staircase or the central lift will then provide entry to each home.



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# ELEVATIONS

305 Montreal Street

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NORTH ELEVATION



MONTREAL STREET ELEVATION (EAST)

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# ELEVATIONS

305 Montreal Street

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WORCESTER STREET ELEVATION (SOUTH)



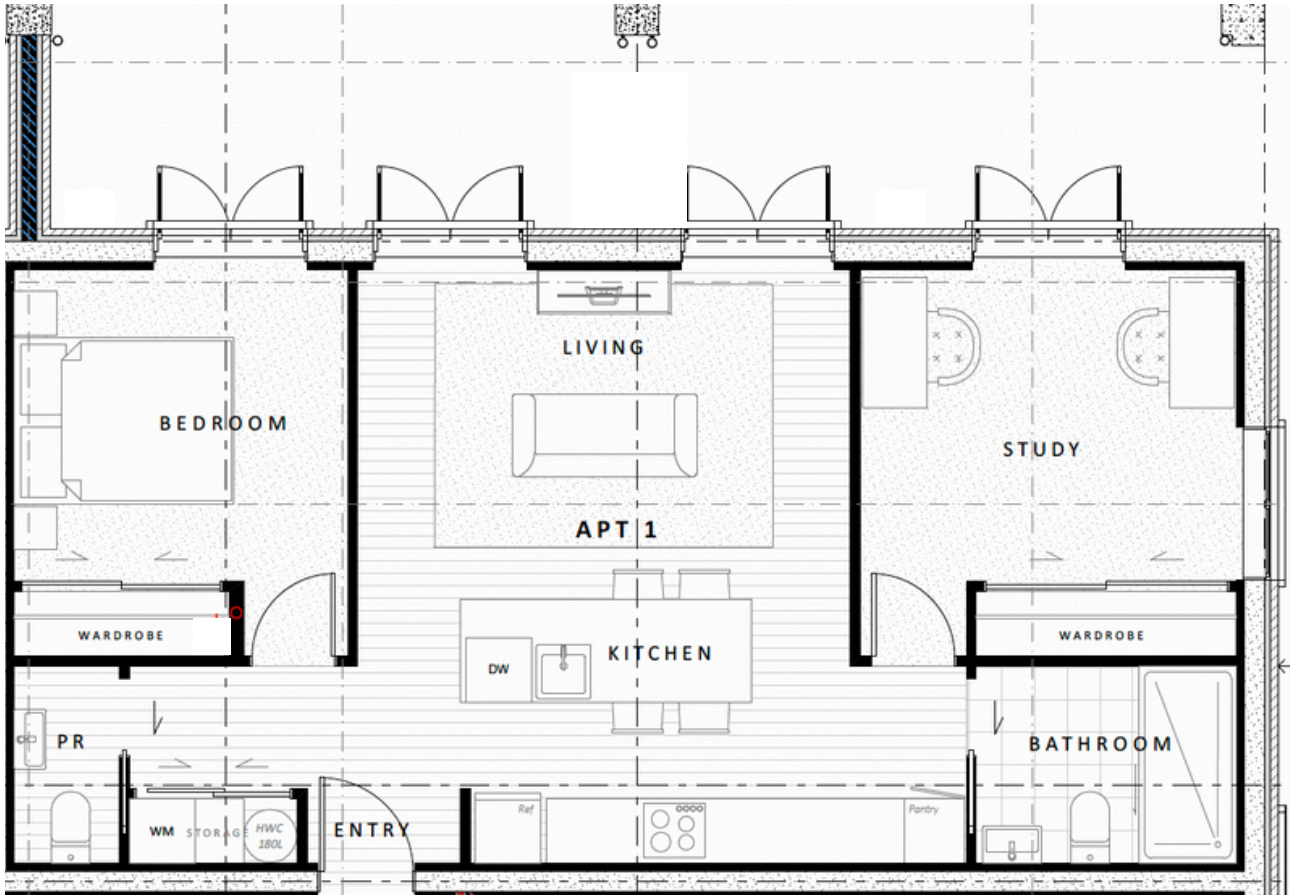
WEST ELEVATION

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# FLOOR PLAN - APARTMENT GF1

