

BROOKSFIELD

Opawa Terraces

32 Ensors Road, Opawa



Renders








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General Information & Price List

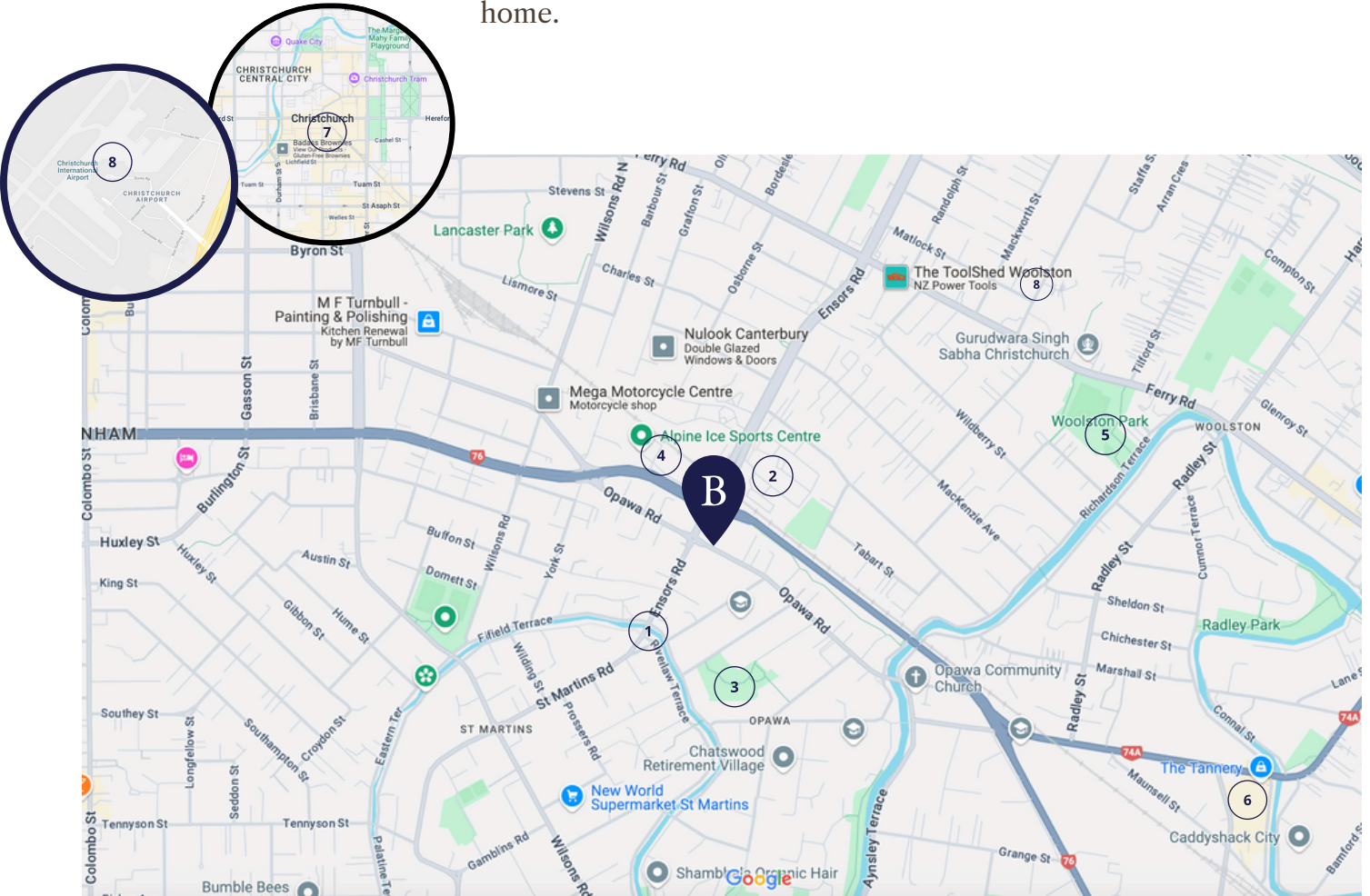
Opawa Terraces is another exceptional display of our Georgian Row Homes.

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	1.5	Carport	72	SOLD
Townhouse 2	2	1.5	Carport	71	\$649,000
Townhouse 3	2	1	Carport	71	\$649,000
Townhouse 4	2	1	Carport	71	\$649,000
Townhouse 5	2	1	Carport	71	\$649,000
Townhouse 6	2	1.5	Carport	72	SOLD
Townhouse 7	1	1	Carport	49	\$565,000
Townhouse 8	2	1	Carport	71	\$649,000
Townhouse 9	2	1.5	Carport	76	\$649,000
Townhouse 10	2	1.5	Carport	76	\$649,000
Townhouse 11	2	1	Carport	71	\$649,000
Townhouse 12	2	1	Carport	71	\$649,000
Townhouse 13	1	1	On street parking	49	\$565,000
Coach House 1	2	2	Carport	75	\$640,000
Coach House 2	2	2	Carport	80	\$640,000
Coach House 3	2	2	Carport	75	\$640,000
Coach House 4	2	2	Carport	76	\$640,000

Location

Opawa Terraces is another example of our Georgian Row Homes that are bringing the character back to Christchurch.

Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- | | |
|--------------------------------------|--|
| ① Heathcote River - 350m | ⑤ Waltham Park - 1.2km |
| ② Ara Institute of Canterbury - 550m | ⑥ The Tannery - 2.1km |
| ③ Risingholme Park - 650m | ⑦ Christchurch CBD - 7.5km |
| ④ Alpine Sports Centre- 700m | ⑧ Christchurch Airport - 24km (24mins) |



Landscaping Plan



Plant Legend

Plant Schedule							
Code ID	Plant ID	Plant type	Botanical Name	Common Name	Height	Size/Grade	Qty (approx)
	MIX 1	Small shrub	Dianella 'Little Rev'	Tasmanian Flax Lily	0.5m	1.5L	90.3m2
		Small shrub	Lavandula angustifolia 'Hidcote'	English Lavender	0.6m	2L	
		Medium Shrub	Hebe 'Pretty n Pink'	Pink Flowering Hebe	1m	2.5L	
	MIX 2	Hedge @ 1.8m high	Griselinia littoralis	Broadleaf/ Kapuka	5m	10L	21.3m2
		Groundcover	Pimelia prostrata	NZ Pimelia	0.1m	2L	
	MIX 3	Hedge @ 1.8m high	Corakia 'Geentys Green'	Green Corakia	3m	P85	60.3m2
		Groundcover	Pratia angulata	Panakenake	0.2m	1L	
	MIX 4	Medium Shrub	Hebe 'Pretty n Pink'	Pink Flowering Hebe	1m	2.5L	30.2m2
		Small shrub	Parahebe 'Snow Cap'	Parahebe	0.4m	2L	
		Small/Medium Shrub	Hydrangea spp	Hydrangea	1.2m	3.5L	
		Groundcover	Pratia angulata	Panakenake	0.2m	1L	
		Small shrub	Lavandula stoechas 'Major'	French/Spanish Lavender	0.5m	2L	
	MIX 5	Medium Shrub	Loropetalum 'Plum Gorgeous'	Purple Fringe Flower	1m	2.5L	51.5m2
		Medium Shrub	Daphne odora	Daphne	1.2m	2L	
		Small/Medium Shrub	Hydrangea spp	Hydrangea	1.5m	3.5L	
		Groundcover	Pratia angulata	Panakenake	0.2m	1L	
		Groundcover	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	0.5	1L	
	MIX 6	Medium Shrub	Choisya ternata	Mexican Orange Blossom	2m	P88	94.9m2
		Hedge @ 0.8-1m high	Viburnum tinus 'Emerald Beauty'	Viburnum	2m	P88	
		Small shrub	Lavandula angustifolia 'Hidcote'	English Lavender	0.6m	2L	
	MIX 7	Hedge @ 1-1.5m high	Prunus lusitanica	Portuguese Laurel	5m	10L	31.4m2



