

# 33 Edmonds Street, Christchurch

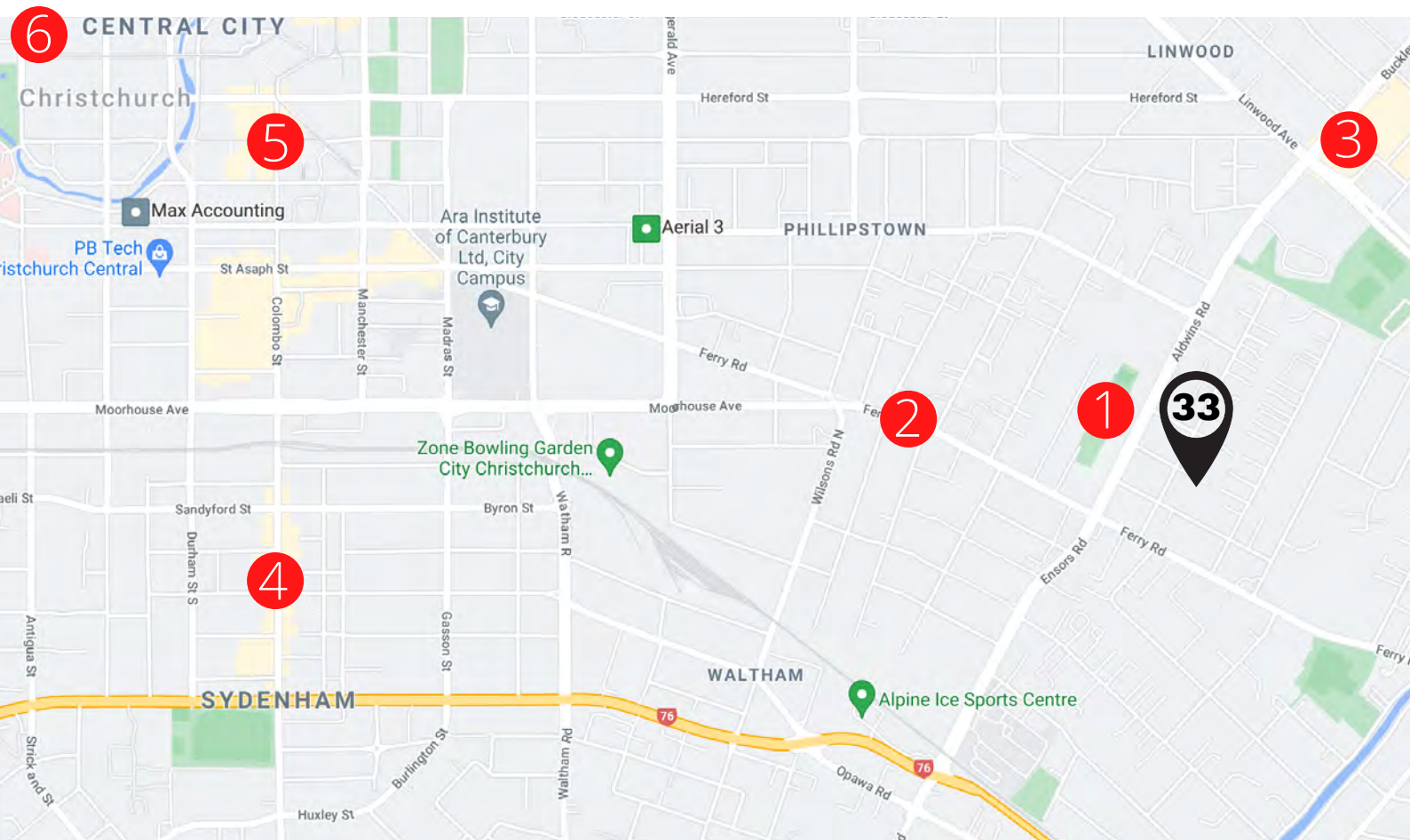
Brooksfield Heritage



BROOKSFIELD

# Location

These 4 Brookfield heritage homes located at the end of a quiet cul-de-sac to the east of the city centre on Edmonds street. Within walking distance to Edmonds park and an easy commute into the city centre. Below are some of our favourite amenities and their distance from your next home or investment.



- 1 Edmonds Park (10m)
- 2 Ferry Road Shops (200m)
- 3 Eastgate Mall (1km)
- 4 The Colombo (2km)
- 5 City Centre (1km)
- 6 Christchurch International Airport (14km)

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# Layout

These 4 Brookfield heritage homes laid out on a large square section allow for each home to have generous sized outdoor living positioned to catch the afternoon sun. The landscaping includes pin oak trees, in each back yard with a conifer and lime tree lined carpark.