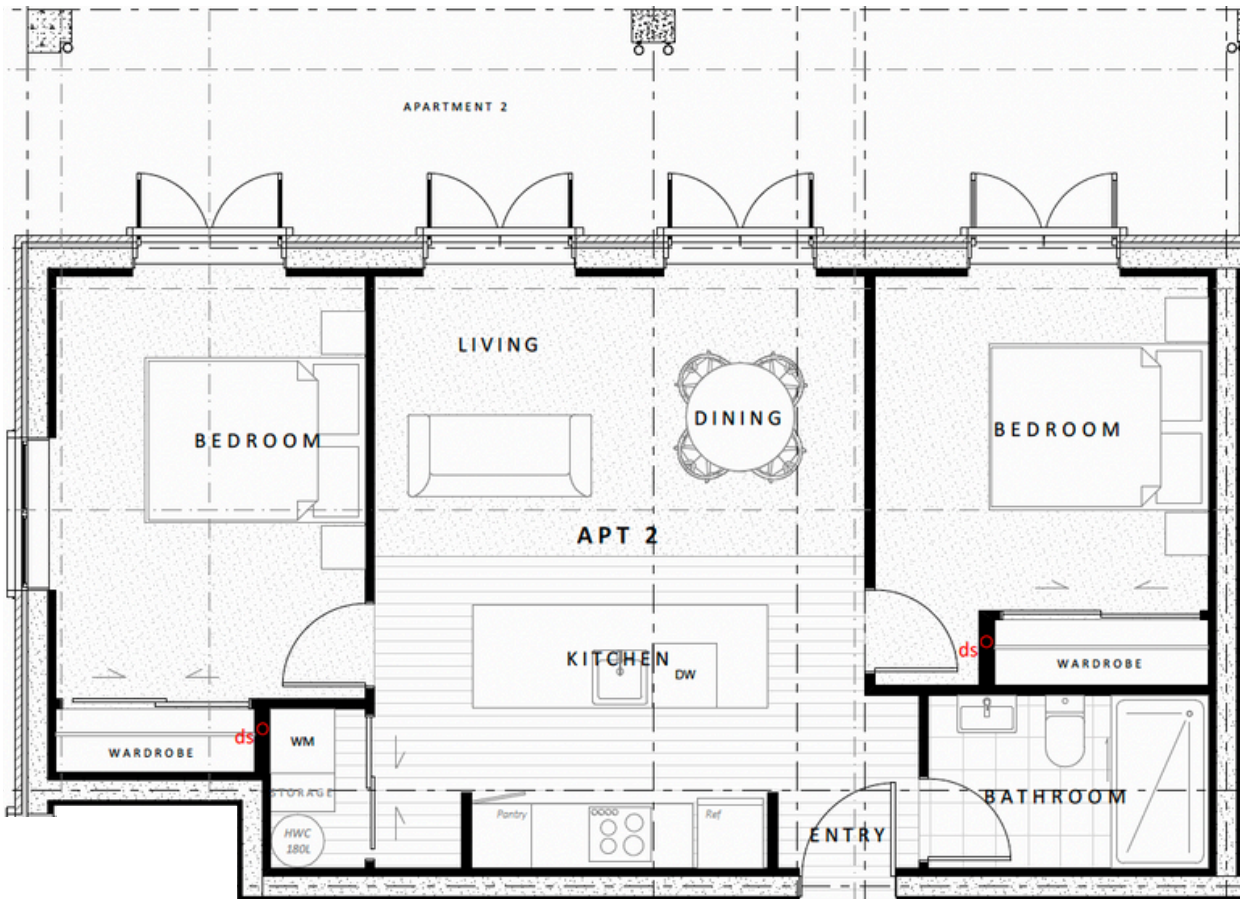
305 Montreal Street



Ground Floor Apartment 1 features well-thought-out spaces designed to complement today's modern lifestyle. Living, dining, and kitchen are combined to create an open plan, large functional space. This is complemented by double doors leading to the generous garden patio which is perfect for entertaining. These spaces are north-facing therefore making the most of all-day sun. The bedrooms maximise the space provided with two bedrooms utilising wardrobe storage.