Landscaping Plan



KEY:

- Permeable Surfaces:**
- Proposed Feature Trees
 - Existing Trees (Outside Site)
 - Existing Trees to be retained (subject to site survey)
 - Garden Beds and Planting (Shrubs and Groundcovers) - 351.8m²
 - Proposed Lawn - 127.5m²
- Impermeable Surfaces:**
- Exposed Aggregate / Paving through Communal paths and to Entrances to Doors - 215.6m²
 - Exposed Aggregate Concrete for Carparking/Driveway area - 566.6m²
 - Concrete Pavers or Exposed Aggregate for Outdoor Living Patios - 149m²
 - 600 x 600mm Pavers (as shown - position and quantity to be determined)
 - Fencing to property / dwelling boundaries and screening. Refer to fencing plan for detail
- Notes:**
- Property Boundary / Total Site Area = 2,207m²
 - Total Site Area in Landscaping (Garden beds and Lawns) = 479.3m² / 21.7% of Site
 - For Planting Schedule and List of Species - Refer to Planting Plan DRG-103
 - For Fencing specifications and details - Refer to Fencing Plan DRG-104

Tree Schedule

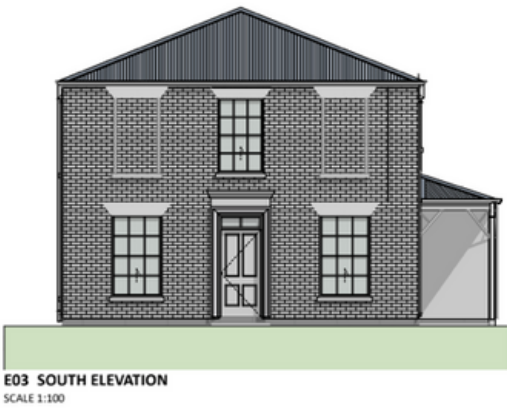
ID/Code	Botanical Name	Common Name	Height	Size/Grade	Quantity
T1	<i>Fraxinus griffithi</i>	Evergreen Ash	6m	35L	3
T2	<i>Prunus 'Shimidsu sakura'</i>	Asahi Botan	4m	25/45L	8
T3	<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen Magnolia	5m	45L	3
T4	<i>Liquidambar Little Richard</i>	Liquidambar	4m	PB40	10
T5	<i>Prunus 'Southern Gem'</i>	Flowering Cherry	4m	PB40	3
T6	<i>Cercis canadensis 'Forest Pansy'</i>	Carcis Forest Pansy	5m	PB40/25L	5
T7	<i>Michelia 'Lemon Fragrant'</i>	White Flowering Michelia	4m	35L	2
T8	<i>Alectryon excelsus</i>	Titoki	6m	PB5	3
T9	<i>Nyssa sylvatica</i>	Black Tupelo	10m	PB40	2
T10	<i>Pseudopanax crassifolius</i>	Lancewood	10m	12L	5
T11	<i>Hoheria sextylosa</i>	Lacebark	8m	1.5L	10
Total					54



