

31 Harker Street, Spreydon, Christchurch City

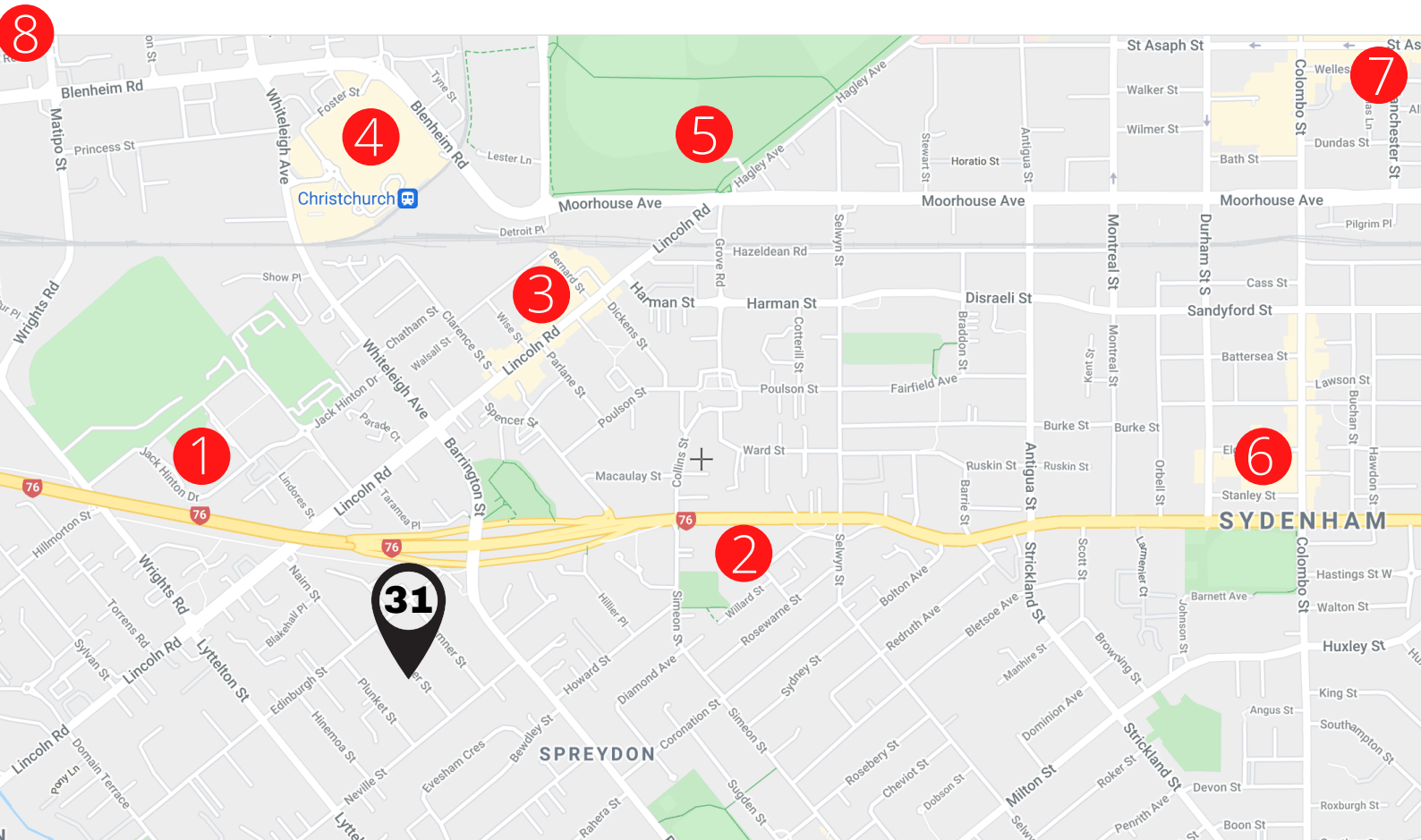
Brooksfield Heritage



BROOKSFIELD

Location

These Brookfields heritage homes are located on Harker Street, situated only a short distance from Hagley Park and Addington Village with an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.



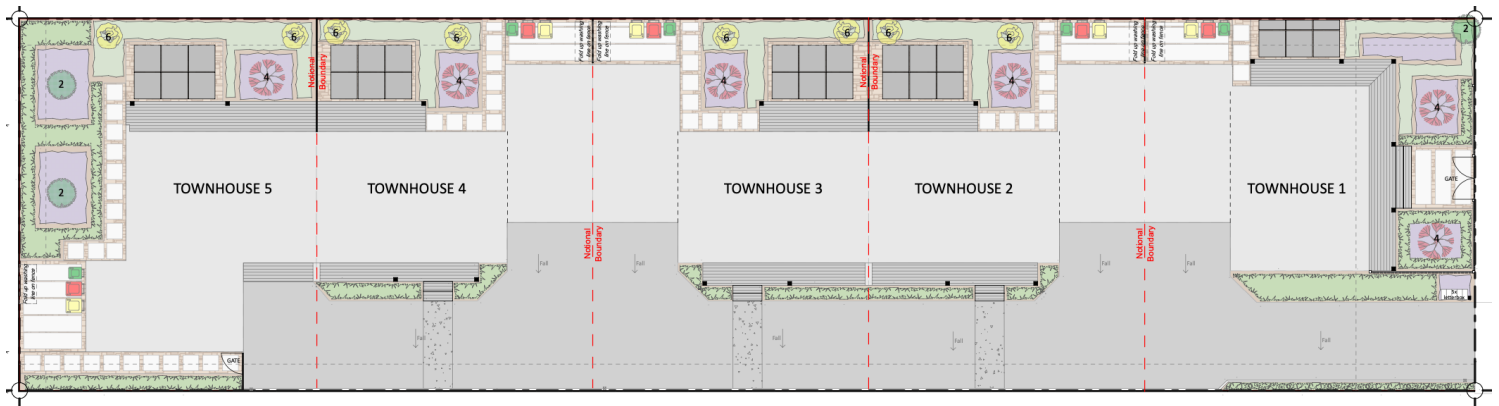
- 1 Christchurch Arena (1km)
- 2 Addington School (1km)
- 3 Addington Village (1.2km)
- 4 Tower Junction (1.6km)

- 5 Hagley Park (1.9km)
- 6 The Colombo (2.9km)
- 7 Christchurch CBD (3.6km)
- 8 Airport (12.5km, 16mins)

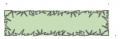
BROOKSFIELD

Layout

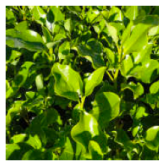
These 5 homes are thoughtfully laid out and designed with ample space. Each home comes with a large northwest facing patio and garden area. These homes come with established planting that include cherry trees lining the street frontage, box hedging, maple trees and kowhai trees to attract birds and add street appeal.



