#### BROOKSFIELD

## Opawa Terraces

32 Ensors Road, Opawa



#### Renders







General Information & Price List

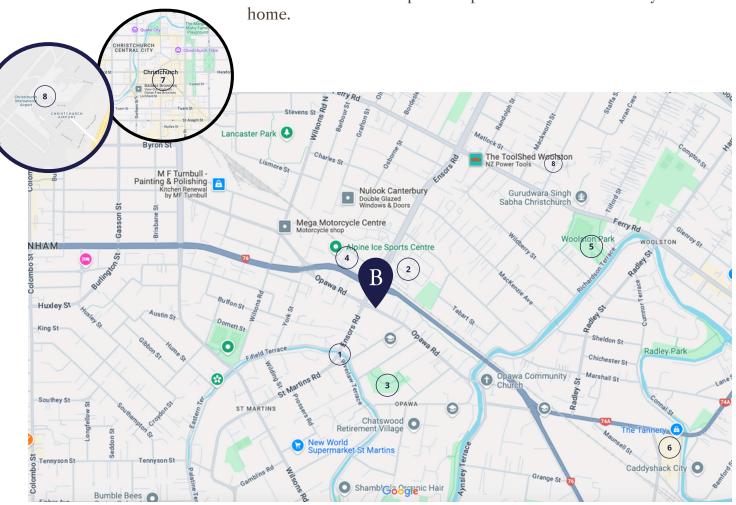
## Opawa Terraces is another exceptional display of our Georgian Row Homes.

	BEDROOMS	BATHROOMS	GARAGE	SIZE	PRICE
Townhouse 1	2	1.5	Carport	72	SOLD
Townhouse 2	2	1.5	Carport	71	\$664,000
Townhouse 3	2	1	Carport	71	\$659,000
Townhouse 4	2	1	Carport	71	\$659,000
Townhouse 5	2	1	Carport	71	\$659,000
Townhouse 6	2	1.5	Carport	72	SOLD
Townhouse 7	1	1	Carport	49	\$575,000
Townhouse 8	2	1	Carport	71	\$659,000
Townhouse 9	2	1.5	Carport	76	\$664,000
Townhouse 10	2	1.5	Carport	76	\$664,000
Townhouse 11	2	1	Carport	71	\$659,000
Townhouse 12	2	1	Carport	71	\$659,000
Townhouse 13	1	1	On street parking	49	\$575,000
Coach House 1	2	2	Carport	75	\$650,000
Coach House 2	2	2	Carport	80	\$650,000
Coach House 3	2	2	Carport	75	\$650,000
Coach House 4	2	2	Carport	76	SOLD

#### 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
- Ara Institute of Canterbury 550m
- (6) The Tannery 2.1km
- Risingholme Park 650m
- 7) Christchurch CBD 7.5km
- (4) Alpine Sports Centre- 700m
- (8) Christchurch Airport 24km (24mins)



## Landscaping Plan



Plant Legend

Code ID	Plant ID	Plant type	Botanical Name	Common Name	Height	Size/Grade	Qty (approx)	
0000	MIX 1	Small shrub	Dianella 'Little Rev'	Tasmanian Flax Lily	0.5m	1.5L		
		Small shrub	Lavandula angustifolia 'Hidcote'	English Lavender	0.6m	2L	90.3m2	
3333		Medium Shrub	Hebe 'Pretty n Pink'	Pink Flowering Hebe	1m	2.5L		
	MIX 2	Hedge @ 1.8m high	Griselinia littoralis	Broadleaf/ Kapuka 5m 10i	10L	21.3m2		
		Groundcover	Pimelia prostrata	NZ Pimelia	0.1m	2L	21.5m2	
11.11	MIX 3	Hedge @ 1.8m high	Carokia 'Geentys Green'	Green Corokia	3m	P85	60.3m2	
		Groundcover	Pratia angulata	Panakenake	0.2m	11.	60.3m2	
*****	MIX 4	Medium Shrub	Hebe 'Pretty n Pink'	Pink Flowering Hebe	1m	2.5L		
		Small shrub	Parahebe 'Snow Cap'	Parahebe	0.4m	2L		
		Small/Medium Shrub	Hydrangea spp	Hydrangea	1.2m	3.5L	30.2m2	
		Groundcover	Protia angulata	Panakenake	0.2m	11.		
$\approx \approx$		Small shrub	Lavandula stoechas 'Major'	French/Spanish Lavender	0.5m	2L		
777	MIX 5	Medium Shrub	Loropetalum 'Plum Gorgeous'	Purple Fringe Flower	1m	2.5L		
000		Medium Shrub	Daphne odora	Daphne	1.2m	2L		
111		Small/Medium Shrub	Hydrangea spp	Hydrangea	1.5m	3.5L	51.5m2	
555		Groundcover	Protio angulata	Panakenake	0.2m	11.		
222		Groundcover	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	0.5	11.		
1111	MIX 6	Medium Shrub	Chaisya ternata	Mexican Orange Blossom	2m	P88		
		Hedge @ 0.8-1m high	Viburnum tinus 'Emerald Beauty'	Viburnum	2m	P88	94.9m2	
1111		Small shrub	Lavandula angustifolia 'Hidcote'	English Lavender	0.6m	2L		
00000	MIX 7	Hedge @ 1-1.5m high	Prunus Iusitanica	Portuguese Laurel	Sm	10L	31.4m2	



## Landscaping Plan



#### KEY:

#### Permeable Surfaces



Existing Trees (Outside Site)