North & South Elevations

Ground Floor Stud Height - 2.7m
First Floor Stud Height - 2.4m

Townhouse 6



East & West Elevations

Ground Floor Stud Height - 2.7m
First Floor Stud Height - 2.4m

Townhouse 1 Townhouse 2 Townhouse 3 Townhouse 4 Townhouse 5 Townhouse 6



West Elevation


Townhouse 6 Townhouse 5 Townhouse 4 Townhouse 3 Townhouse 2 Townhouse 1





East Elevation




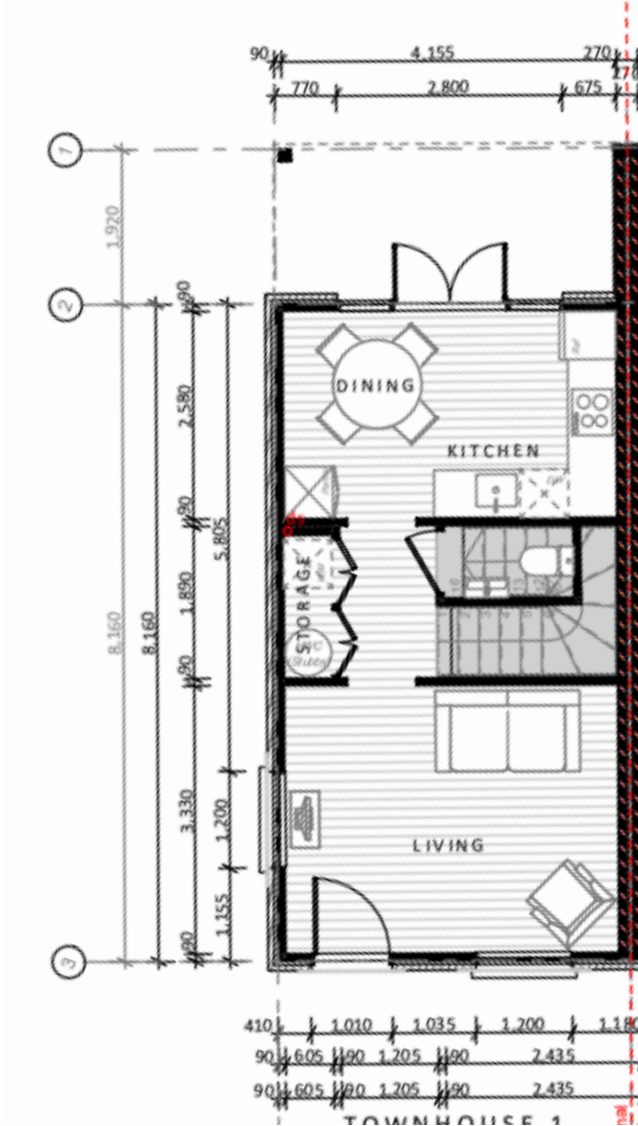
Floor Plans – Townhouse 1 - 6


2

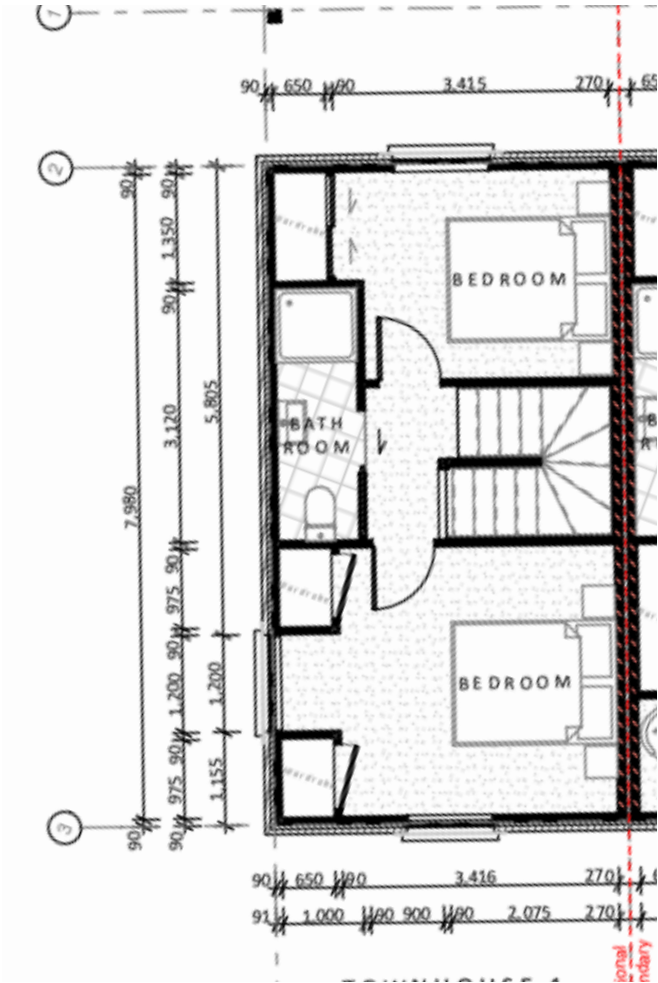

1 - 1.5


Carpark


71 - 72sqm



Ground floor





First floor


*Plans vary slightly between townhouses




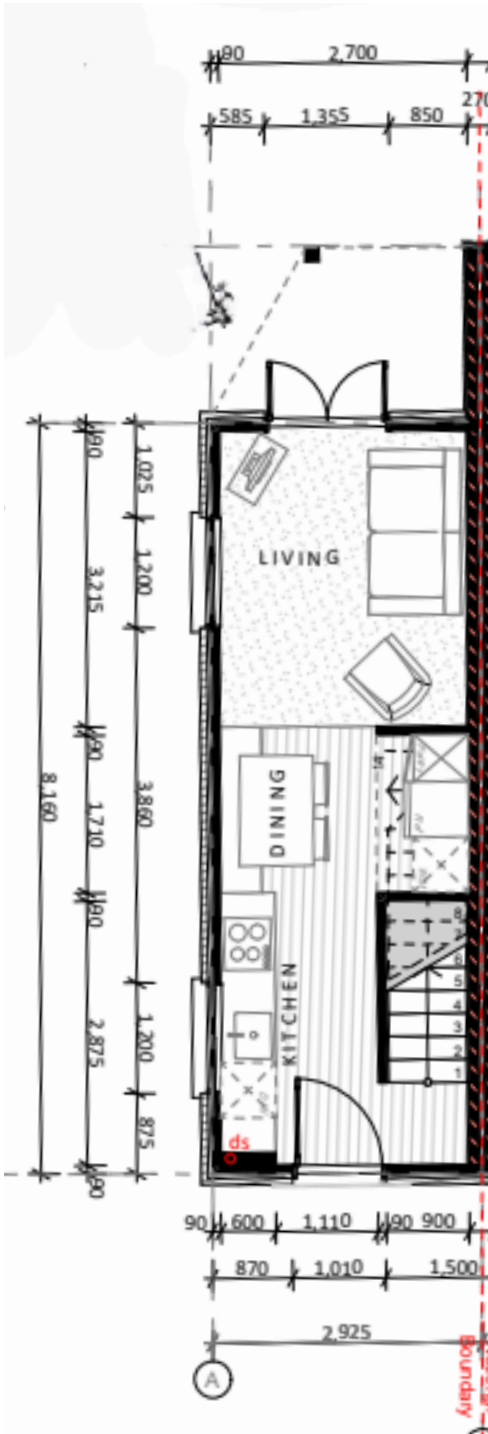
Floor Plans – Townhouse 7


1

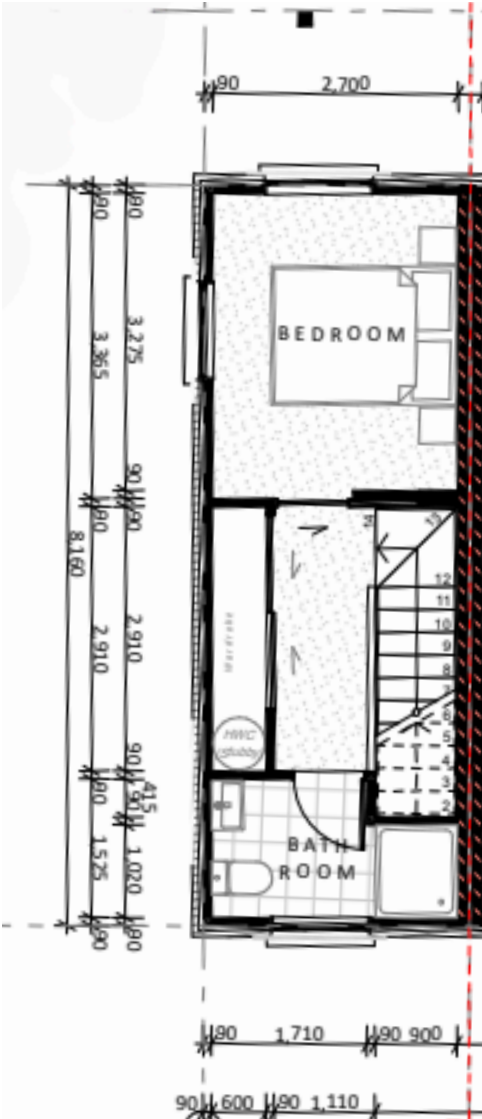

1


Carpark


49sqm



Ground floor




First floor


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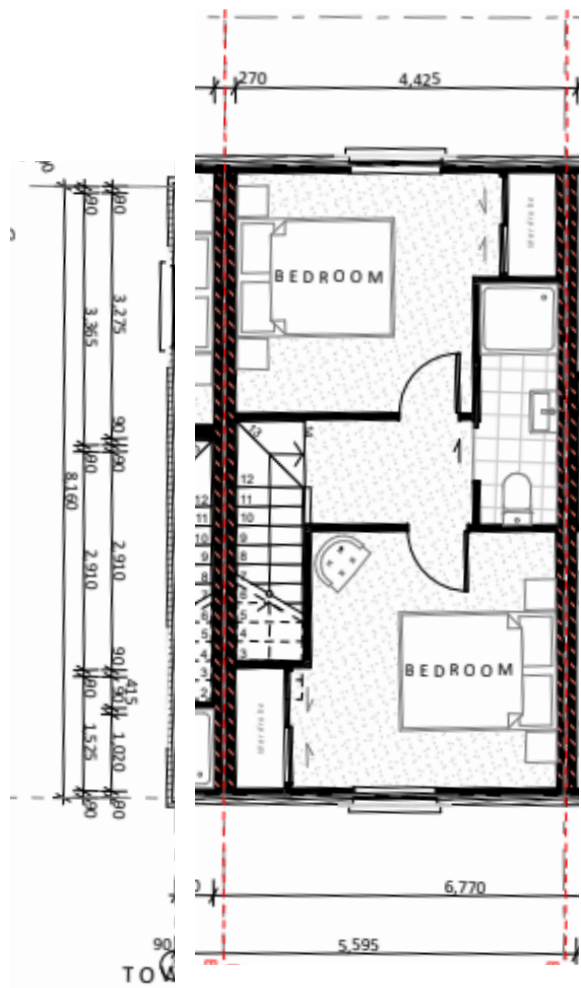
Floor Plans – Townhouse 8 - 12