TYPE 1 - PORTUGUESE LAUREL
"Prunus lusitanica"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - GRISELINIA LITTORALIS HEDGE
"Broadway Mint"



TYPE 4 - CHERRY TREE
"Prunus Accolade"



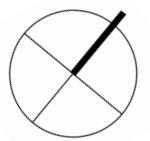
TYPE 5 - FLOWER MIX
Hydrangea, Lavender, and selected flowering plants



TYPE 6 - KOWHAI TREE
"Sophora microphylla"



TYPE 7 - THUJA
"Thuja occidentalis"

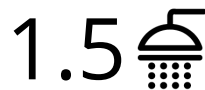


BROOKSFIELD

Design and Interior

(Home 1)

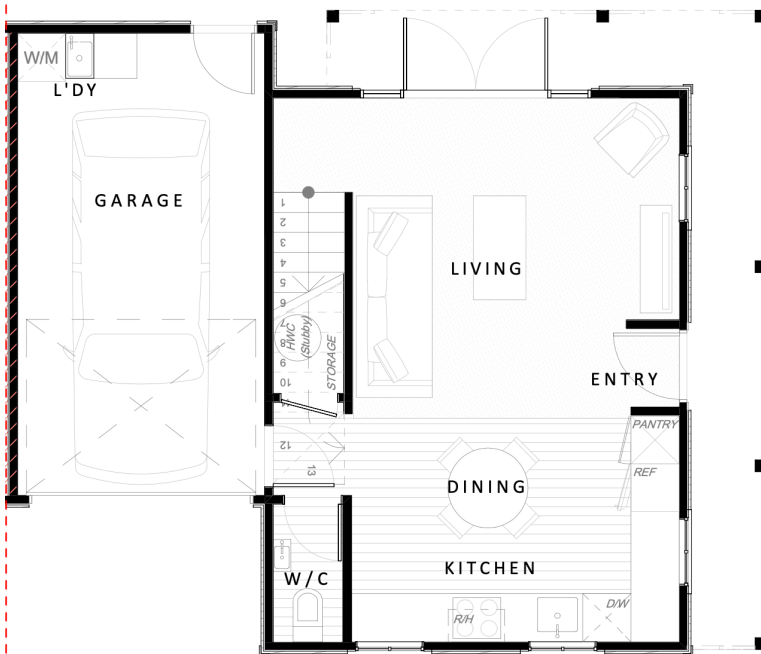
This street front home is entered through a heritage verandah into an entrance foyer. Downstairs a sunny kitchen & dining room as well as a lounge, opening out to a large, sunny and secured outdoor living area. Off the entrance is a separate toilet, with the laundry being in the garage and access to a large under stair storage cupboard. Upstairs is two large bedrooms each with double wardrobes, a study and the tiled bathroom.



Floor Area m²

92

Ground Floor



First Floor



BROOKSFIELD

Design and Interior

(Home 2 - 4)

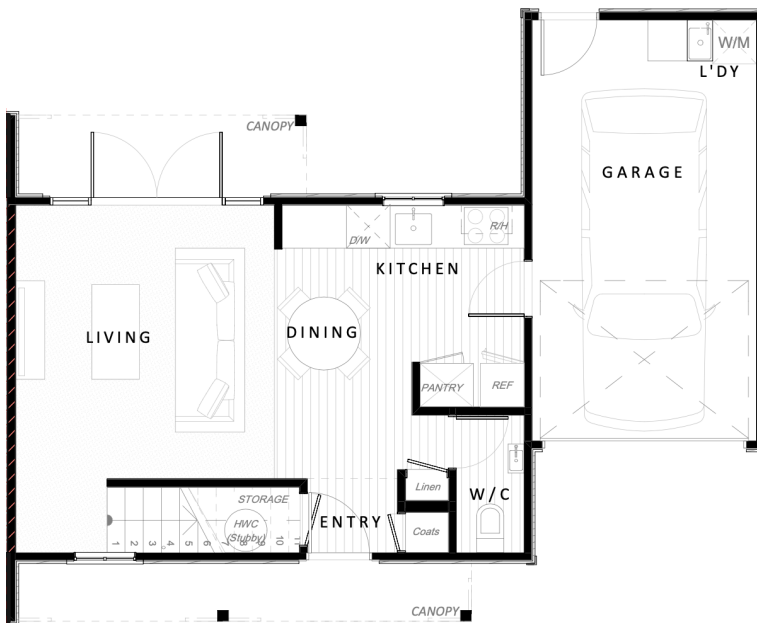
These homes are entered through a heritage verandah into an open plan living area. Downstairs is a sunny kitchen, dining and lounge that opens out to a large, sunny and secured outdoor living area. Off the entrance is a separate toilet, with the laundry being in the garage with access to a large under stair storage cupboard. Upstairs is two bedrooms with double wardrobes, the tiled bathroom and a study.



Floor Area m²

91

Ground Floor



First Floor



BROOKSFIELD

Design and Interior

(Home 5)

This home are entered through a heritage verandah into an open plan living/dining/kitchen. Downstairs is a sunny kitchen, dining and lounge, opening out to a large, sunny and secured outdoor living area. Off the entrance is a seperate toilet, with the laundry being in the garage with access to a large under stair storage cupboard. Upstairs is two bedrooms with double wardrobes, the tiled bathroom and a study.