Existing Trees to be retained (subject to site survey)



Garden Beds and Planting (Shrubs and Groundcovers)

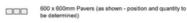


Proposed Lawn - 127.5m









 Fencing to property / dwelling boundaries and screening Refer to fencing plan for detail

#### Notes:

Property Boundary / Total Site Area = 2,207m<sub>1</sub>

Total Site Area in Landscaping (Garden beds and Lawns) = 479.3m; / 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	Fraxinus griffithi	Evergreen Ash	6m	35L	3
T2	Prunus 'Shimidsu sakura'	Asahi Boton	4m	25/45L	8
T3	Magnolia grandiflora 'Little Gem'	Evergreen Magnolia	5m	45L	3
T4	Liquidambar Little Richard	Liquidambar	4m	PB40	10
T5	Prunus 'Southern Gem'	Flowering Cherry	4m	PB40	3
T6	Cercis canadensis 'Forest Pansy'	Carcis Forest Pansy	5m	PB40/25L	5
T7	Michelia 'Lemon Fragrant'	White Flowering Michelia	4m	35L	2
T8	Alectryon excelsus	Titoki	6m	PB5	3
T9	Nyssa sylvatica	Black Tupelo	10m	PB40	2
T10	Pseudopanax crassifolius	Lancewood	10m	12L	5
T11	Hoheria sextylosa	Lacebark	8m	1.5L	10
		•		Total	54