2


1 - 1.5


Carpark



71 - 76sqm





*Plans vary slightly between townhouses




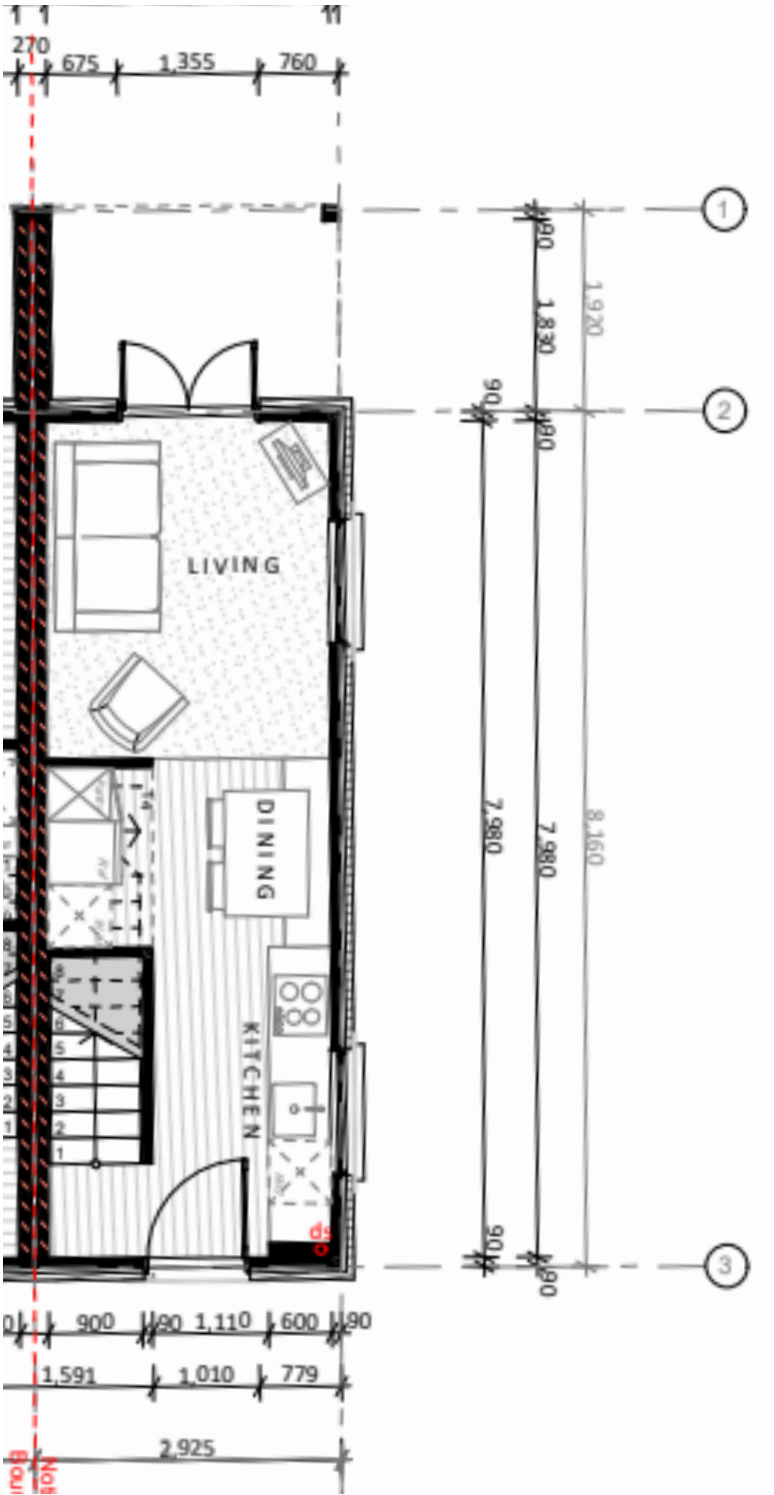
Floor Plans – Townhouse 13


1

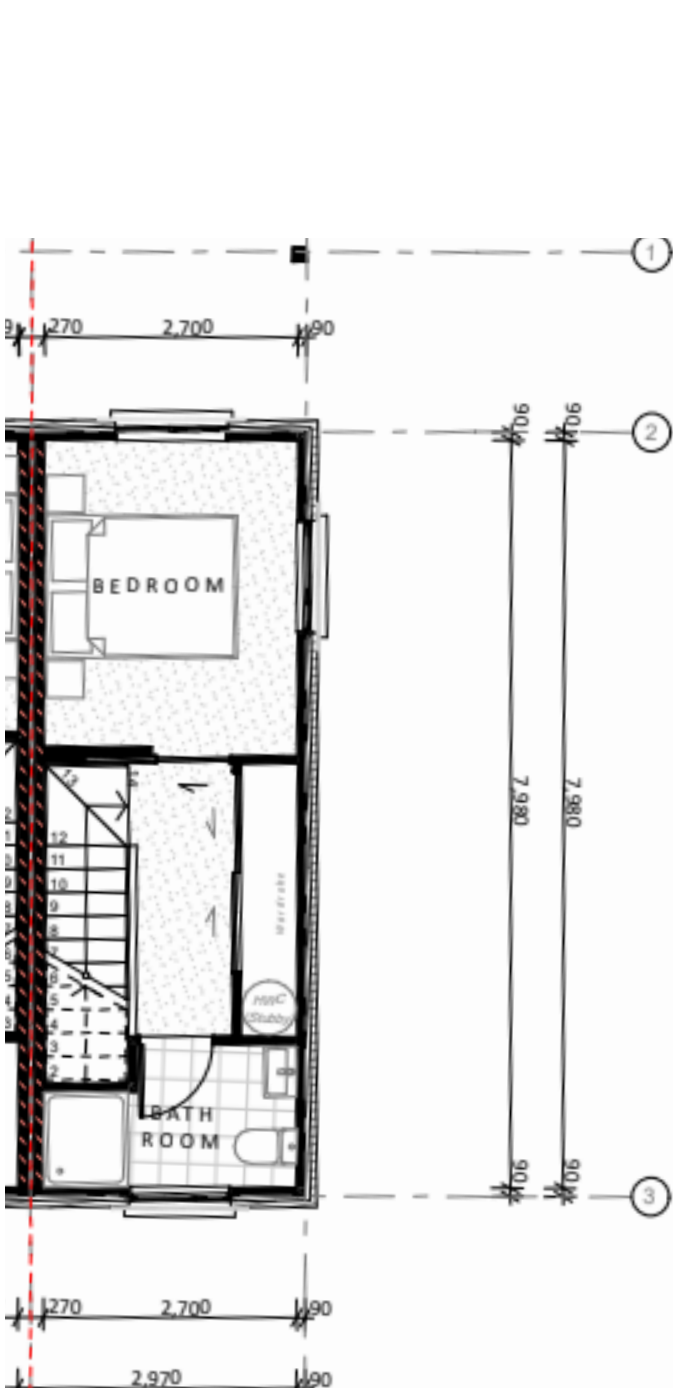

1


Carpark


49sqm



Ground floor



First floor

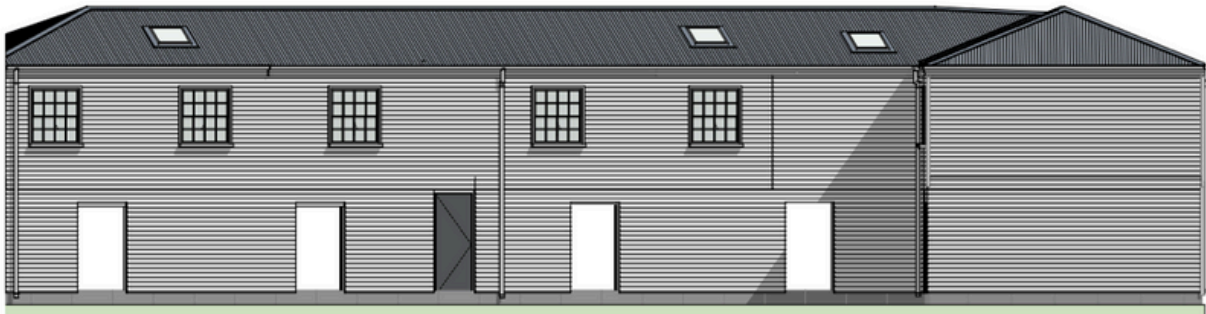


Coach House Elevations

First Floor Stud Height - 2.4m

Coach House 1

Coach House 2



South Elevation

Coach House 2

Coach House 1



North Elevation