# FLOOR PLAN - APARTMENT GF2

305 Montreal Street

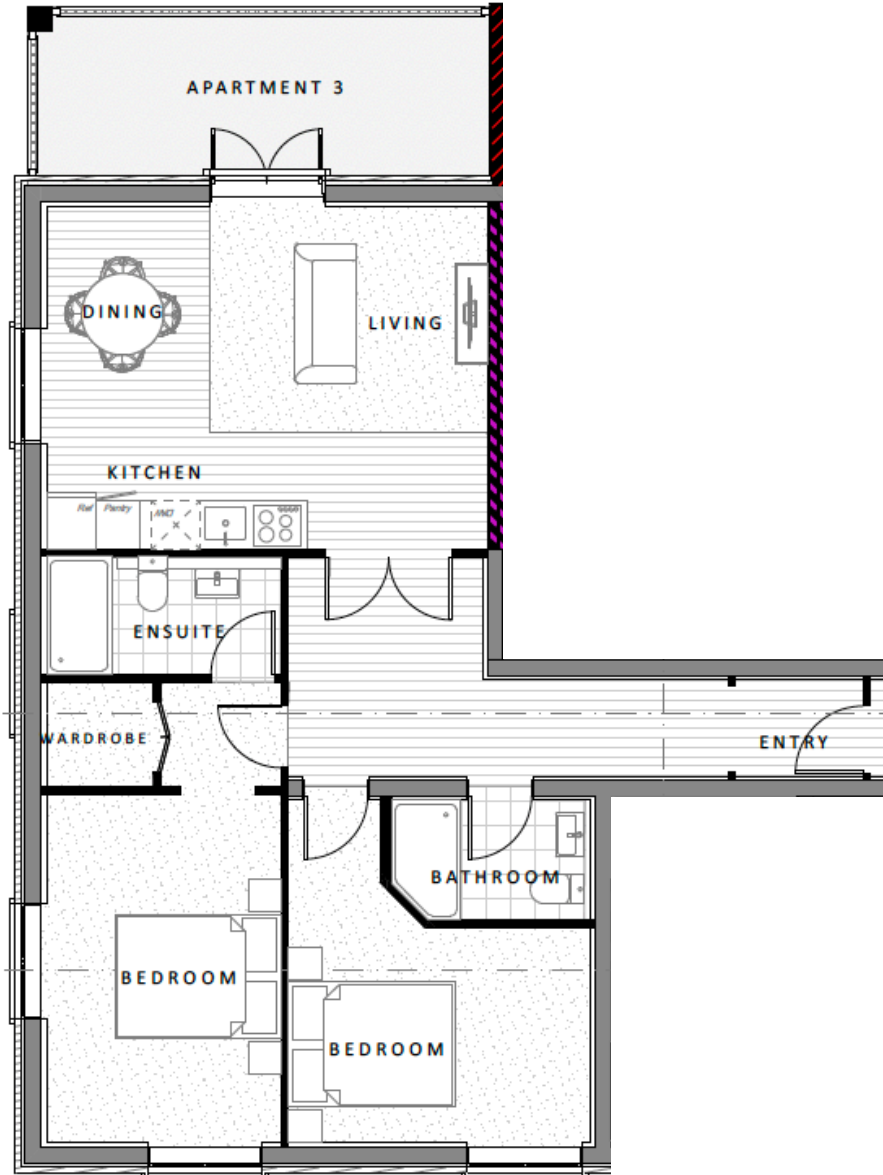


Ground Floor Apartment 2 features well-thought-out spaces designed to complement today's modern lifestyle. Living, dining, and kitchen are combined to create an open plan and functional space. This is complemented by a double french door's leading to the garden patio which is perfect for entertaining. This apartment has two large double bedrooms with an internal wardrobes. These spaces are north-facing therefore making the most of all-day sun.