## PLANT LEGEND



TYPE 1 - PIN OAK  
*Quercus palustris*



TYPE 2 - CONIFER  
*Thuja occidentalis*  
*Pyramidalis*



TYPE 3 - GRISELINIA  
LITTORALIS HEDGE  
*"Broadway Mint"*



TYPE 4 - CHERRY TREE  
*Prunus 'Accolade'*



TYPE 5 - LIME TREE  
*Tilia x europaea*



# BROOKSFIELD

# Design And Interior

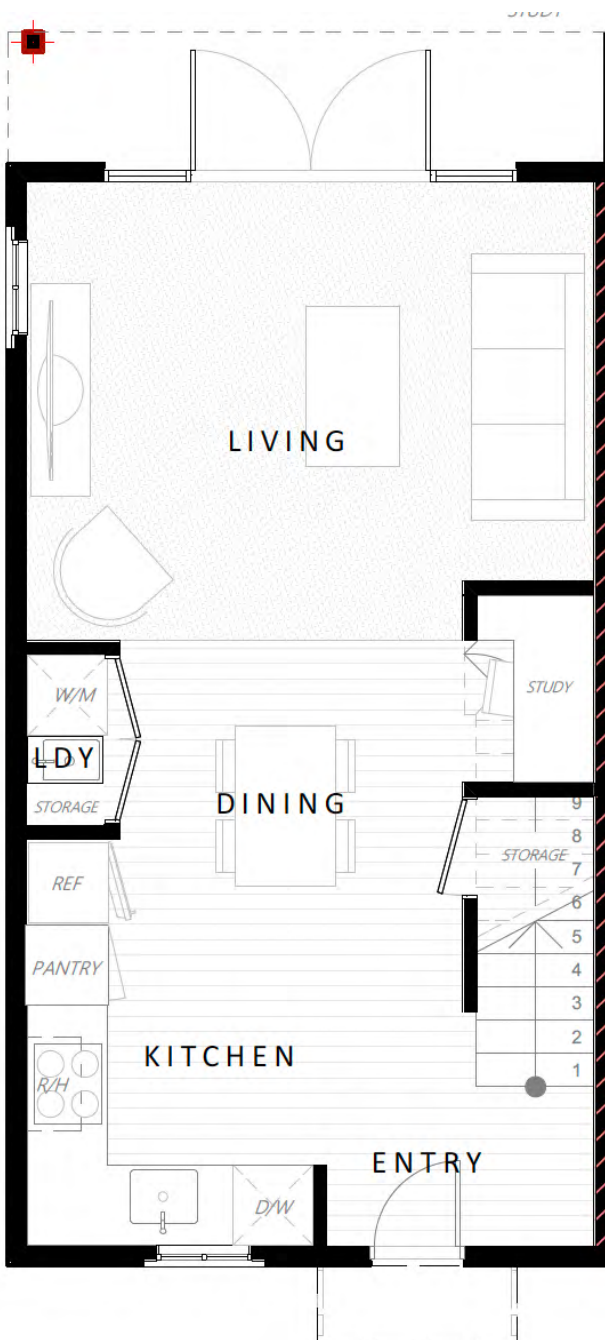
These homes have been laid out with an open plan living, dining and kitchen as well as under stair storage, a study nook and a large laundry cupboard. Upstairs features two large bedrooms and a generous bathroom.



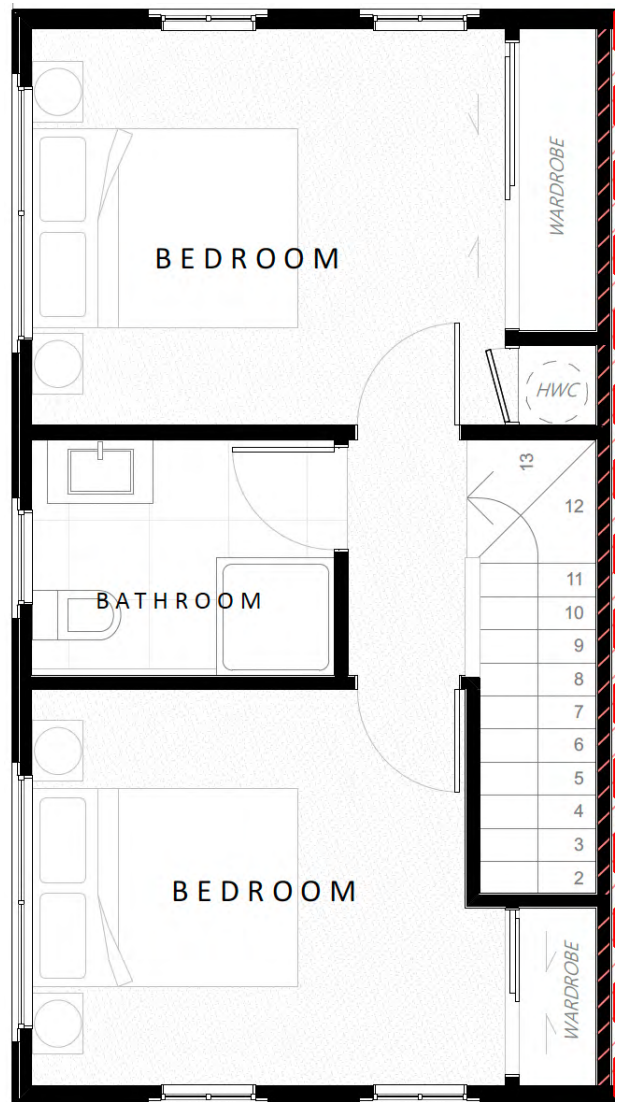
Floor Area m2

69

## Ground Floor



## First Floor



# BROOKSFIELD

# Colours & Specifications

## Exterior



Cladding Houses - Timber Weatherboard



Roof - Longrun roofing



Doorhandle - Schlage S-6000 keyless entry

## Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% NZ Wool



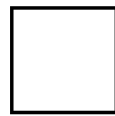
Skirtings, ceilings & doors- Quarter Clover Honey, 100% Natural plant based paint