Coach House 3

Coach House 4



West Elevation

Coach House 4


Coach House 3





East Elevation




Floor Plans – Coach House 1


2


2


Carpark


75sqm




First floor


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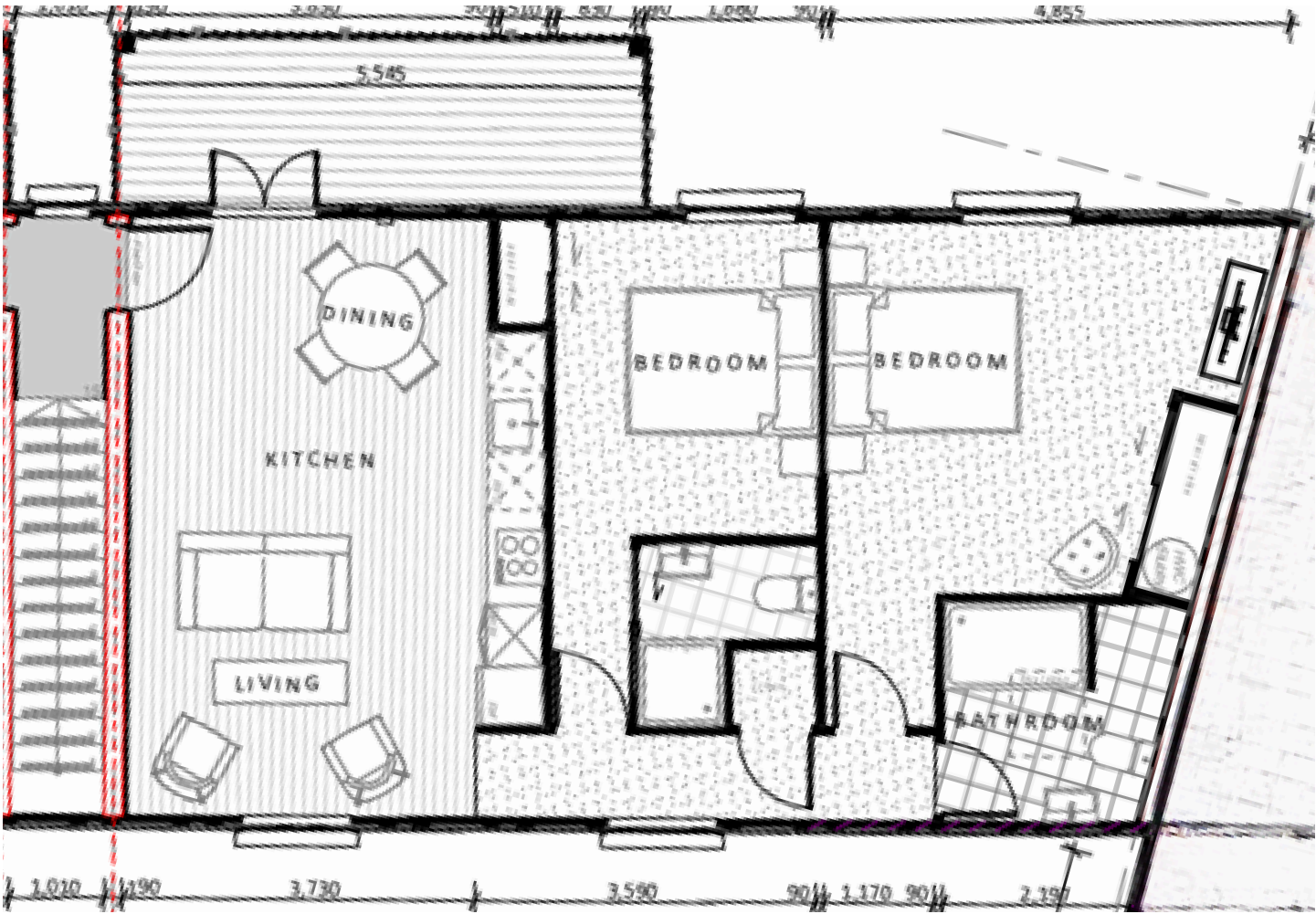
Floor Plans – Coach House 2


2


2


Carpark


80sqm





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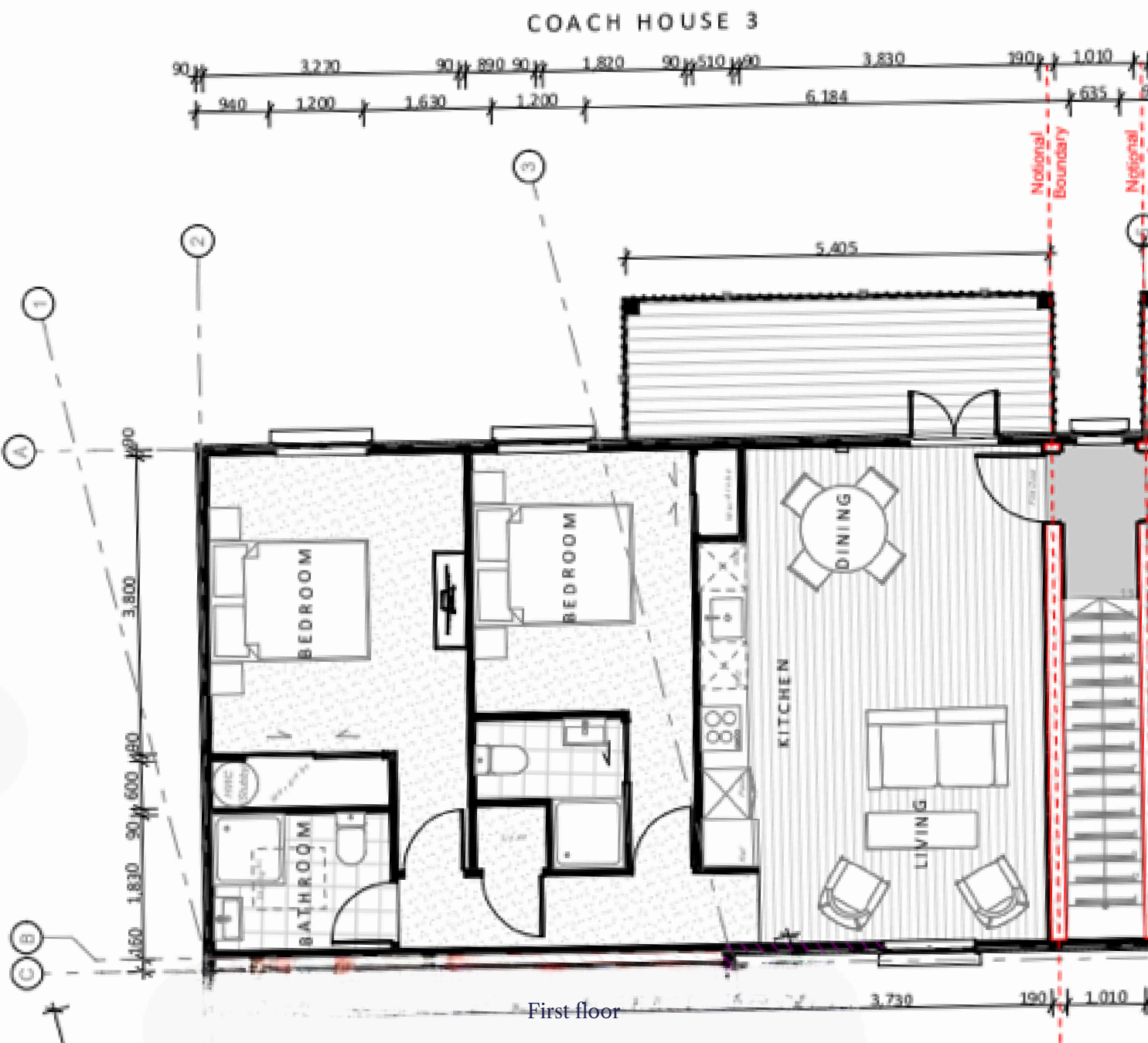
Floor Plans – Coach House 3