2 

1 

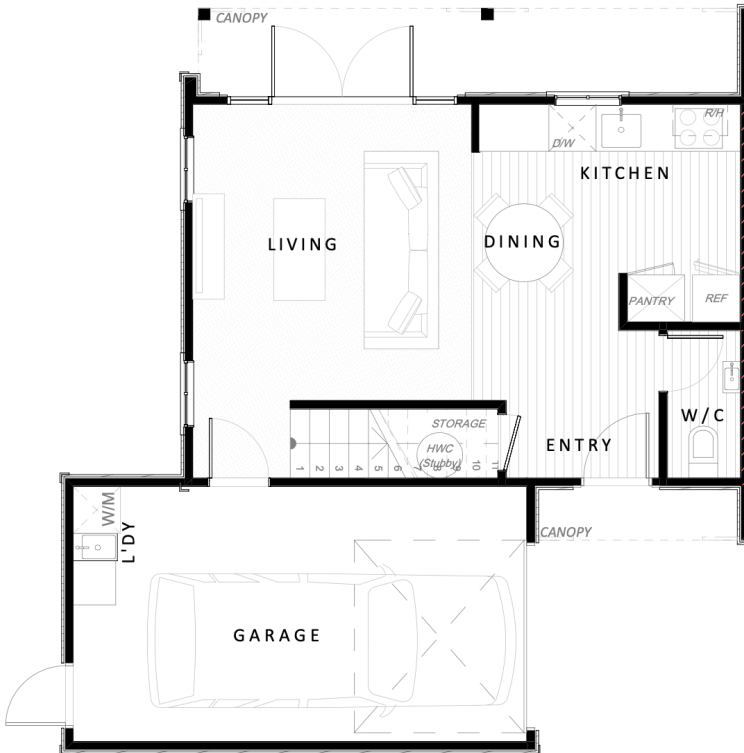
1.5 

1 

Floor Area m2

91

Ground Floor



First Floor



BROOKSFIELD

Design

Brooksfield Heritage

These homes are the latest in our series of heritage style townhouses. Each home features well thought out spaces designed to compliment today's modern lifestyle for owner occupiers and investors alike. All of our interiors feature a modern and neutral palette allowing you to add your own personal flair and unique touches with ease. At Brooksfield we believe in using quality and sustainable materials so all of our homes come with natural plant based paint, tiled hard flooring, wool carpets and wool insulation as standard.

Colours and specifications

Exterior



Cladding - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage Ease - S2 keyless entry



Walls - Clover Honey, 100% natural plant based paint



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



Bathroom Wall Tile



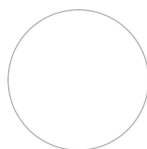
Entrance Floor Tile



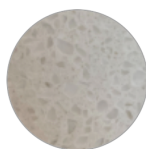
Carpet - 100% NZ Wool



Bathroom Floor - Tile



Kitchen Cabinets - French Country White



Kitchen Bench - Stone - Coronet Peak



Splashback - Subway Tiles



Roller Blinds - White - to all living areas



Venetian Blinds - White - Bedrooms



Wool Insulation

BROOKSFIELD

Plumbing and electrical

Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - English classic 700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh Canterbury, 4 star water rating



Heritage toilet roll holder



Robe Hooks - Bathroom



Heritage glass shower tray on tiles

Electrical



Heated towel rail - 400x600 Elan 20R



Mirror - round mirror with demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene 2068 heater

Appliances

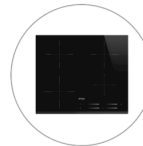
Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Eurotech Single ED-SDC60SS



Heat Pump - Fujitsu - KW dependant on size to meet tenancy act

BROOKSFIELD

– PROPERTY MANAGEMENT –



Rental Assessment - 31 Harker St, Spreydon

8th December 2021



Modern Fixtures & Appliances

Neutral Colours

Landscaping

Set Out Over 2 levels

Thank you for the opportunity to provide a rental assessment on the property situated at 31 Harker St.

After viewing the information supplied including photos, and research into current listings available, and recently rented, along with recent statistics, I believe a fair market rent would be between \$485 - \$510 unfurnished, for a long-term rental.

Please don't hesitate to make contact if you have any questions about the rent appraisal

Thanks

A handwritten signature in cursive script that reads "Sue Banks".

Sue Banks

Senior Property Manager

Ph: 021 257 7882

Email: sue@brooksfeld.co.nz

DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and take current market rent into consideration. Brookfield Property Management gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