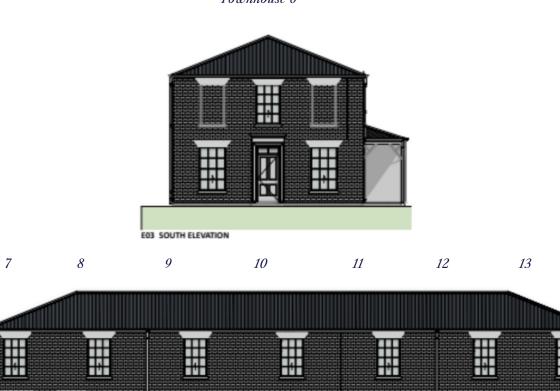


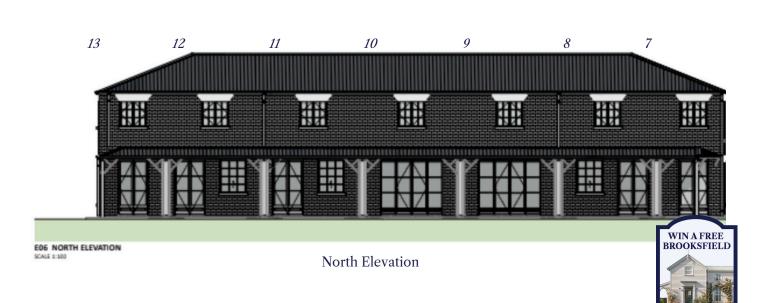
#### North & South Elevations

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

E08 SOUTH ELEVATION

Townhouse 6





South Elevation

#### East & West Elevations

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

E04 WEST ELEVATION

Townhouse 6

Townhouse 5



West Elevation



Townhouse 3

Townhouse 4



Townhouse 2

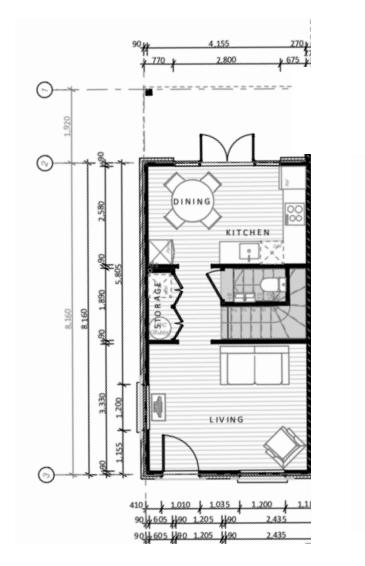
Townhouse 1

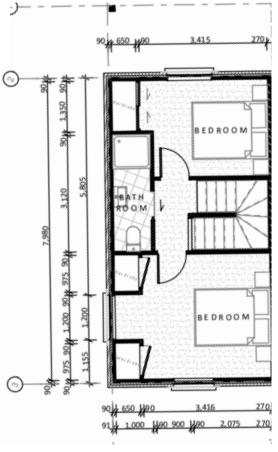
**East Elevation** 



#### Floor Plans – Townhouse 1







Ground floor First floor



#### Floor Plans – Townhouse 2







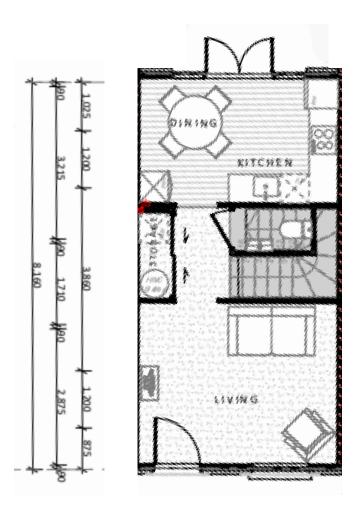


1

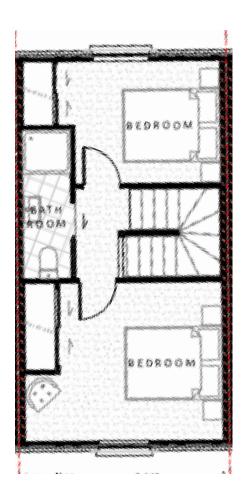
1.5

Carpark

71 sqm





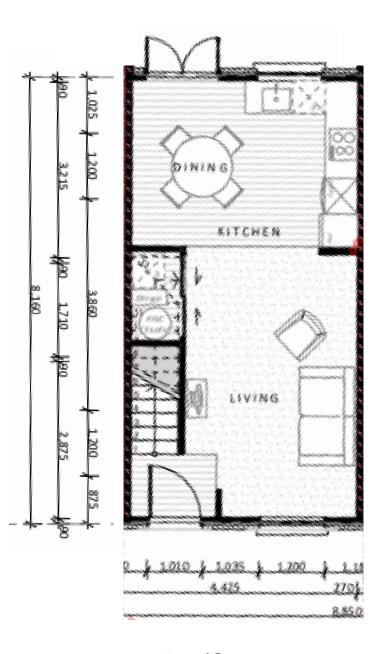


First floor

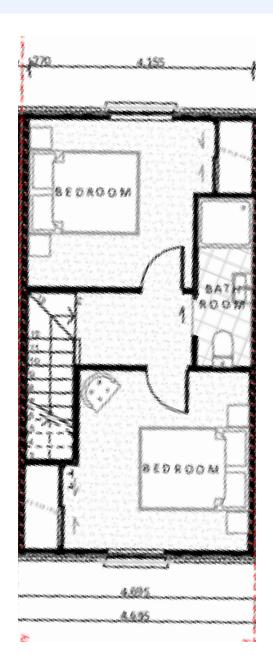


## Floor Plans – Townhouses 3, 4, 5









First floor



#### Floor Plans – Townhouse 6







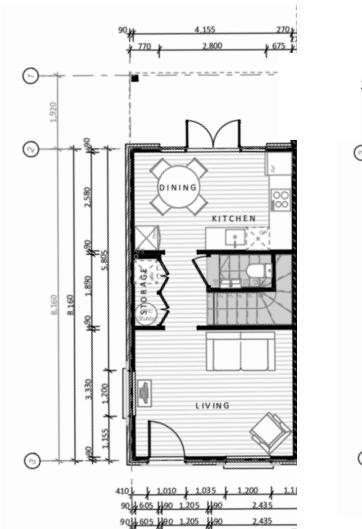


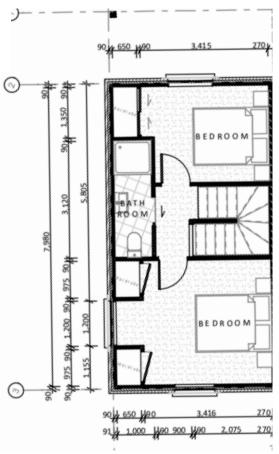
)