2



2



Carpark



75sqm




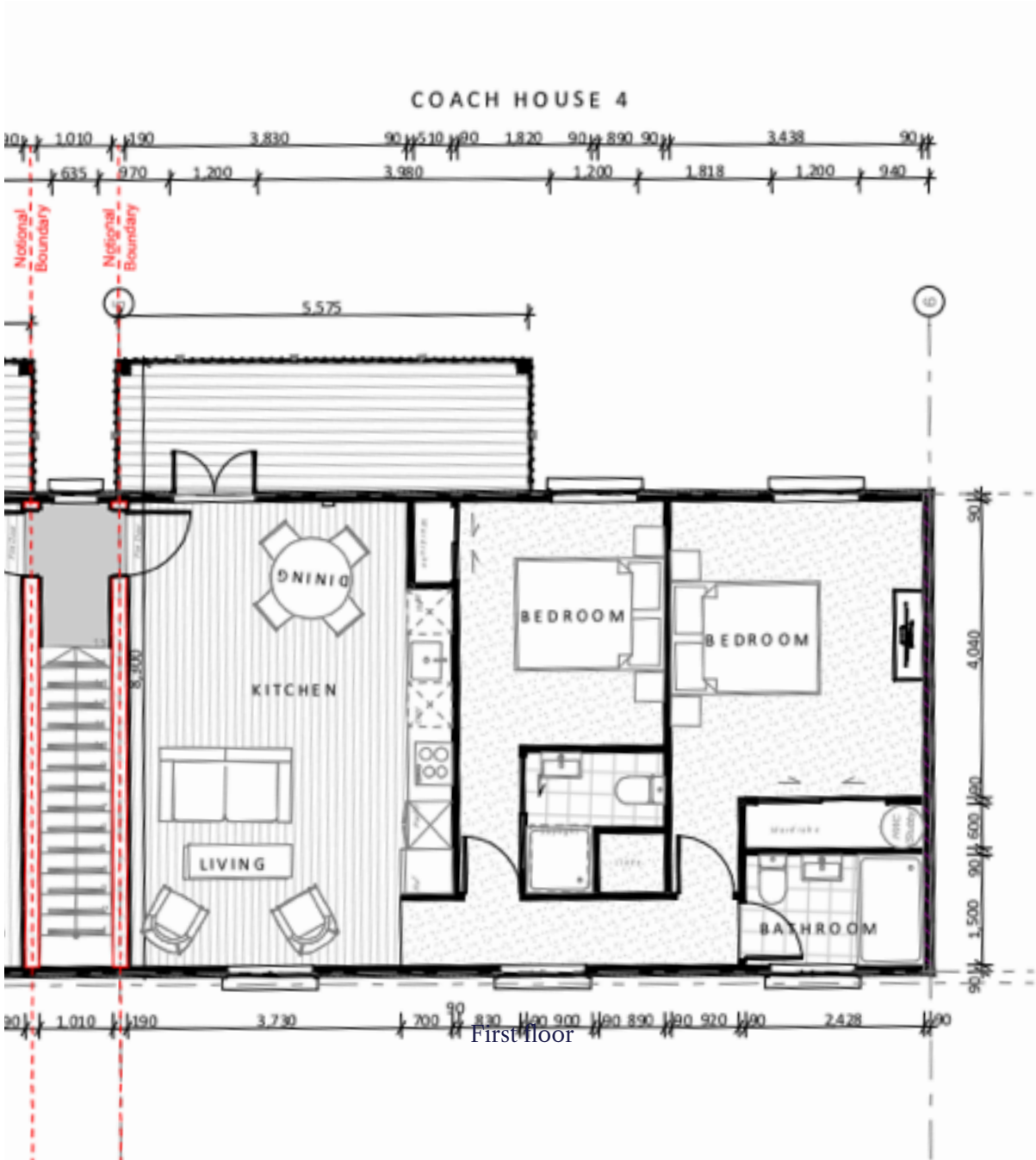
Floor Plans – Coach House 4


2


2


Carpark


76sqm

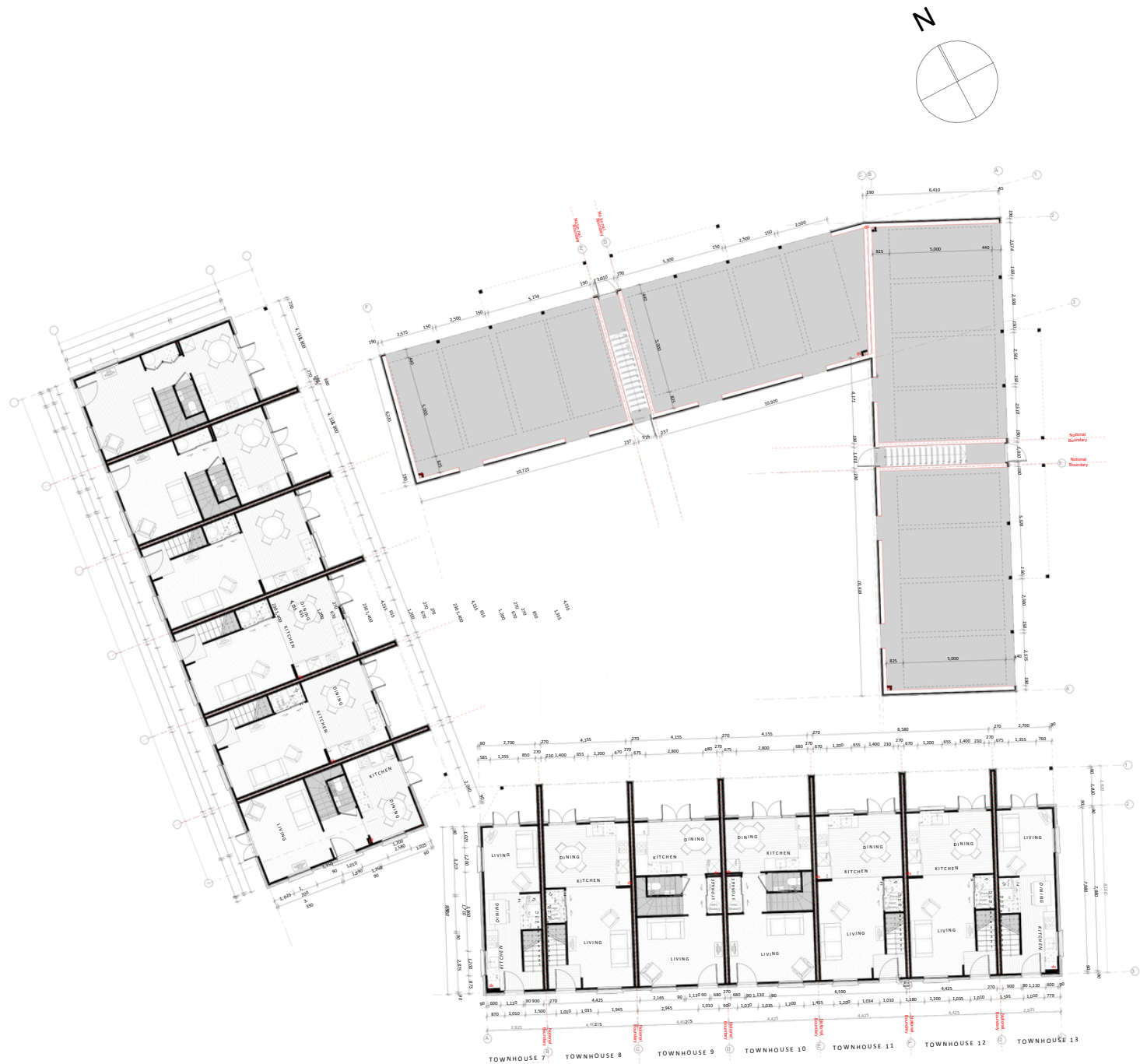


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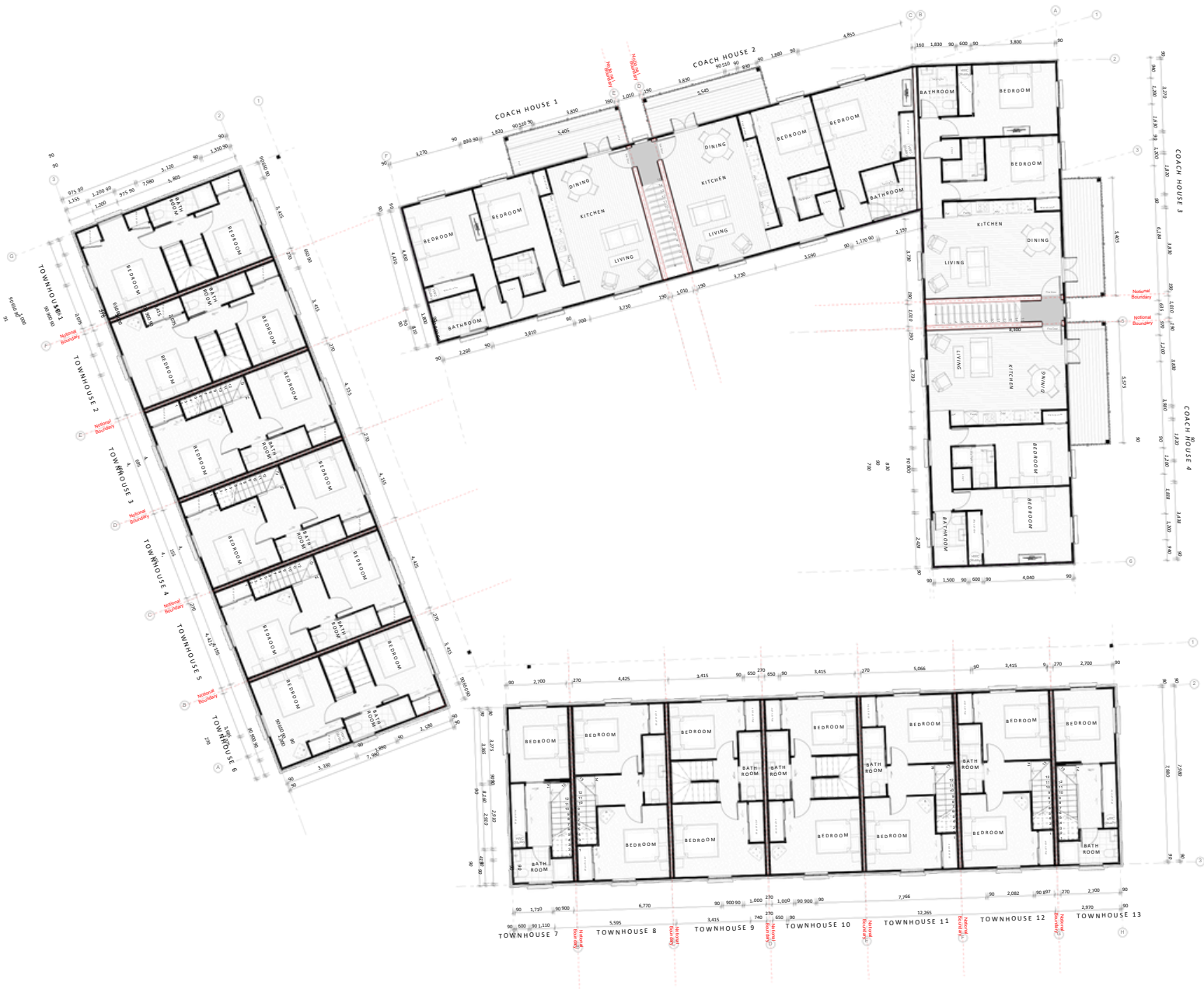