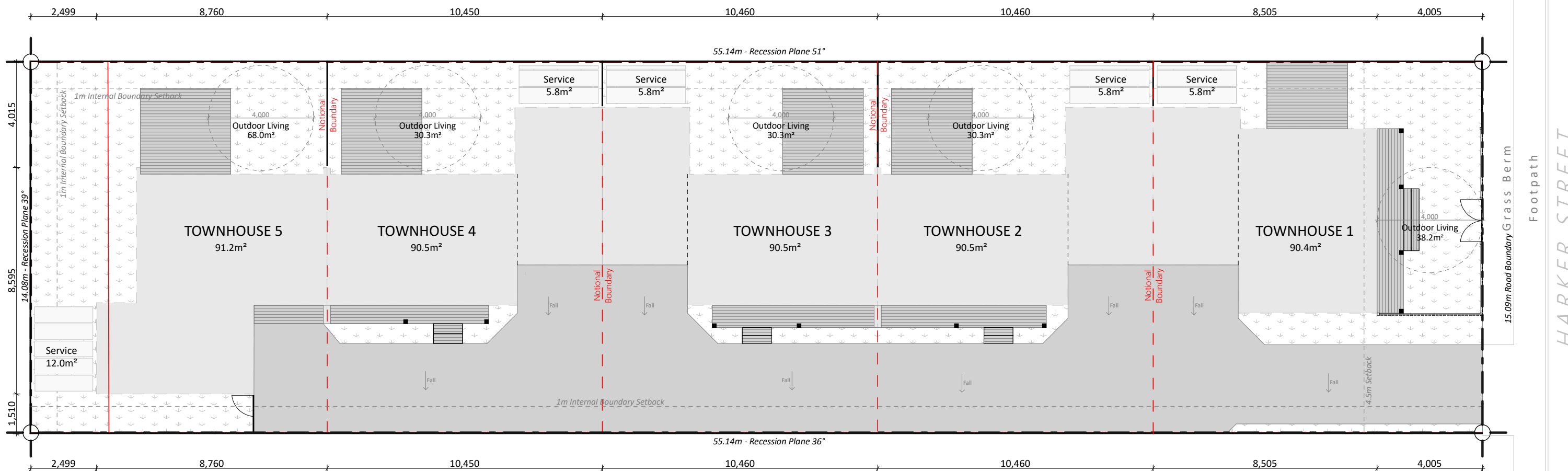
SHEET INDEX

A000	PROJECT INTRODUCTION
A002	SITE PLAN
A004	LANDSCAPE PLAN
A100	FLOOR PLANS TOWNHOUSE 1-3
A101	FLOOR PLAN TOWNHOUSE 4-5
A200	SITE ELEVATIONS
A201	SITE ELEVATIONS



BROOKSFIELD
— HERITAGE —

H a r k e r S t r e e t T o w n h o u s e s
3 1 H a r k e r S t r e e t , S p r e y d o n , C h r i s t c h u r c h



O. SITE PLAN
SCALE 1:150

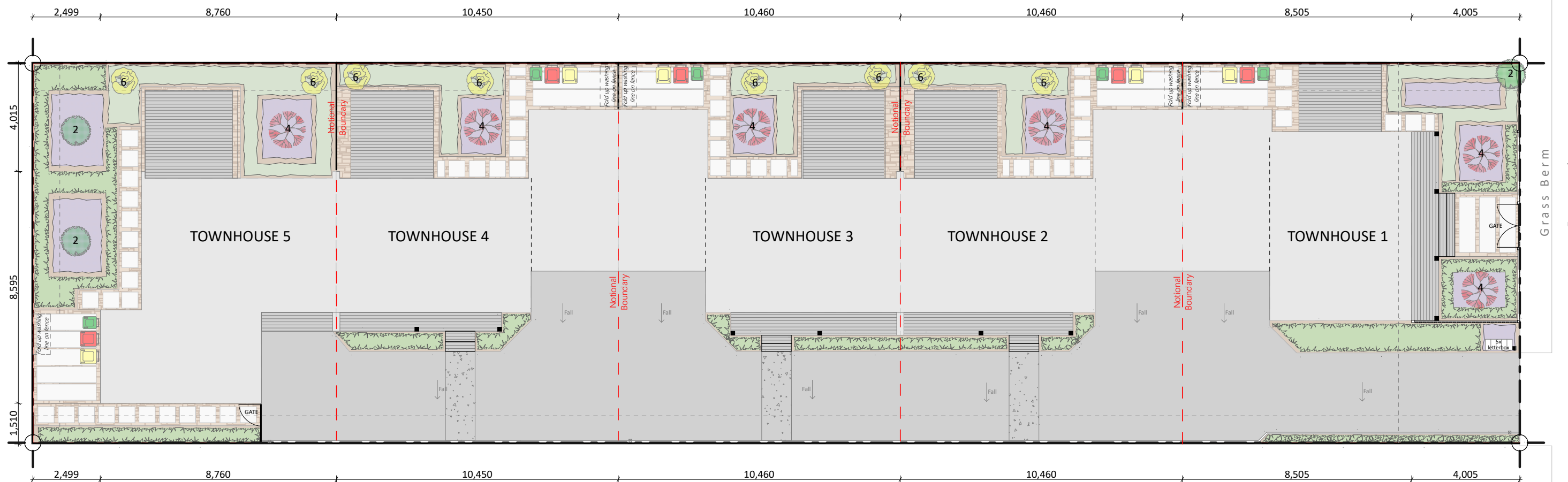
BROOKSFIELD
HERITAGE

PROJECT NAME
Harker Street Townhouses
Scale 1:150 @ A3
Date 7/12/2021

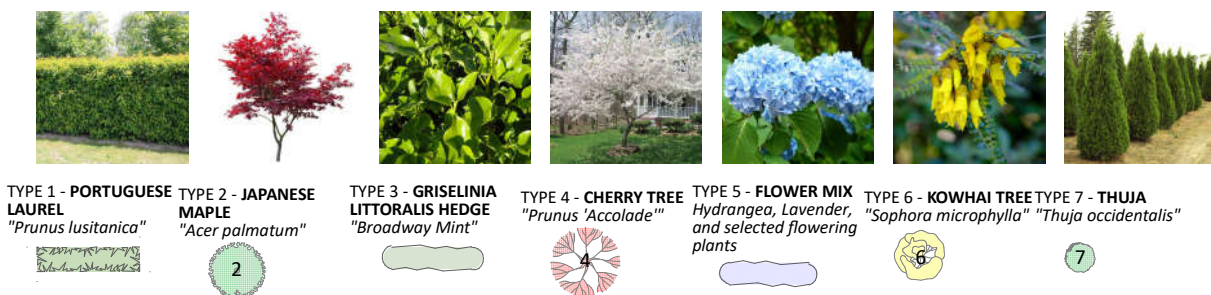
PROJECT ADDRESS
31 Harker Street
Spreydon
Christchurch