# FLOOR PLAN - APARTMENT 3

305 Montreal Street



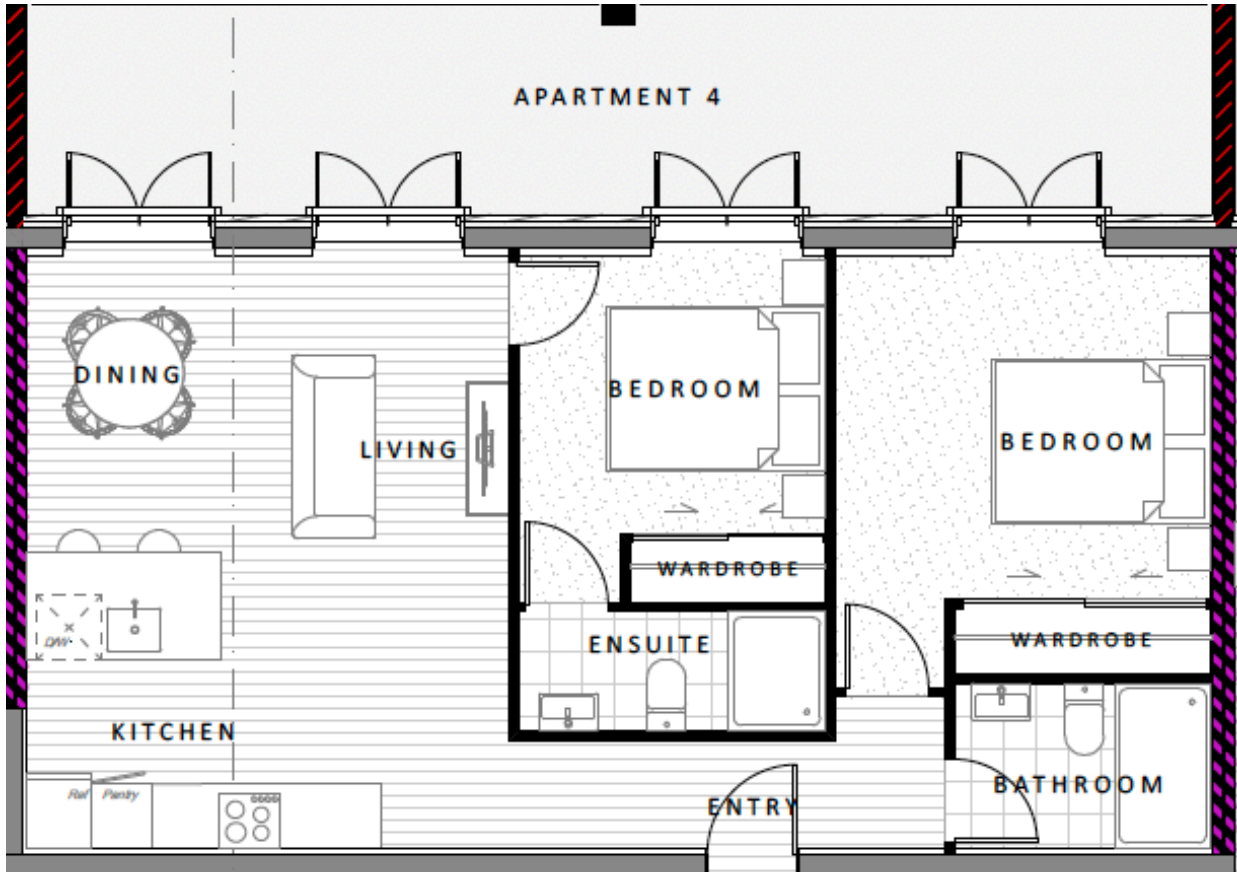
Apartment 3 features well-thought-out spaces designed to complement today's modern lifestyle. The entryway to the apartment leads into an open-plan living, dining, and kitchen space which flows onto the north-facing balcony via two large double doors capturing all-day sun. The master bedroom boasts ample space with a dressing room and ensuite.

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# FLOOR PLAN - APARTMENT 4

305 Montreal Street



Apartment Four features well-thought-out spaces designed to complement today's modern lifestyle. The entryway to the apartment leads into a generous living, dining, and kitchen area which features a north-facing balcony accessible via double doors, capturing all-day sun. Both bedrooms feature built-in wardrobes, the master bedroom with an ensuite. Both bedrooms have access to the balcony via double doors enhancing space and light.