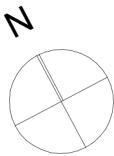


Go in the draw when you buy a Brooksfeld.

Floor Plans – Ground Floor



Floor Plans – First Floor



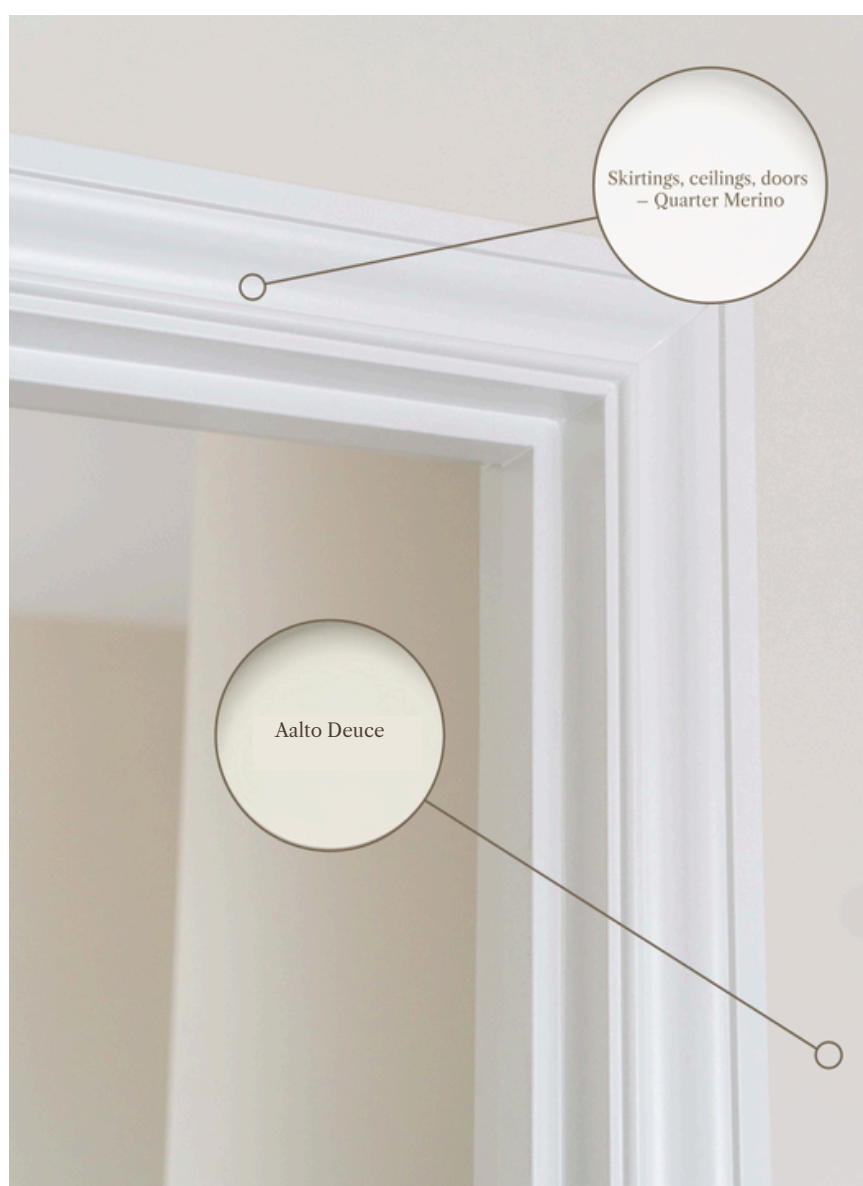
It's all in the details –
Standard Interior Spec
& Upgrade Options