Bathroom Floor - Tile



Bathroom Wall Tile



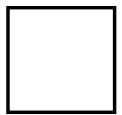
Kitchen Cabinets - French Country White



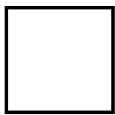
Entrance Floor Tile



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

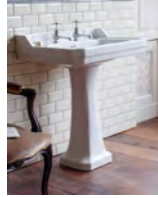
BROOKSFIELD

# Plumbing & Electrical

## Plumbing



Kitchen Mixer - Heritage Posh Canterbury - 4 Star water rating



Bathroom Vanity - Edwardian 61cm basin and standard pedestal



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



Heritage glass shower tray on tiles



Mirror - English Classic 2 Door Mirror Unit

## Electrical



Heated towel rail - 400x600 Elan 20R



Plugs - Iconic Switchgear



Downlights - LED Switch downlight



Bathroom heater - Serene 2068 heater



Outdoor lights - Heritage

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# 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 tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

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# your rental assessment

33 Edmonds Street, Woolston

15 April 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **33 Edmonds Street, Woolston**.

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$425 - \$445** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

## grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



**Megan Looyer**

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**BROOKSFIELD**  
LIVING

**Harcourts** Grenadier Rent Shop



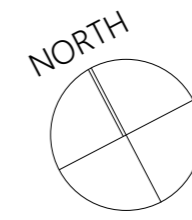
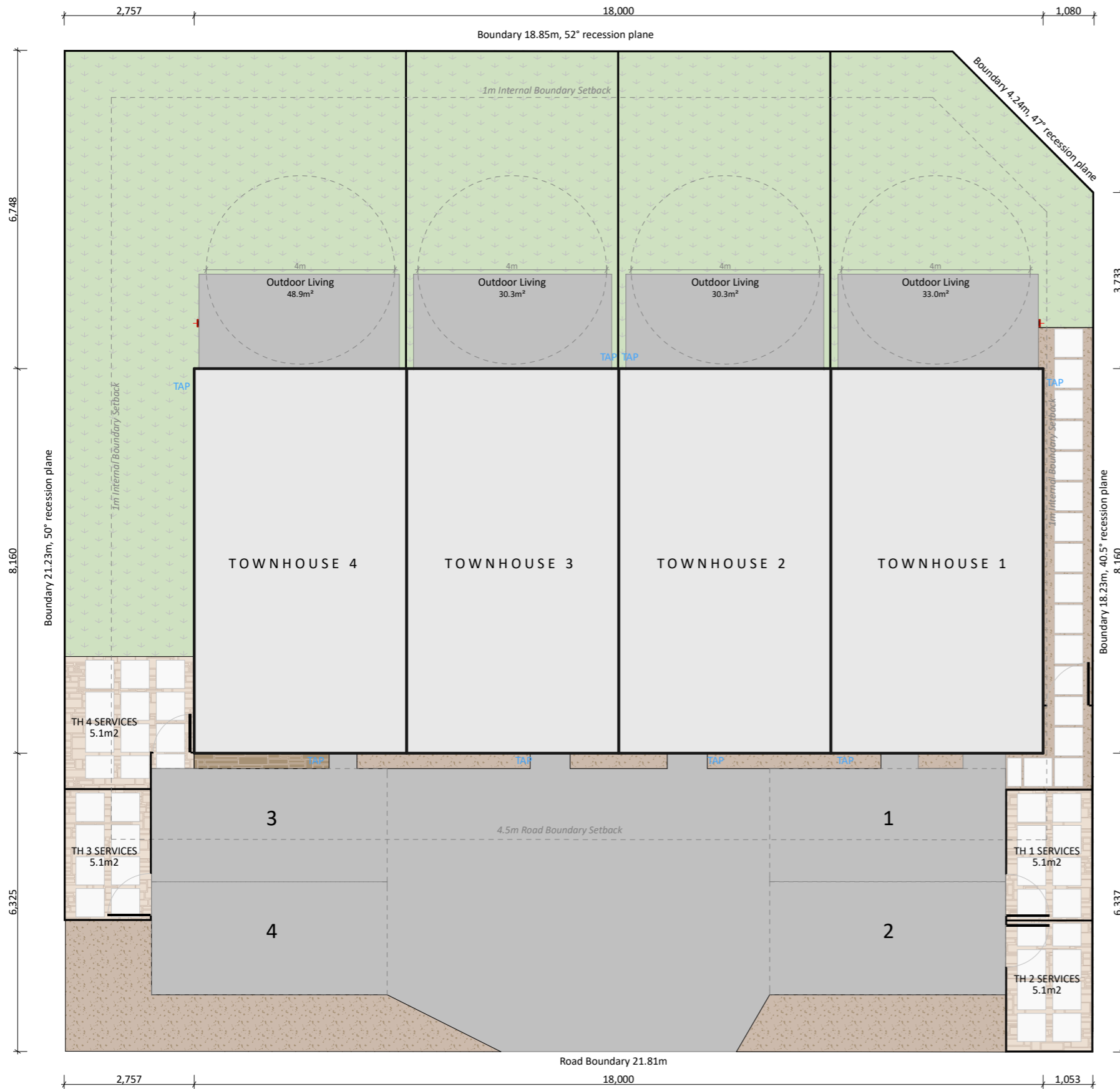
**SHEET INDEX**

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A002	SITE BOUNDARY PLAN
A003	LANDSCAPING PLAN
A100	FLOOR PLANS GROUND FLOOR
A101	FLOOR PLANS FIRST FLOOR
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**BROOKSFIELD**  
— HERITAGE —

**E d m o n d s   S t r e e t   T o w n h o u s e s**  
33 Edmonds Street, Linwood, Christchurch



**PROJECT INFO:**

Address: 33 Edmonds Street  
Linwood  
Christchurch

Legal Description: Lot 1 DP 67126  
Title: CB39B/703

Site Area: 458m<sup>2</sup> (more or less)  
Building Area: 274.2m<sup>2</sup> (141.2m<sup>2</sup> overslab)  
Site Coverage: 30.8%