DRAWING NO. A002 REVISION A

DRAWING NO. SITE PLAN



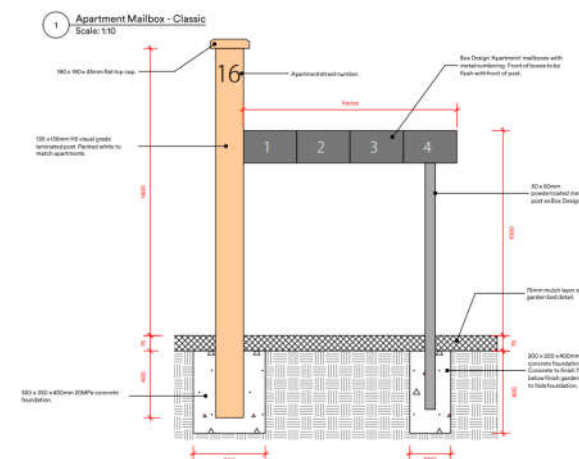
0. LANDSCAPING PLAN
SCALE 1:150



LANDSCAPE LEGEND

- Grass / lawn Area
- Planting Area
- refer to Landscape Plan for detail
- Lime Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

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



BROOKSFIELD
HERITAGE

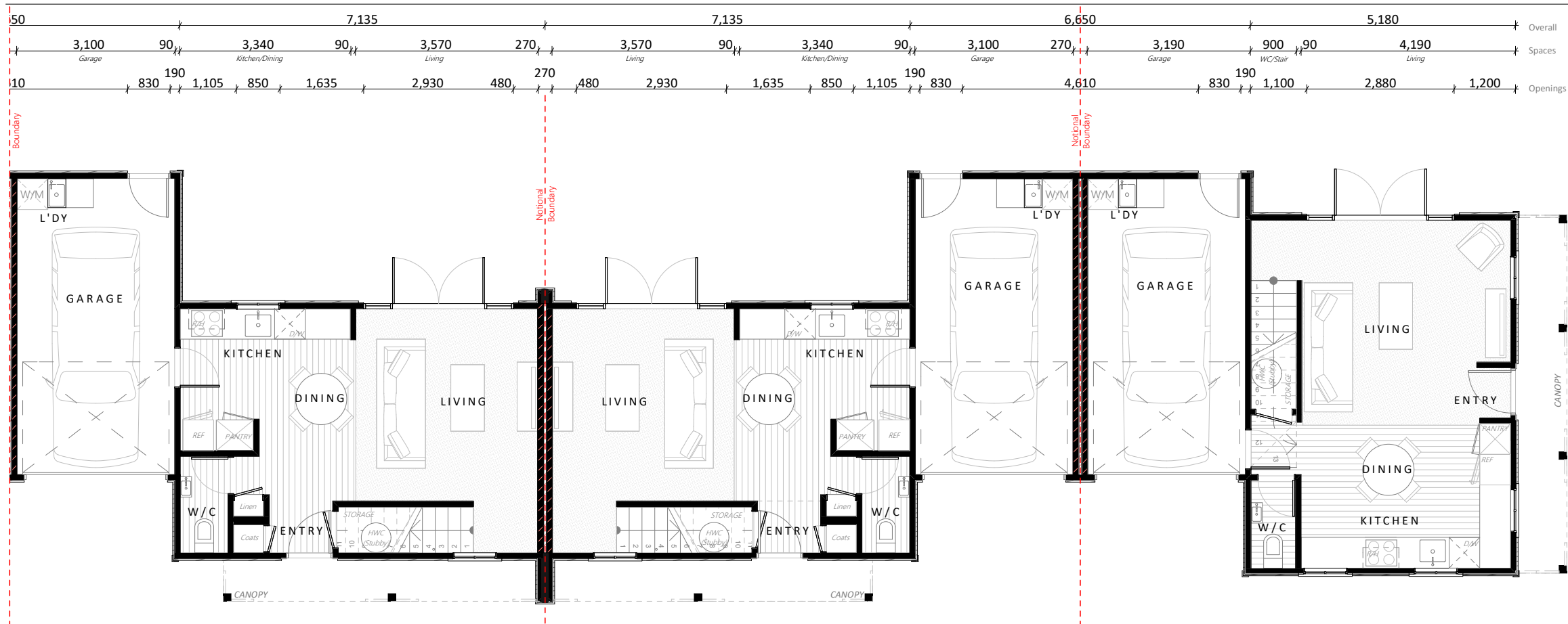
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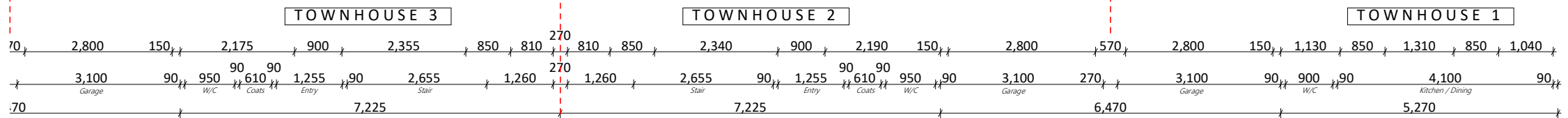
DRAWING NO. REVISION