1 - 1.5

Carpark

71 - 72sqm



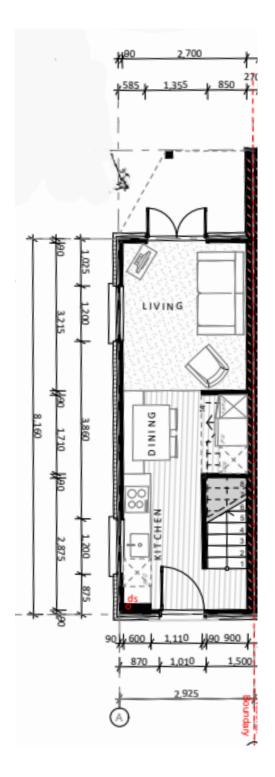


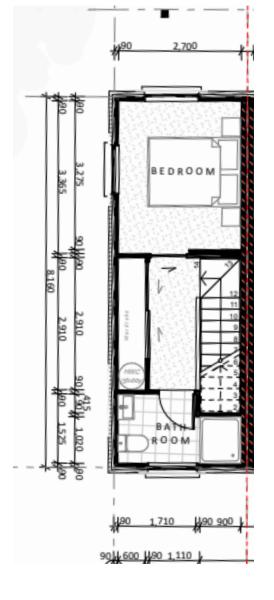
Ground floor First floor



#### Floor Plans – Townhouse 7









Ground floor First floor

#### Floor Plans – Townhouse 8









Carpark

71sqm





First floor



#### Floor Plans – Townhouse 9









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1.5

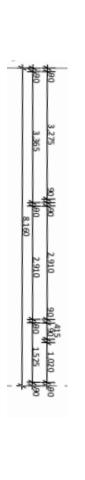
Carpark

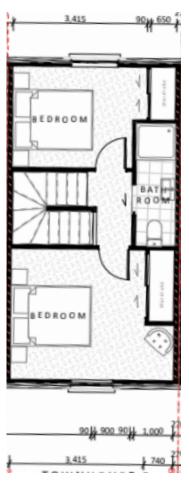
76sqm











First floor



#### Floor Plans – Townhouse 10







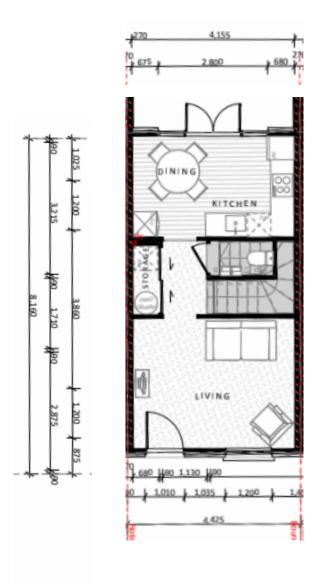