Planning Zone: Residential Suburban Density Transition (RSDT)  
Natural Hazards: Medium Liquefaction Vulnerability  
Flood Management Area (FMA)

Wind Zone: Low  
Earthquake Zone: 2  
Exposure Zone: C  
Sea Spray Zone: No  
Climate Zone: 3  
Land Zone: TC2

- SITE PLAN LEGEND**
- Boundary Line
  - Boundary setback as per CCC District Plan
  - BUILDINGS / PROPOSED BUILDINGS
  - Driveway / Paved Area  
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers - 1:100min falls as shown, typically away from dwelling - finish to have slip resistance to comply with NZBC D1/AS1
  - Vegetation  
Refer to Landscape Design for further detail.
  - TAP  
Outdoor tap  
- Brass outdoor hose tap

**0. SITE PLAN**  
SCALE 1:100

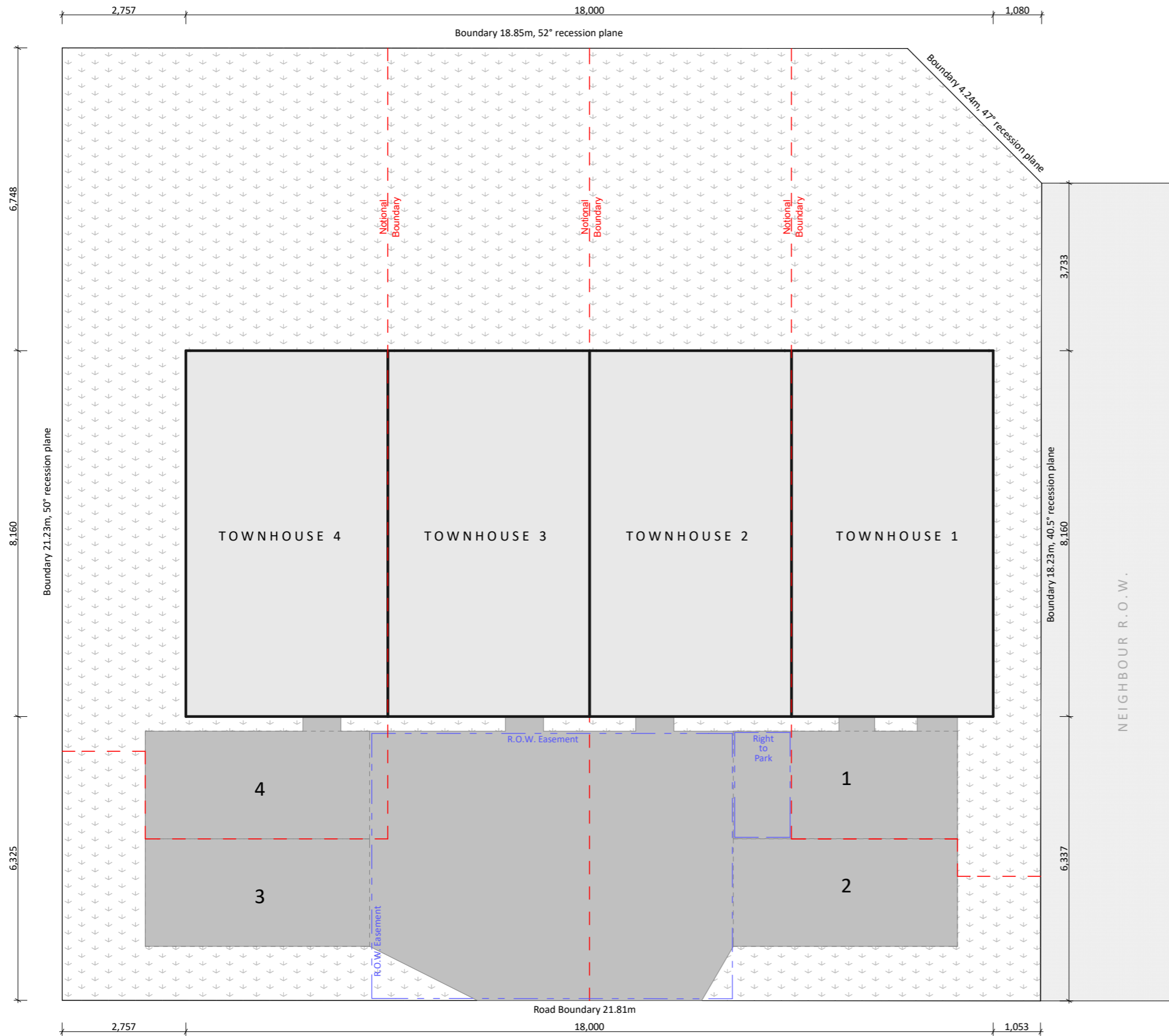
**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Edmonds Street Townhouses

PROJECT ADDRESS  
33 Edmonds Street  
Linwood  
Christchurch

DRAWING NO.	REVISION
A001	A

DRAWING NO.  
SITE PLAN



- SITE BOUNDARY PLAN LEGEND**
- - - - - Property/Notional Boundary Line
  - - - - - R.O.W. Easement
  - ↑ ↓ ↑ ↓ Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

**TOWNHOUSE 1:**  
 Ground Floor Area: 35.5m<sup>2</sup>  
 First Floor Area: 33.4m<sup>2</sup>  
 Total Floor Area: 68.9m<sup>2</sup>

**TOWNHOUSE 2:**  
 Ground Floor Area: 35.2m<sup>2</sup>  
 First Floor Area: 33.0m<sup>2</sup>  
 Total Floor Area: 68.2m<sup>2</sup>