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# FLOOR PLAN - APARTMENT 5

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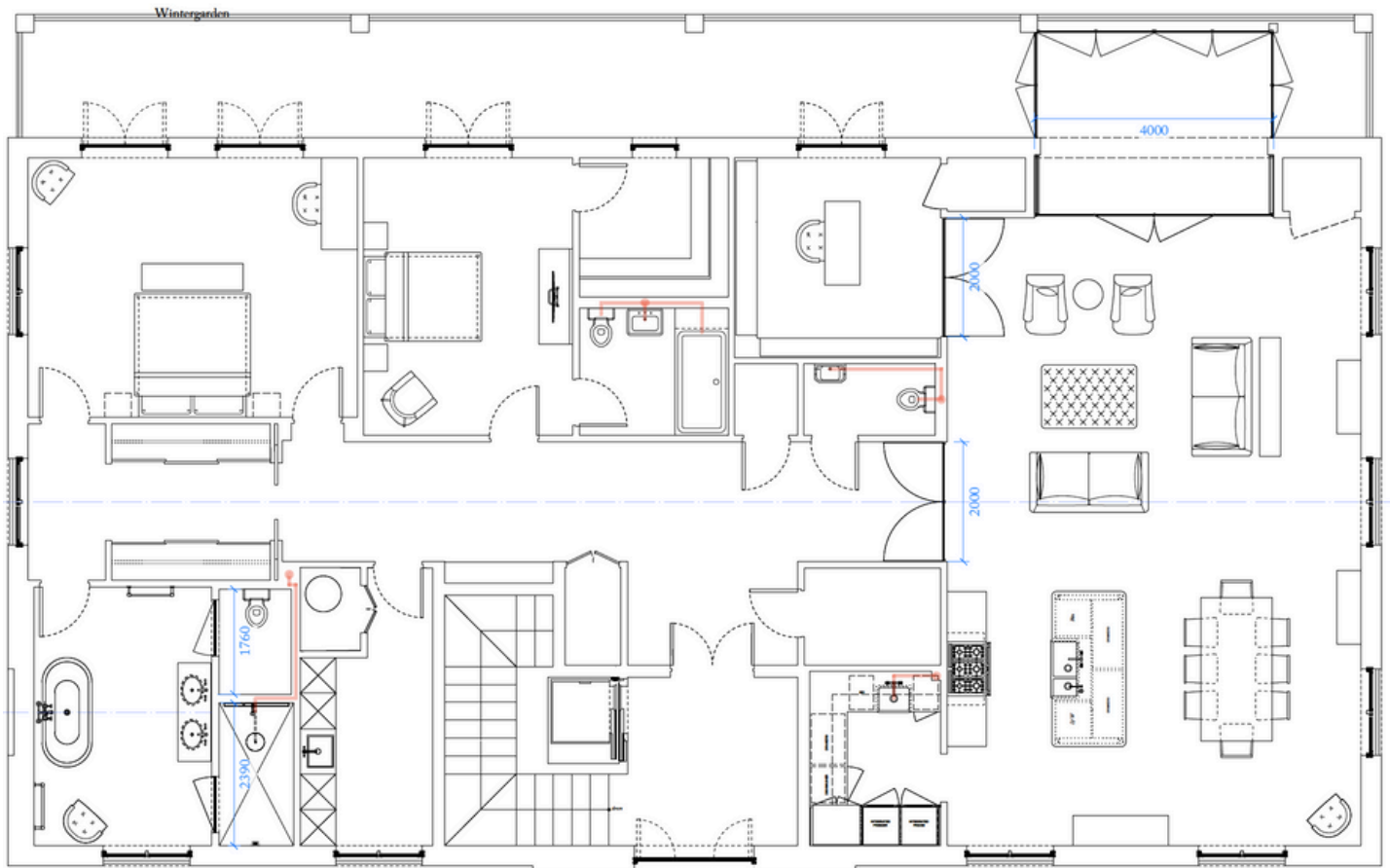
Apartment Five features well-thought-out spaces designed to complement today's modern lifestyle. The entryway to the apartment leads into an open-plan living, dining, and kitchen space which flows onto the north-facing balcony via two large double doors capturing all-day sun. Bedroom two is a double bedroom with a built-in wardrobe, while the master boasts ample space with a built-in wardrobe and an ensuite.