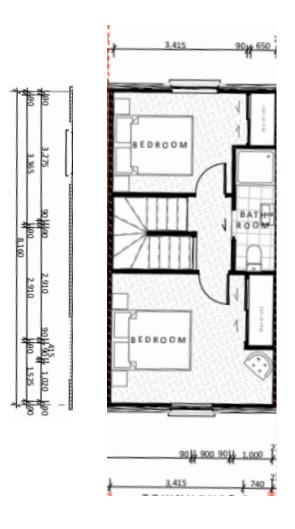
2

1.5

Carpark

76sqm





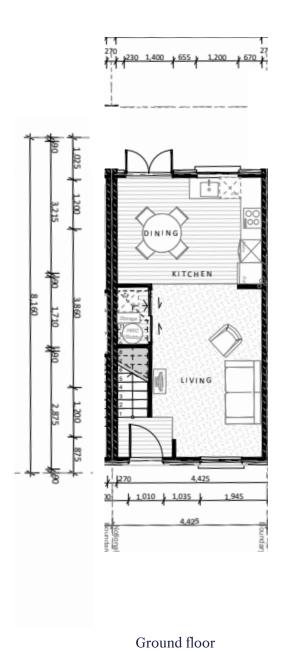
Ground floor

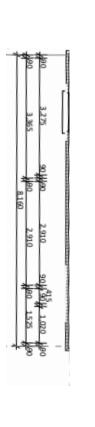
First floor



## Floor Plans – Townhouses 11, 12







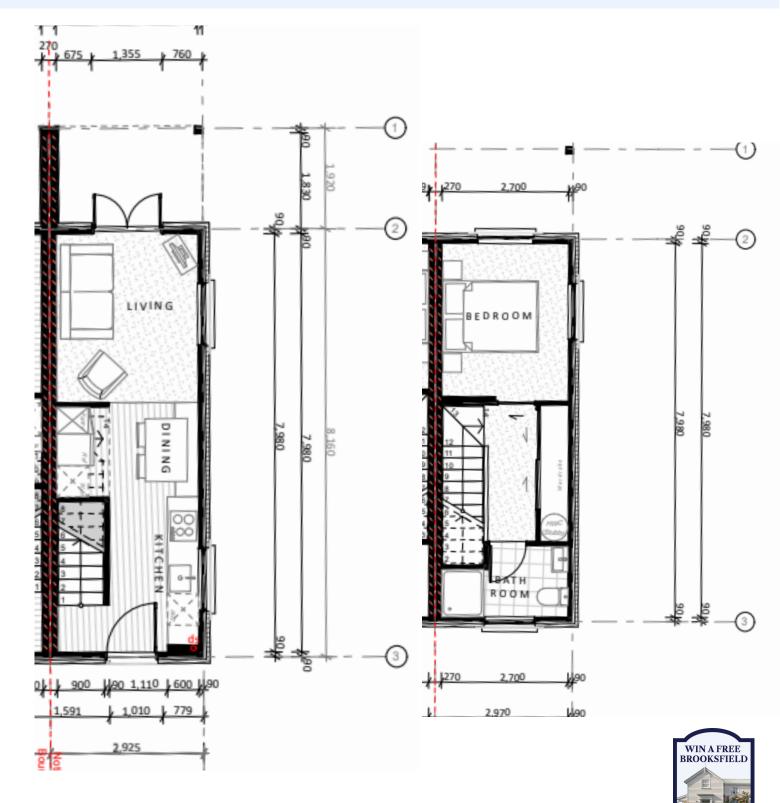


First floor



#### Floor Plans – Townhouse 13





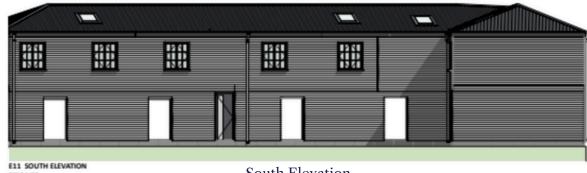
Ground floor First floor

#### **Coach House Elevations**

First Floor Stud Height - 2.4m



Coach House 2



South Elevation

Coach House 2

Coach House 1



North Elevation

Coach House 3

Coach House 4