**TOWNHOUSE 3:**  
 Ground Floor Area: 35.2m<sup>2</sup>  
 First Floor Area: 33.0m<sup>2</sup>  
 Total Floor Area: 68.2m<sup>2</sup>

**TOWNHOUSE 4:**  
 Ground Floor Area: 35.5m<sup>2</sup>  
 First Floor Area: 33.4m<sup>2</sup>  
 Total Floor Area: 68.9m<sup>2</sup>

**0. SITE BOUNDARY PLAN**  
 SCALE 1:100

*EDMONDS STREET*

**BROOKSFIELD**  
 — HERITAGE —

PROJECT NAME  
 Edmonds Street Townhouses

PROJECT ADDRESS  
 33 Edmonds Street  
 Linwood  
 Christchurch

DRAWING NO. REVISION

**A002 A**

DRAWING NO.  
 SITE BOUNDARY PLAN



**0. LANDSCAPING PLAN**  
SCALE 1:100

EDMONDS STREET

**PLANT LEGEND**



TYPE 1 - PIN OAK  
"Quercus palustris"



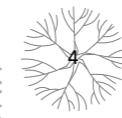
TYPE 2 - CONIFER  
"Thuja occidentalis  
'Pyramidalis'"



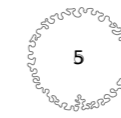
TYPE 3 - GRISELINIA  
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TYPE 4 - CHERRY TREE  
"Prunus 'Accolade'"



TYPE 5 - LIME TREE  
"Tilia x europaea"

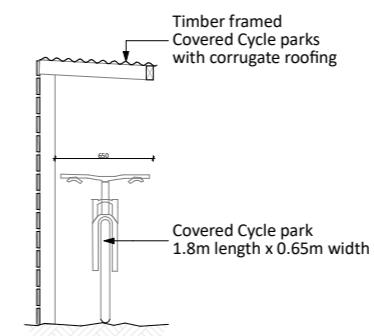


**LANDSCAPING LEGEND**

- 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
- 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
- For planting refer to **Plant Legend**

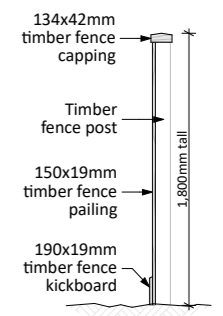


**COVERED CYCLE PARKING**  
SCALE 1:50

**LETTERBOX**



- 4x Box Design letterbox on front boundary fence with Street number and unit lettering



**FENCE DETAIL**  
SCALE 1:50

**BROOKSFIELD**  
HERITAGE

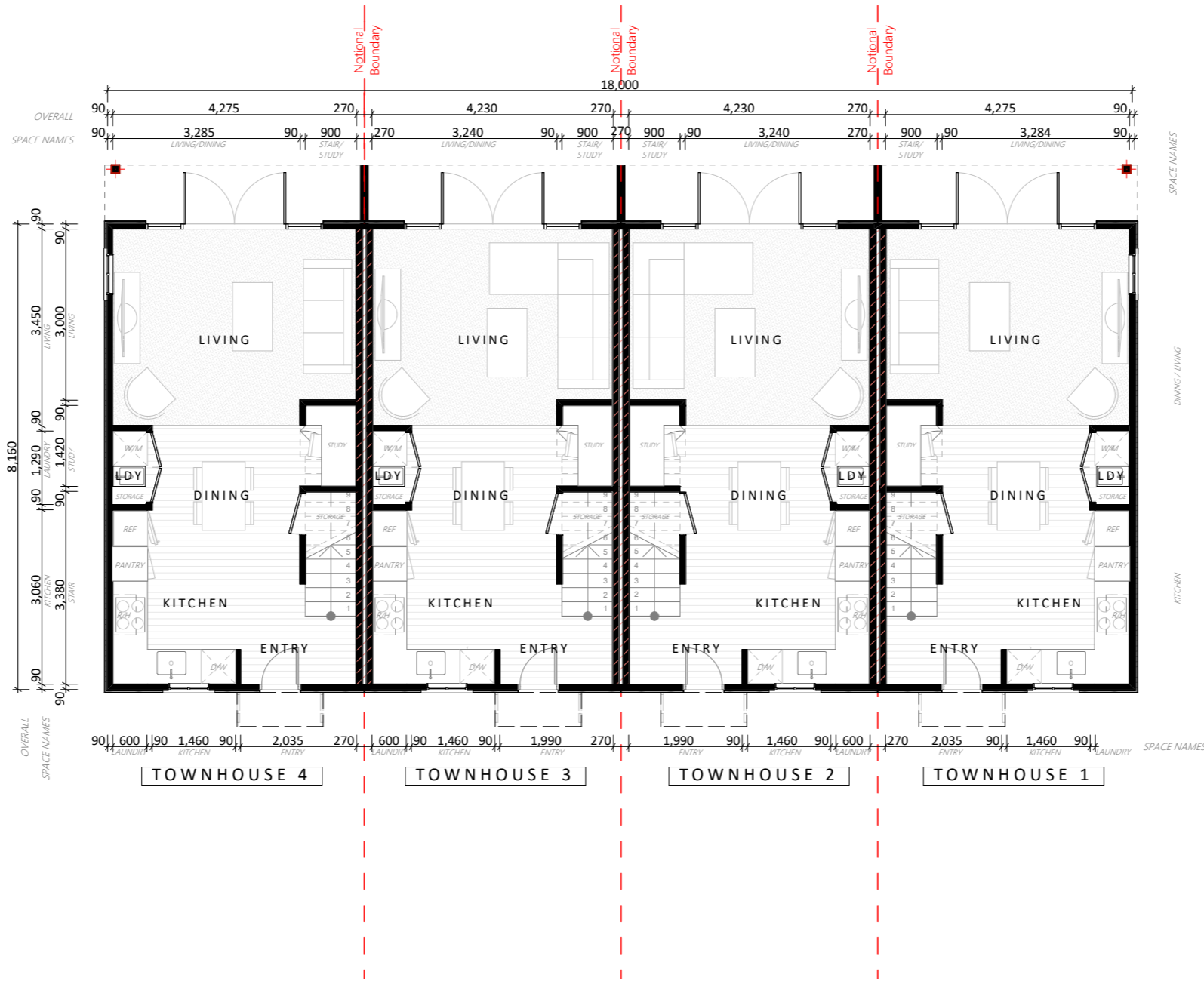
PROJECT NAME  
Edmonds Street Townhouses