A004 **A**

DRAWING NO.
 LANDSCAPE PLAN



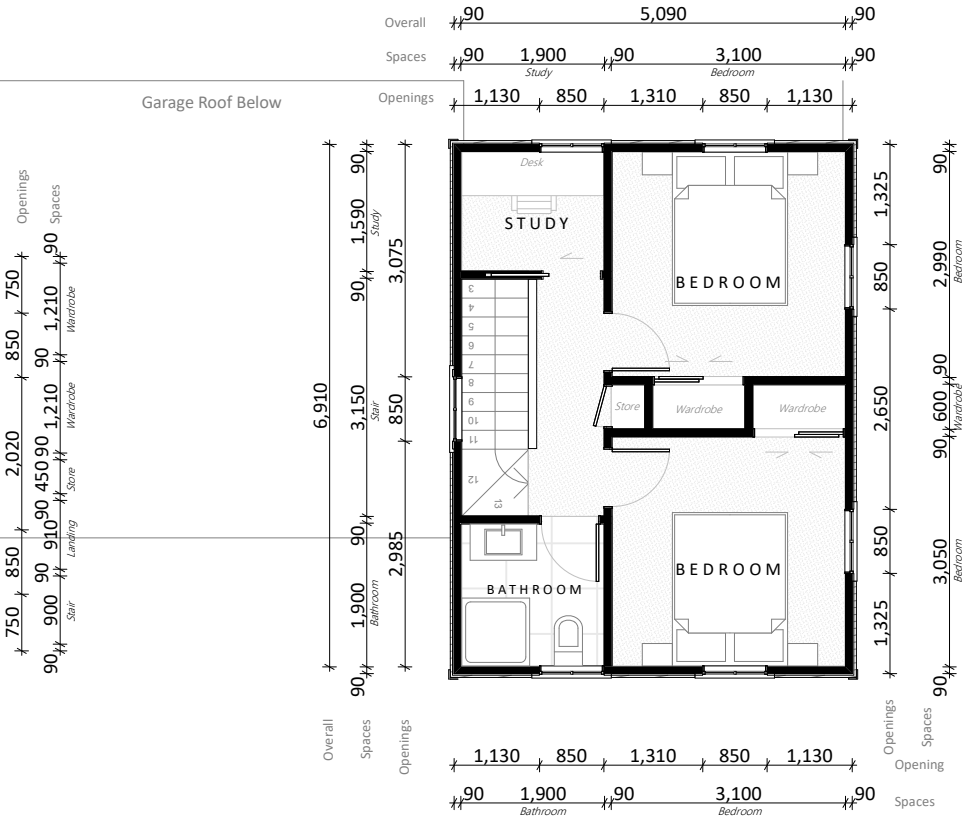
- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
 - 90mm Timber Framed wall (external wall)
 - 10mm GIB Fyrelite internal lining
 - 20mm drained cavity
 - Covertex 403 wall wrap
 - James Hardie Linea weatherboard - JHETGL30
 - Studs @400c/c, dwangs@800c/c



1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100



BROOKSFIELD
HERITAGE

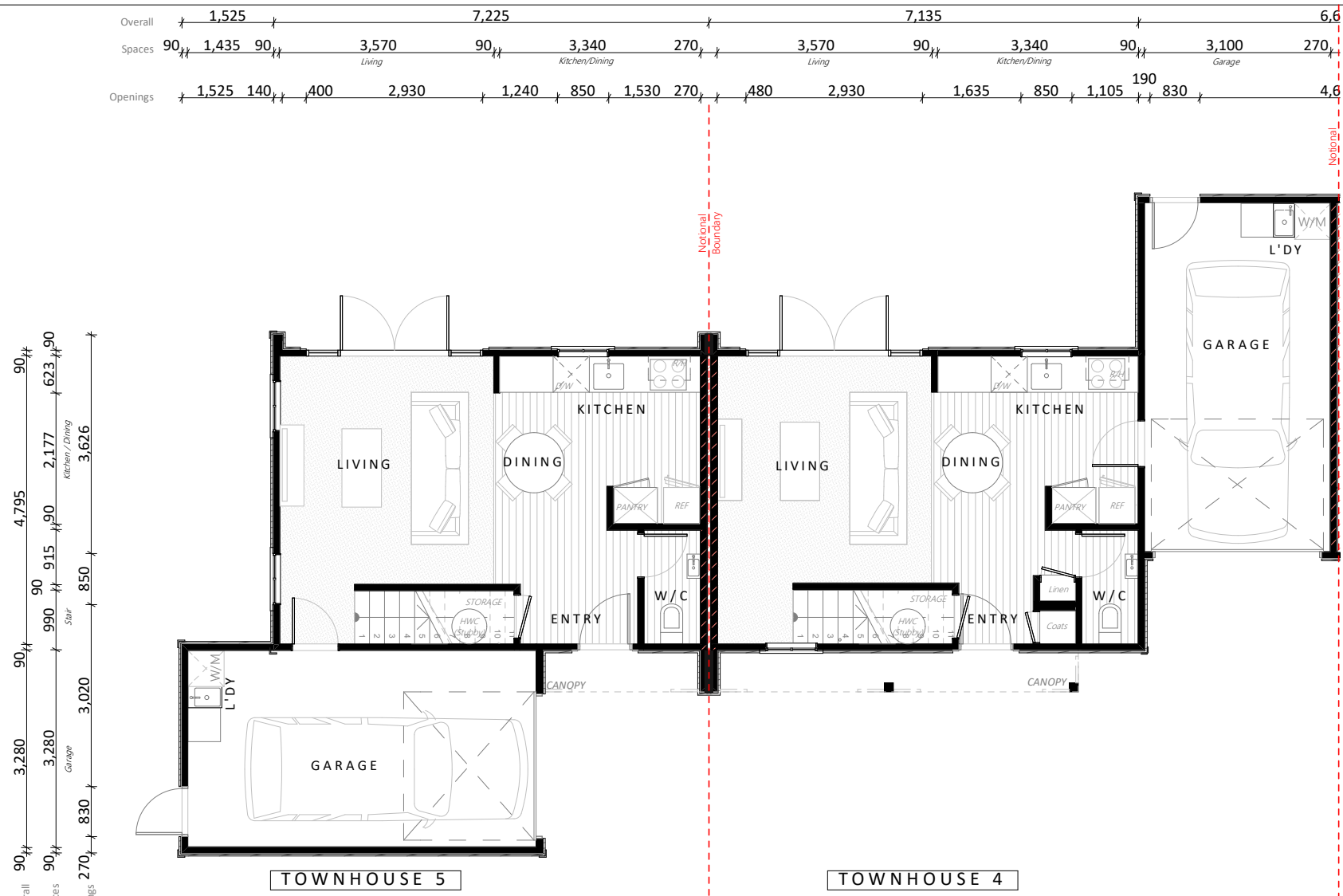
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Scale 1:100 @ A3
Date 7/12/2021

PROJECT ADDRESS
31 Harker Street
Spreydon
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
FLOOR PLANS
TOWNHOUSE 1-3



- LEGEND - WALLS**
- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board external lining
 - 20mm drained cavity
 - Southern Pine Bevelback weatherboard
 - 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
 - Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications
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1. GROUND FLOOR PLAN
SCALE 1:100