Colouring & Detailing

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

The interiors of these homes are designed to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-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 Spec



Pictured above

- 1. Carpet: Godfrey Hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/Bathroom Tapware: Liberty sink mixer
- 3. Kitchen/Entranc Floor Tiles: Forest Cedar
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor Tile: Artisan Gris Matt
- 6. Splash Back: White subway tile
- 7. Skirtings, Architraves, Ceilings: Quarter Merino

- 8. Walls: Alto Deuce
- 9. Door Handle: Polished
- 10. Shower Tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattels

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy home standards
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller blinds
- Bedroom Blinds: Venetian blinds

Insulation

- Ceiling: Terra Lana Wool R3.6
- Walls: Terra Lana Wool R2.8
- Underfloor: R1.4 Polystyrene in Concrete Foundation



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Standard Spec



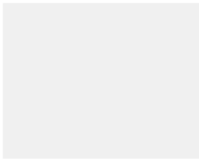
















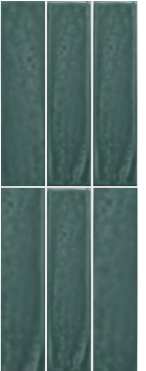
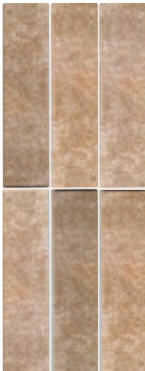






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Kitchen Upgrade Options

<p>Kitchen Cabinetry</p> <div><p><i>Standard</i></p></div> <div><p>Shaker Style</p></div>	<div><p>White <i>Standard</i></p></div> <div><p>Taupe</p></div> <div><p>Sage Green</p></div> <div><p>Light blue</p></div> <div><p>Dusty Blue</p></div> <div><p>Dark Blue</p></div>
<p>Kitchen Handles/Knobs</p> <div><p><i>Standard range</i></p><div><p>Black <i>Standard</i></p></div><div><p>Antique Pewter</p></div><div><p>Antique Bronze</p></div><div><p>Chrome</p></div></div> <div><p><i>Upgrade range</i></p><div><p>Unlacquered Polished Brass</p></div><div><p>Satin Nickel</p></div></div>	
<p>Kitchen Splashback Tiles</p> <div><p>White Gloss Subway Tile <i>Standard</i></p></div>	<div><p>Crest White Matt</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Crest Sea Foam Gloss</p></div> <div><p>Crest Field Green Gloss</p></div> <div><p>Crest Jungle Green</p></div> <div><p>Redcliffs Terracotta</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Sea Foam Gloss</p></div> <div><p>Square Field Green</p></div>



Kitchen Upgrade Options

Kitchen Fixtures					
<i>Standard range</i>	 Waterway Roman Gooseneck <i>Standard</i>	 Modern Chrome	 Modern Brushed Brass	 Modern Black	 Modern Brushed Nickel
	 Pull Out Spray Chrome	 Pull Out Spray Brushed Brass	 Pull Out Spray Black	 Pull Out Spray Brushed Nickel	

Door Handle Upgrade Options

 Polished Chrome <i>Standard</i>	 Polished Chrome <i>Standard</i>	 Unlacquered Brass	 Black
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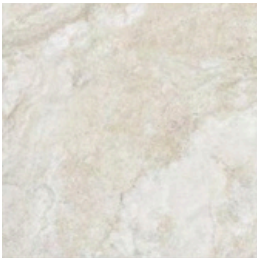


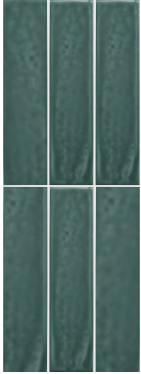





Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge</p></div><div><p>Concrete</p></div></div>



Bathroom Upgrade Options






Bathroom Floor Tiles	
	<div><div><p>Artisan Gris Matt <i>Standard</i></p></div><div><p>Artisan Sage Matt</p></div><div><p>Palm Beach Navy</p></div></div> <div><div><p>Pacific White Lappato 600x600</p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div><div><p>Redcliff's Terracotta Herringbone <i>Upgrade Option</i></p></div></div>
Shower Wall Tiles	
<i>Standard Range</i>	<div><div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div></div>
<i>Upgrade Range</i>	<div><div><p>Crest Sea Foam Gloss</p></div><div><p>Crest Field Green Gloss</p></div><div><p>Crest Jungle Green</p></div><div><p>Crest Bone Gloss</p></div><div><p>Dusky Pink Subway</p></div><div></div></div>

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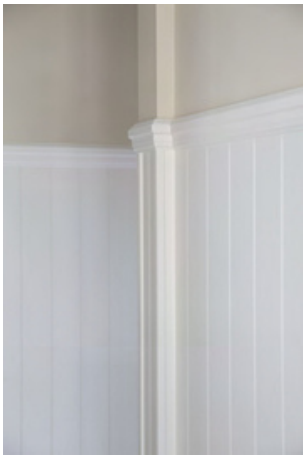



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Bathroom Upgrade Options

Vanity fixture				
				
Waterway Liberty Basin Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Vanity Handles				
				
	Chrome Standard	Antique Bronze	Black	Black Iron
Shower fixture				
				
Liberty Slide Shower Mixer Standard	Modern Chrome	Modern Brushed Brass	Modern Black	Modern Brushed Nickel
Upgrade Range				
	Column Shower	Column Shower	Column Shower	Column Shower
				
				

Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height	



Light Blue & Brass



Sage Green & Brass



Dark Blue & Brass





Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At Brooksfeld Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfeld, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

Our Team



Ngaire Baker
Senior Property
Manager



Richard Milbank
Property Manager



Anna Meikle
Property Management
Residents Assoc.
Accounts &
Administration



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz



Your Rental Appraisal

9 May 2025

ADDRESS: Town house, 34 Ensors Road, Waltham

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 **\$520 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



1



1



1



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Your Rental Appraisal

9 May 2025

ADDRESS: Town house, 34 Ensors Road, Waltham

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 **\$630 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



2



1



1



Your Rental Appraisal

9 May 2025

ADDRESS: Coach Houses, 34 Ensors Road, Waltham

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 **\$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



2



2



1



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pm@brookfield.co.nz



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.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability and affordability of these homes.

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



B R O O K S F I E L D

0800 548 454

www.brooksfield.co.nz

vinny@brooksfield.co.nz