PROJECT ADDRESS  
33 Edmonds Street  
Linwood  
Christchurch

DRAWING NO. REVISION

A003 A

DRAWING NO.  
LANDSCAPING PLAN



**1. GROUND FLOOR PLAN**  
SCALE 1:100

**BROOKSFIELD**  
HERITAGE

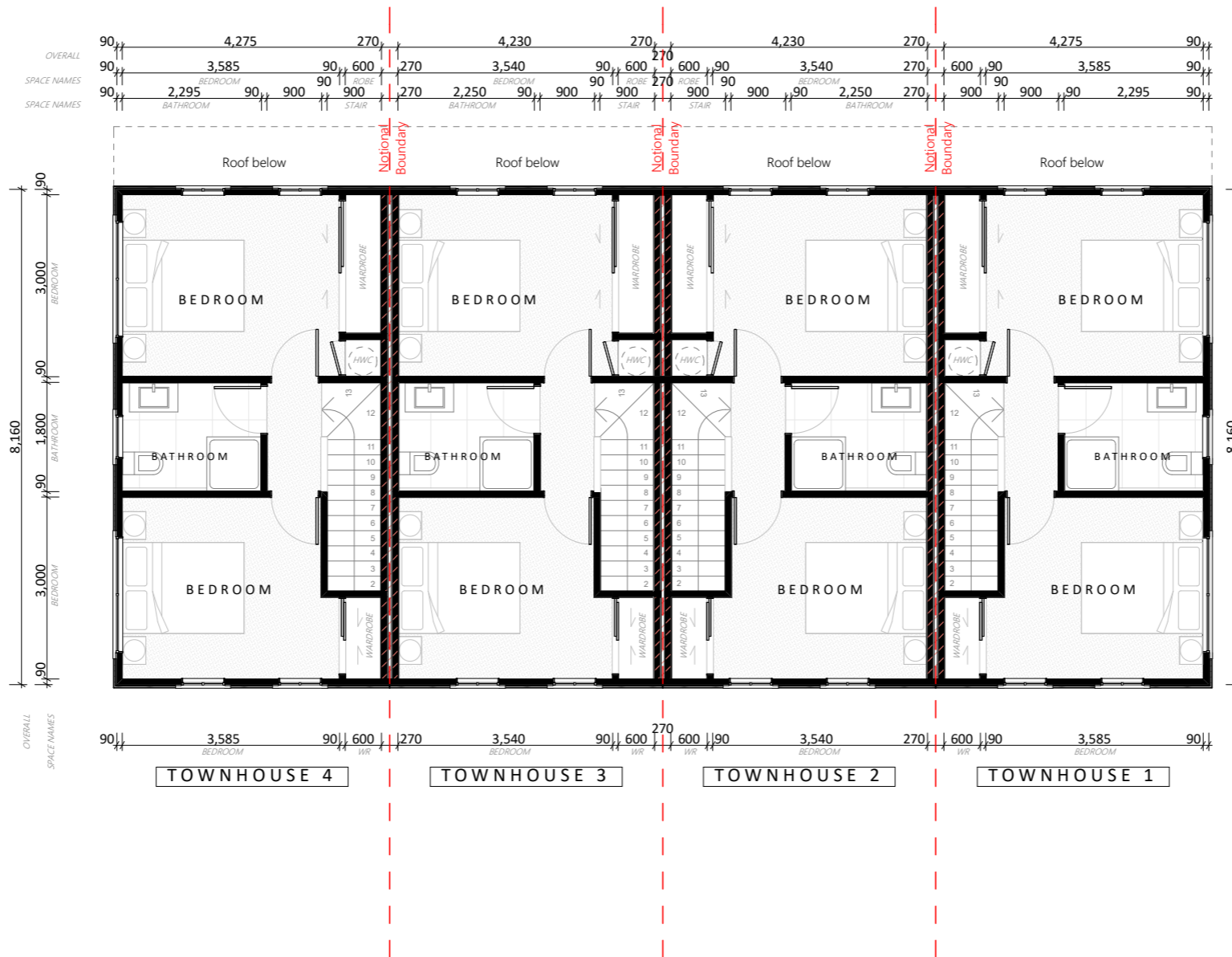
PROJECT NAME  
Edmonds Street Townhouses

PROJECT ADDRESS  
33 Edmonds Street  
Linwood  
Christchurch

DRAWING NO. REVISION

A100 A

DRAWING NO.  
FLOOR PLANS GROUND  
FLOOR



**LEGEND - WALLS**

- 90mm Timber Framed wall (external wall)  
- 10mm GIB Board internal lining  
- 20mm drained cavity  
- 12.5mm Enduroclad Board and Batten
- 90mm Timber Framed wall (internal wall)  
- 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications  
Refer to FINISHES PLAN for wall lining specification.