2. FIRST FLOOR PLAN
SCALE 1:100

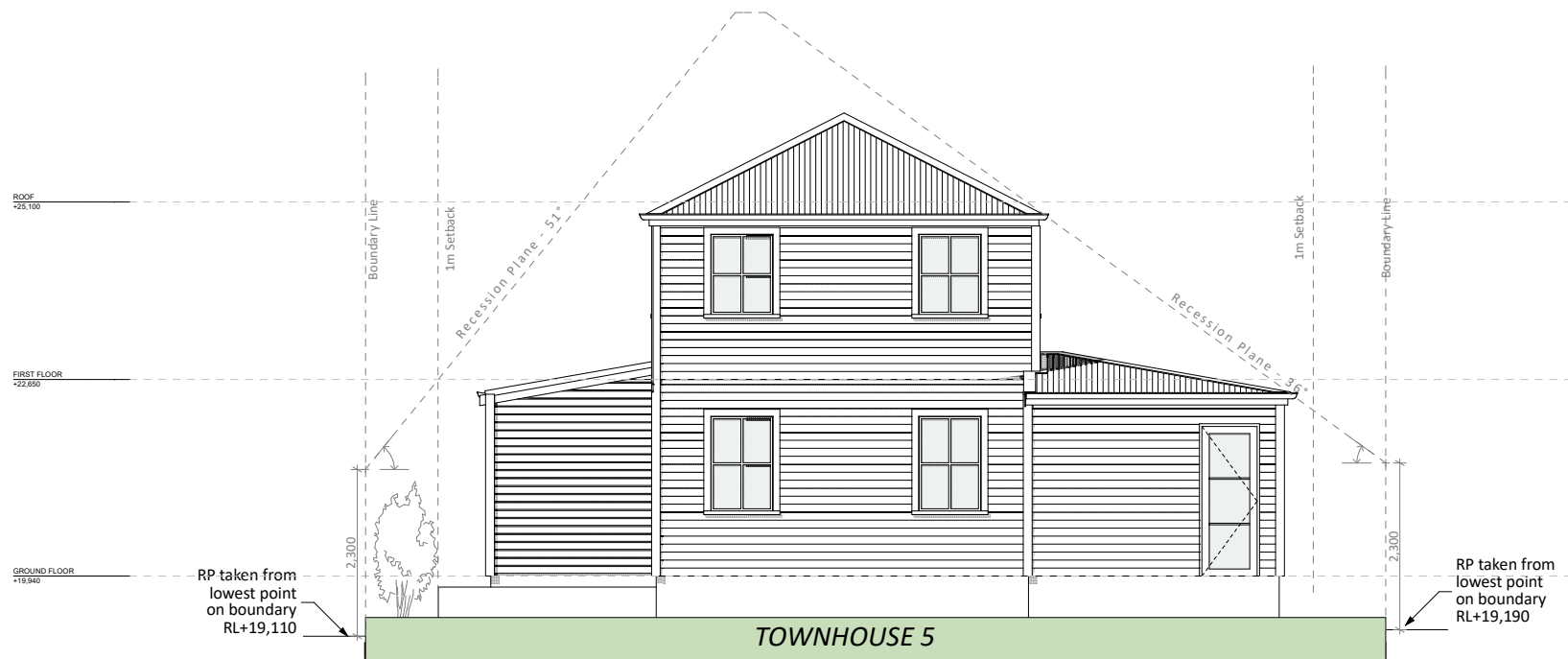
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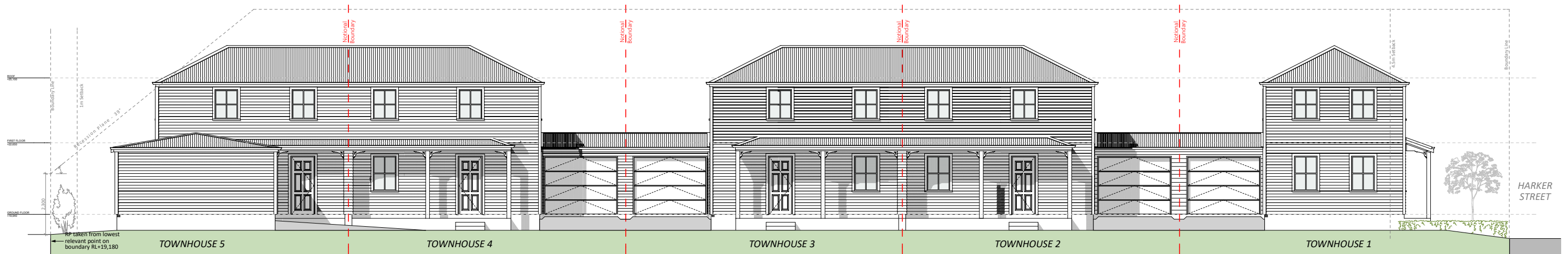
PROJECT ADDRESS
31 Harker Street
Spreydon
Christchurch

DRAWING NO. **A101** REVISION **A**

DRAWING NO.
FLOOR PLAN
TOWNHOUSE 4-5





E01 NORTH ELEVATION
SCALE 1:100



E02 WEST ELEVATION
SCALE 1:150

LEGEND

Roof

 - Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding over Thermakraft Covertex underlay
 - Colour to be Coloursteel white
 - Confirm with Brookfield Living before ordering.

Horizontal Weatherboard

 Southern Pine Bevelback Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
 - Colour to be Resene Black White
 - Confirm with Brookfield Living before ordering.