West Elevation





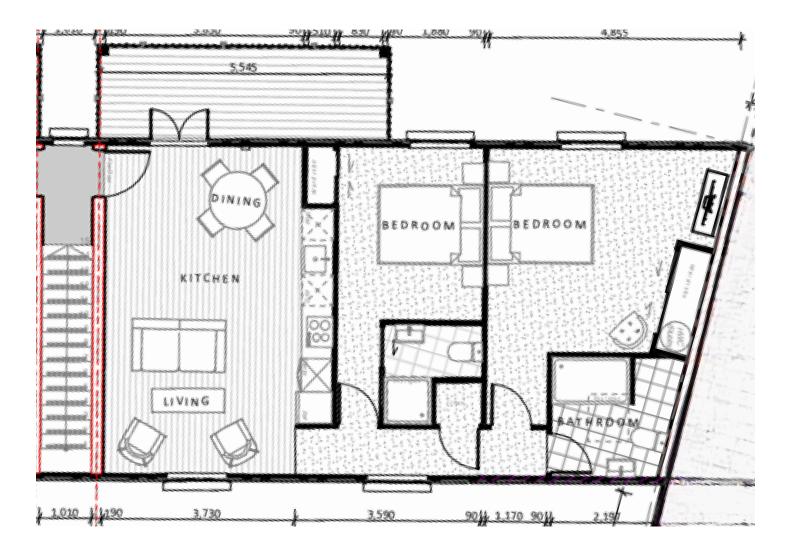




First floor

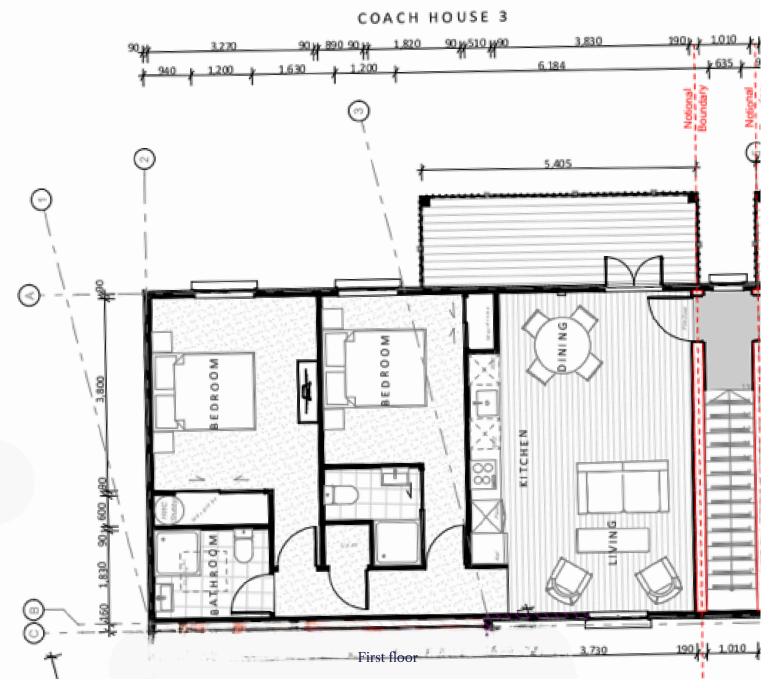






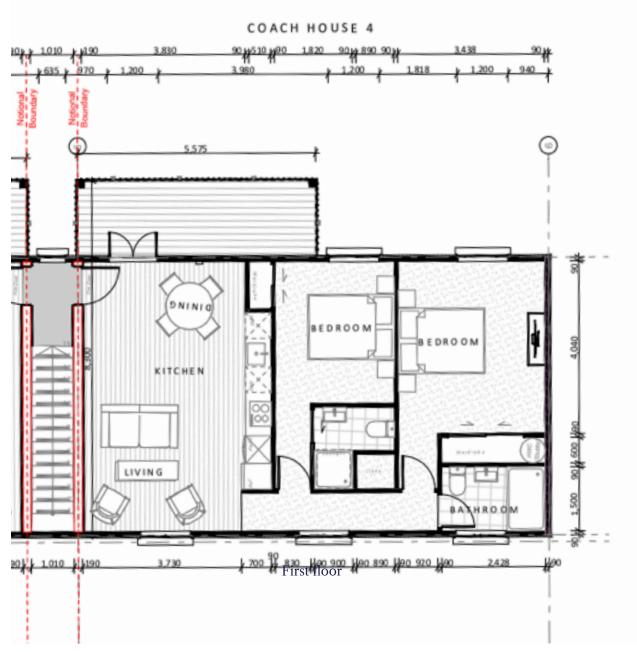






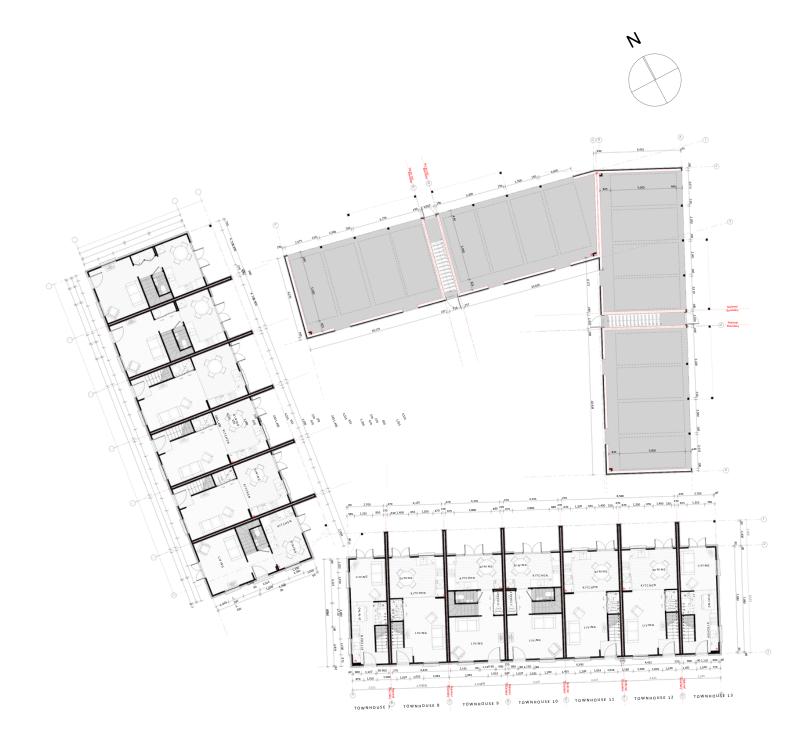








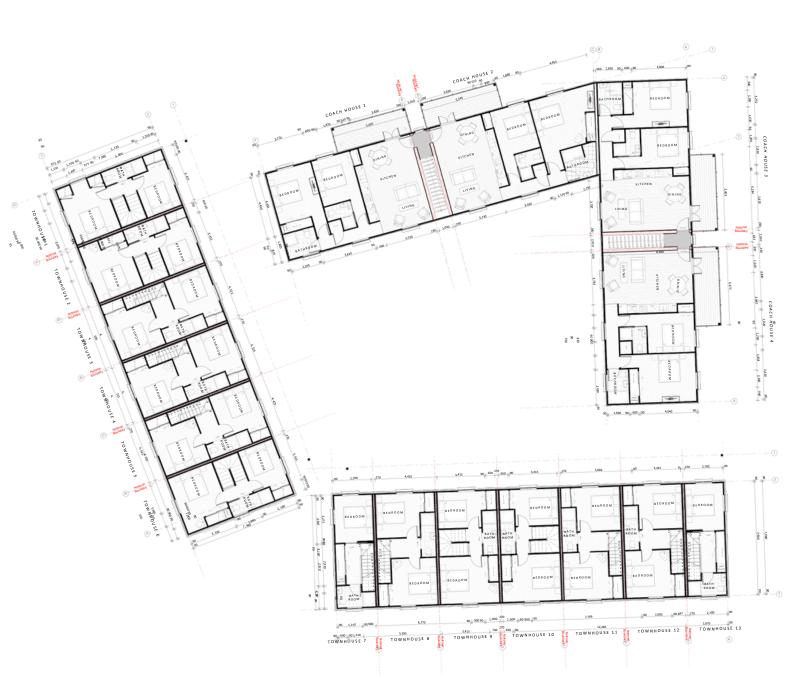
## Floor Plans – Ground Floor



DH

## Floor Plans – First Floor



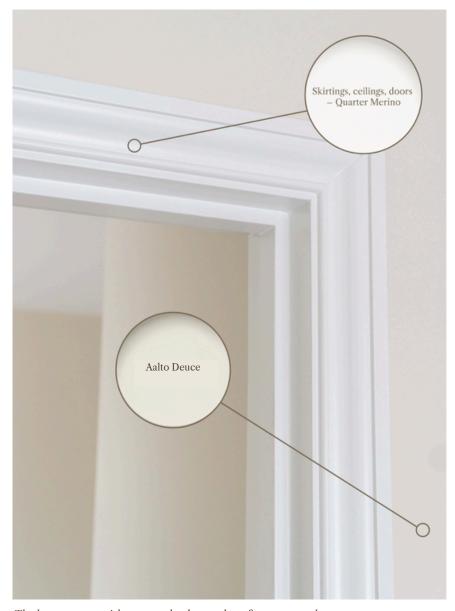


## It's all in the details – Standard Interior Spec & Upgrade Options



## 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 Brooksfield 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