**BROOKSFIELD**  
HERITAGE

PROJECT NAME  
Edmonds Street Townhouses

PROJECT ADDRESS  
33 Edmonds Street  
Linwood  
Christchurch

DRAWING NO. REVISION

A101 A

DRAWING NO.  
FLOOR PLANS FIRST  
FLOOR



**E01 NORTH ELEVATION**  
SCALE 1:100

**LEGEND**

**Roof**  
- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay  
- Colour to be selected by Brookfield Living.

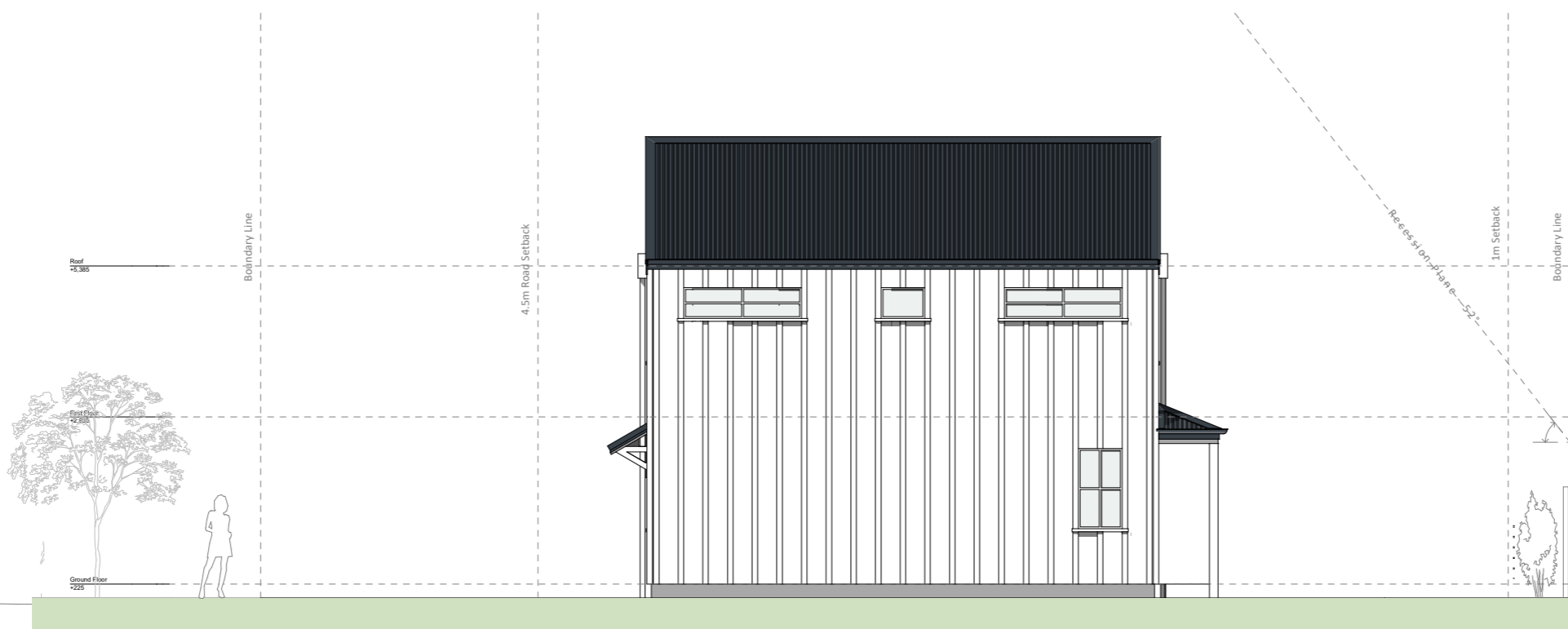
**Vertical Enduroclad Board and Batten**  
Enduroclad Board and Batten with Resene CoolColour finish installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.  
- Colour to be selected by Brookfield Living.

**Permanently Obscured Glass**  
- As required by Christchurch District Plan 14.4.2.8

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

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

APL powder coated aluminium exterior windows and doors in selected finish  
- 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