NOTES

Gutter
 Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes
 Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Joinery
 APL powder coated aluminium exterior doors in selected finish and Sierra Pacific uPVC windows
 - Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

Fascia, window trims, facings and entry post
 - Colour to be Resene Half Merino
 - Confirm with Brookfield Living before ordering

BROOKSFIELD
HERITAGE

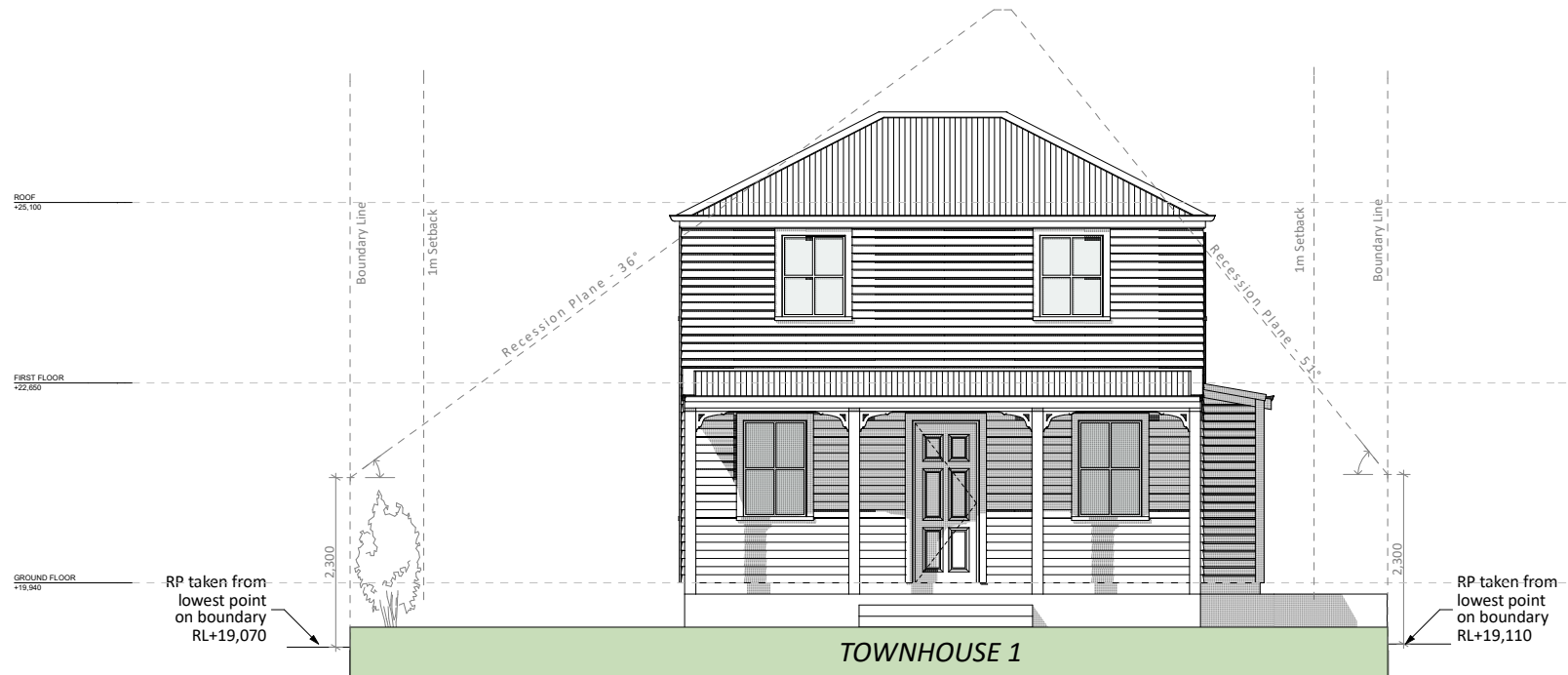
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 Spreydon
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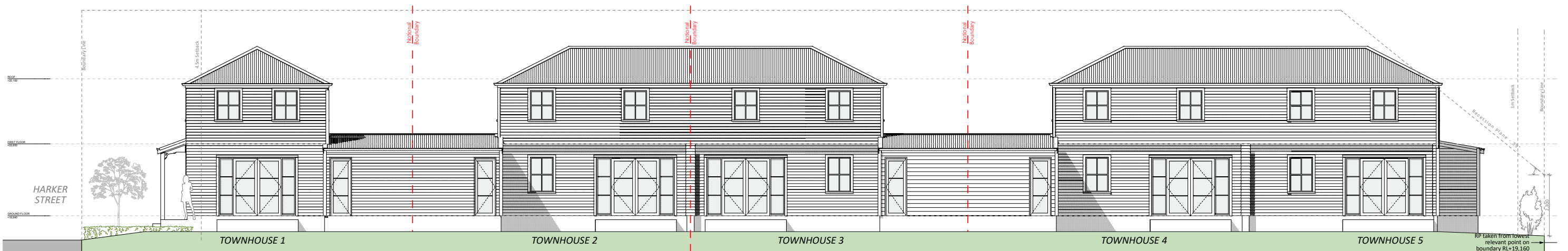
DRAWING NO. REVISION

A200 **A**

DRAWING NO.
 SITE ELEVATIONS





E03 SOUTH ELEVATION
SCALE 1:100



E04 EAST ELEVATION
SCALE 1:150

LEGEND

- Roof**

 - Dimond Corrugate (0.4mm BMT) Colorsteel Endura roof cladding over Thermakraft Covertek underlay
 - Colour to be Coloursteel white
 - Confirm with Brookfield Living before ordering.
- Horizontal Weatherboard**

 Southern Pine Bevelback Weatherboard BB 180 installed as per manufacturers specifications on 20mm drained cavity system over building wrap.
 - Colour to be Resene Black White
 - Confirm with Brookfield Living before ordering.

NOTES

- Gutter**
 Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan
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- Fascia, window trims, facings and entry post
 - Colour to be Resene Half Merino
 - Confirm with Brookfield Living before ordering

BROOKSFIELD
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 Scale 1:150, 1:100 @ A3
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PROJECT ADDRESS
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DRAWING NO. REVISION

A201 A

DRAWING NO.
 SITE ELEVATIONS

Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2 + Study	1.5	Single Garage	91m2	\$749,000
House 2	2 + Study	1.5	Single Garage	91m2	\$729,000
House 3	2 + Study	1.5	Single Garage	91m2	\$729,000
House 4	2 + Study	1.5	Single Garage	91m2	\$729,000
House 5	2 + Study	1.5	Single Garage	91m2	\$739,000

Expected Start

September 2022

Expected Completion

April 2023

Title Type

Fee Simple

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



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