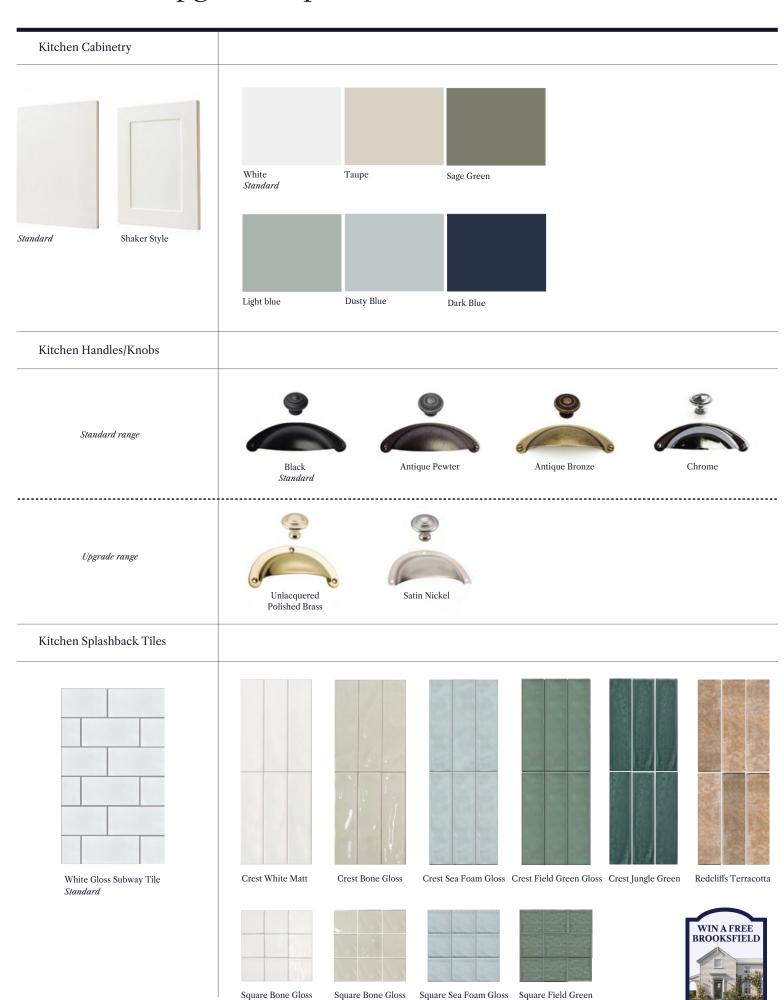
#### Standard Spec



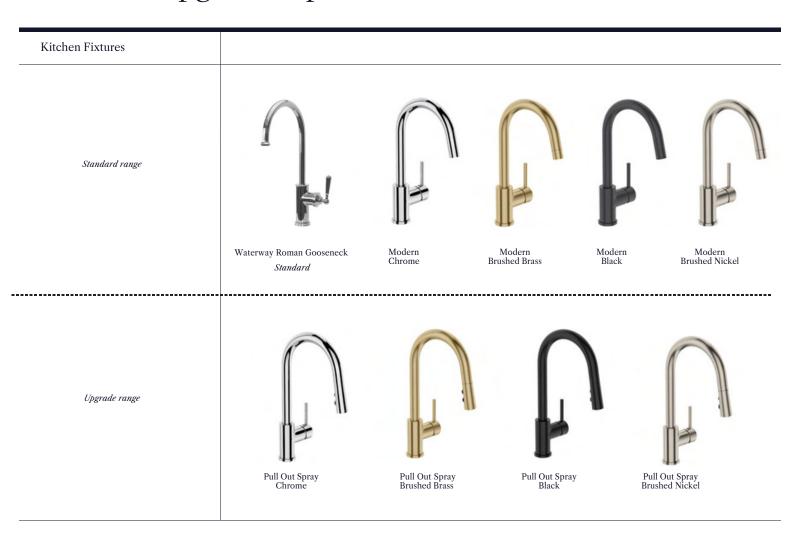




#### Kitchen Upgrade Options



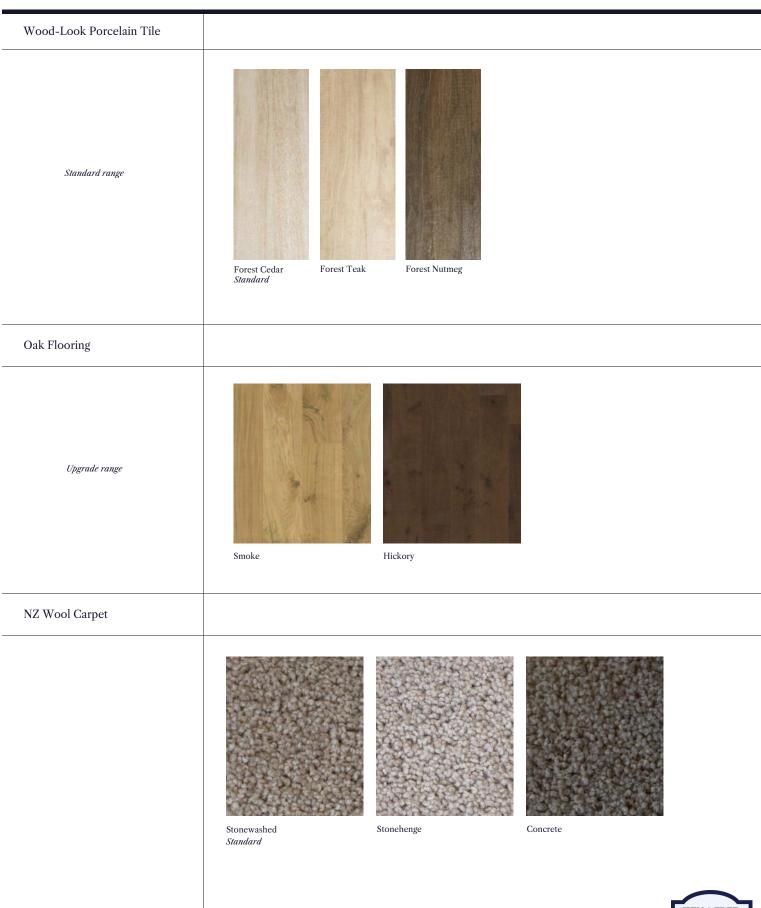
#### Kitchen Upgrade Options



#### Door Handle Upgrade Options

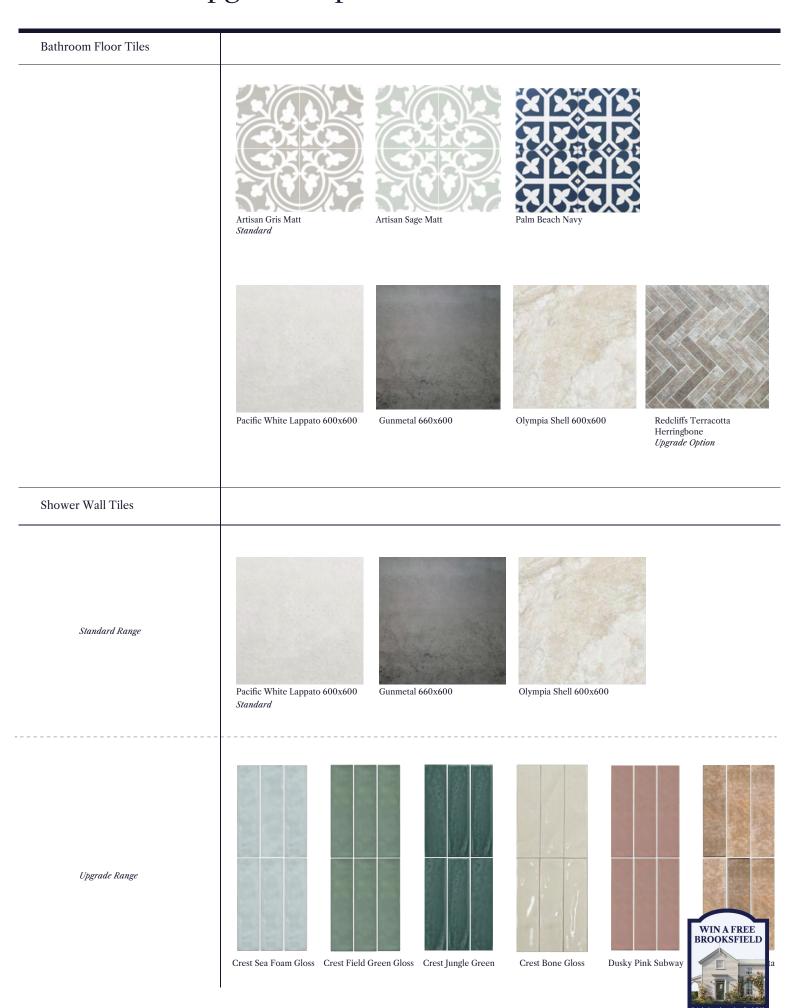


## Flooring Upgrade Options

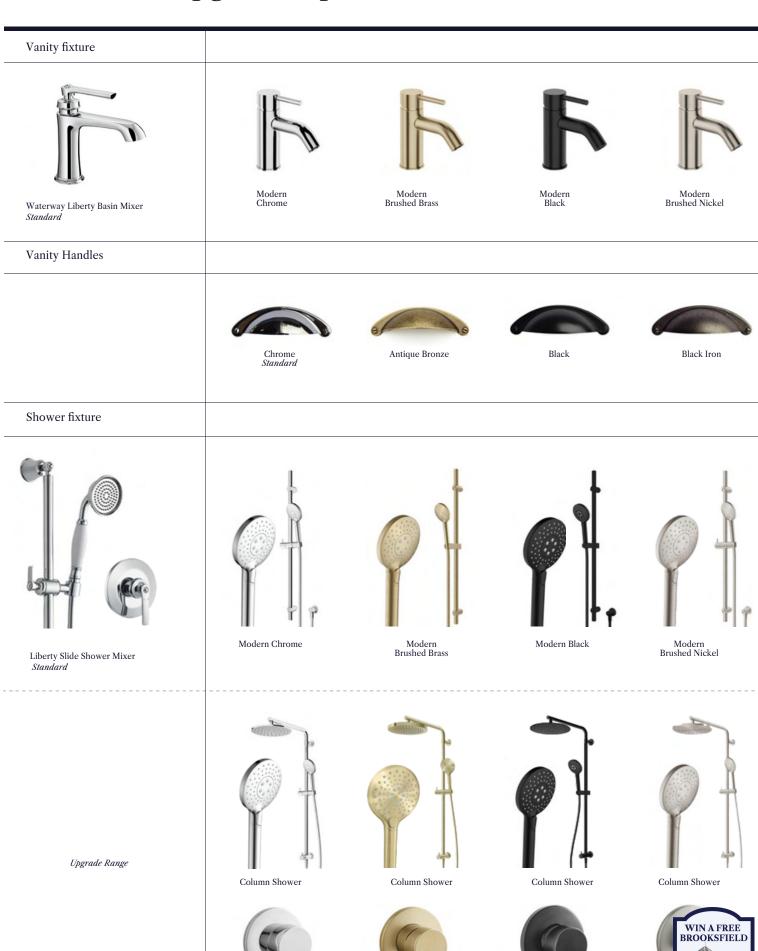




## **Bathroom Upgrade Options**



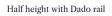
#### Bathroom Upgrade Options



## Other Upgrade Options

Mantle with electric fireplace			Internal shutters
		The state of the s	
Pendant Lights			
	Black	Brass	
Villaboard			







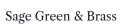
Full height



#### Mood Boards

Light Blue & Brass







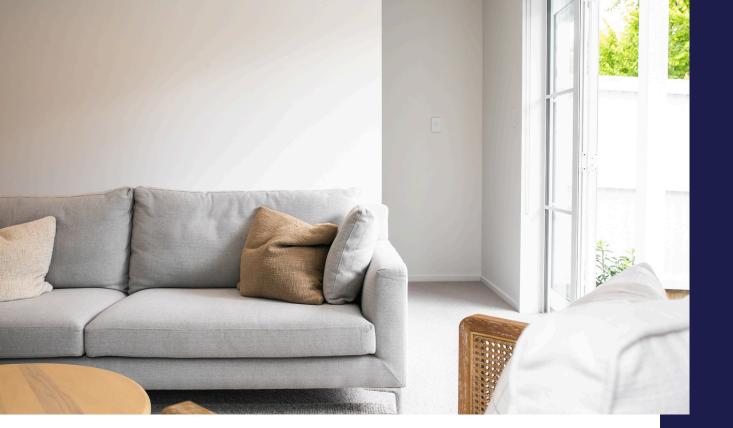




Dark Blue & Brass







#### Your Specialist Property Management Team

#### We Look After Your Property Like It's Our Own

At Brooksfield 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 Brooksfield, 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



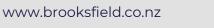
Richard Milbank Property Manager



Anna Meikle Property Management Residents Assoc. Accounts & Administration









#### 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



#### 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



#### 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

WIN A FREE BROOKSFIELD About Brooksfield

# 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, Brooksfield 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 Brooksfield 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 Brooksfield 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:
<ul><li>(a) to proceed forward by making a conditional offer.</li><li>(b) not to proceed forward, thus ending our Hold on the above property.</li></ul>
The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).
Signed:

#### BROOKSFIELD