**E02 EAST ELEVATION**  
SCALE 1:100

EDMONDS STREET

**BROOKSFIELD**  
HERITAGE

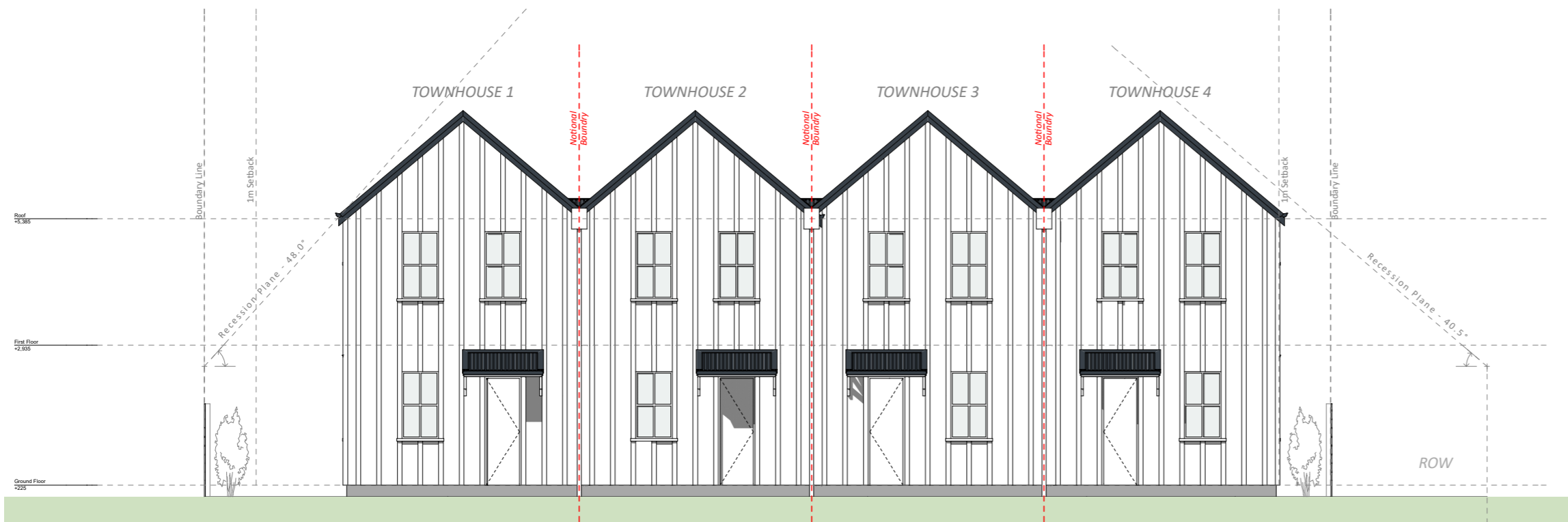
PROJECT NAME  
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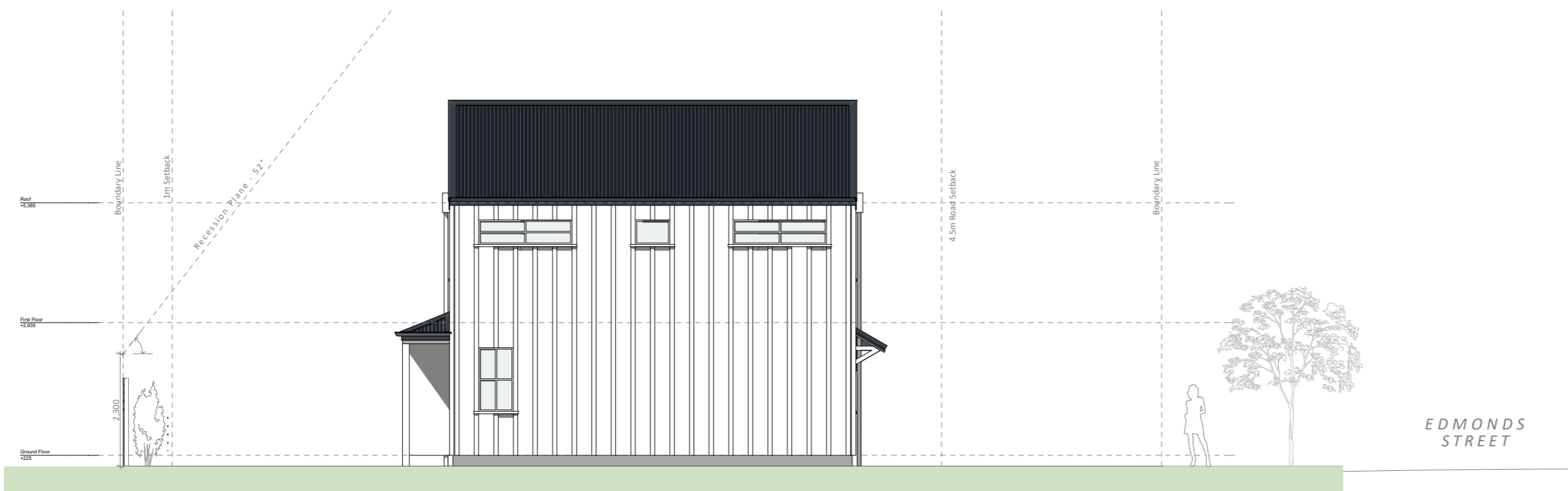
DRAWING NO. REVISION

A200 A

DRAWING NO.  
SITE ELEVATIONS



**E03 SOUTH ELEVATION**  
SCALE 1:100



**E04 WEST ELEVATION**  
SCALE 1:100

**BROOKSFIELD**  
— HERITAGE —

PROJECT NAME  
Edmonds Street Townhouses

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Linwood  
Christchurch

DRAWING NO. REVISION

A201 A

DRAWING NO.  
SITE ELEVATIONS





**E05 NORTHWEST CORNER ELEVATION**  
SCALE 1:100



*Under stair study example*

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— HERITAGE —

PROJECT NAME  
Edmonds Street Townhouses

PROJECT ADDRESS  
33 Edmonds Street  
Linwood  
Christchurch

DRAWING NO. REVISION

A202 A

DRAWING NO.  
SITE ELEVATIONS



Street View 1 - Render



Street View 2 - Render



Rear View 3 - Render

**BROOKSFIELD**  
— HERITAGE —

PROJECT NAME  
Edmonds Street Townhouses

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33 Edmonds Street  
Linwood  
Christchurch

DRAWING NO. REVISION

A300 A

DRAWING NO.  
3D IMAGES

# Price List

House	Bedrooms	Bathrooms	Carparks	House Size	Price
House 1	2	1	1 Carpark	69m2	\$559,000.00
House 2	2	1	1 Carpark	69m2	\$559,000.00
House 3	2	1	1 Carpark	69m2	\$559,000.00
House 4	2	1	1 Carpark	69m2	\$559,000.00

Expected Start

October 2022

Expected Completion

April 2022

Title Type

Fee Simple

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



## BROOKSFIELD