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# FLOOR PLAN - PENTHOUSE

305 Montreal Street



# DESIGN

Brookfield Heritage

These homes are the latest in our series of classically, designed apartments. Each home features well-thought-out spaces. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. 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.

## COLOURS AND SPECIFICATIONS

### Exterior



Cladding - Roman Bricks



Longrun Roofing  
Colour: TBC



Yale Keyless Entry

### Interior



Walls - Resene Half Parchment  
Low-VOC Paint



Skirtings, Ceilings & Doors -  
Quarter Merino  
Low-VOC Paint



Bathroom Floor and  
Shower Tile - Stonebrook Luna  
Matt



Kitchen  
Oak Flooring - Coronet Peak



8th Wonder - Wool Carpet  
Waitaki River



Kitchen Cabinetry - Avenida  
Range  
Colours: Green, Cream or Blue



Silestone Calacatta Gold,  
Polished Benchtop



Thermally Backed Curtains -  
Biella Vanilla



Venetian Blinds



Wool Insulation

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# PLUMBING AND ELECTRICAL

## Plumbing



W/C Cloakroom Basin  
Wall Mounted & Basin Stand



The Water Monopoly - Paris  
760mm basin on pedestal



The Water Monopoly - Paris  
650mm basin on pedestal



Perrin & Rowe - Three hole  
basin set with white porcelain  
levers



Cloakroom Basin Tapware -  
Perrin & Rowe Pillar Taps



Regal Classic Kitchen Mixer  
with Pull out Spray - Brushed  
Nickel



Saniform Plus One-Seater  
Bath



Regal Wall Mount Bath/Shower  
Mixer - Brushed  
Nickel



Regal Shower Mixer -  
Brushed Nickel



British Toilet Roll Holder -  
Brushed Nickel



## Electrical



Carlton Towel Warmer



Mirror Cabinet



Bathroom Heater - Serene  
2068



Downlights - LED



Traditional Light Switch -  
Worn Brass



Switch Block - Colour:  
White



Original BTC Swan Neck  
Lamp



PDL Sockets

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# HARDWARE

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Classic  
Kitchen Cabinetry Handles



Reims Door Handles

# APPLIANCES

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Oven - Miele  
Built in Oven (H 2850 BP)



Rangehood - Miele Built-in  
Rangehood (DA 2450)



Cook Top - Miele four zone  
induction cook top (KM 7201 FR)



Dishwasher - Miele Fully  
Integrated Dishwasher  
(G5053SCVIBK)



Miele Microwave  
(M2240 SC OBS)



Heat Pump - KW dependant on  
size to meet tenancy regulations

# PRICE LIST

305 Montreal Street

HOUSE NUMBER	BEDROOMS	BATHROOMS	CARPARKS	SIZE	PRICE
Apartment GF1	2	1.5	1	74m2	\$1,110,000
Apartment GF2	2	1	1	74m2	\$1,110,000
Apartment 3	2	2	1	82m2	\$1,230,000
Apartment 4	2	2	1	66m2	\$990,000
Apartment 5	2	2	1	94m2	\$1,400,000
Penthouse	2	2.5	Double Garage	254m2	\$3,810,000

Estimated start

Estimated completion

Title type

May 2024

May 2025

Fee Simple

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

## BUYING WITH US

Brooksfield

- 1 Contact us to speak with a sales consultant about our homes and select your preferred unit.
- 2 Sign a conditional agreement for your selected property and send to your lawyer to review.
- 3 Complete your due diligence and once you are happy to confirm, pay the required deposit. Our team are here to help you with any questions that you may have during this time.
- 4 Sit back and relax while we build your brand new home.

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# RENTAL APPRAISAL.

**Date:** 17 September 2024

**Prepared for:** Brookfield

Thank you for requesting a rental assessment for: Apartment GF2, 305 Montreal Street, City Centre

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 \$610 and \$630 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

August 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>