

BROOKSFIELD

34 Meadowville Avenue, Spreydon

Four Industrial Apartments








Renders



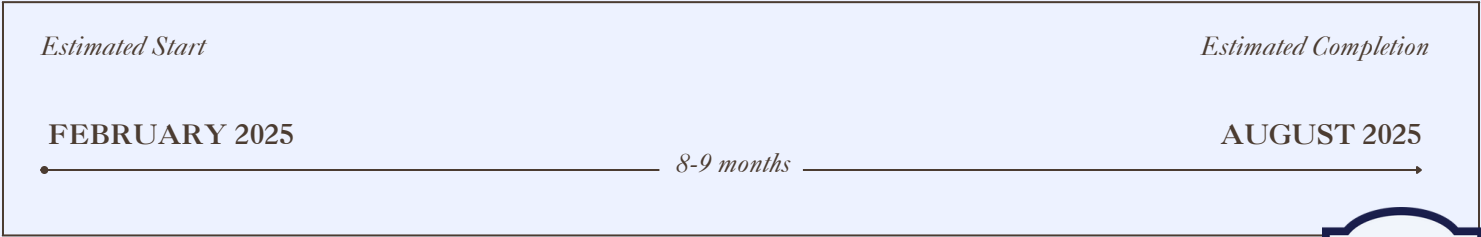
General Information

34 Meadowville Avenue is another exceptional display of our industrial apartments.

Price List

	 BEDROOMS	 BATHROOMS	 CARPARK	 SIZE	 PRICE
Ground floor East apartment (1)	2	1	Carpark	70	719,000
Ground floor West apartment (2)	2	1	Carpark	70	719,000
First floor East apartment (3)	2	1	Carpark	70	719,000
First floor West apartment (4)	2	1	Carpark	70	719,000

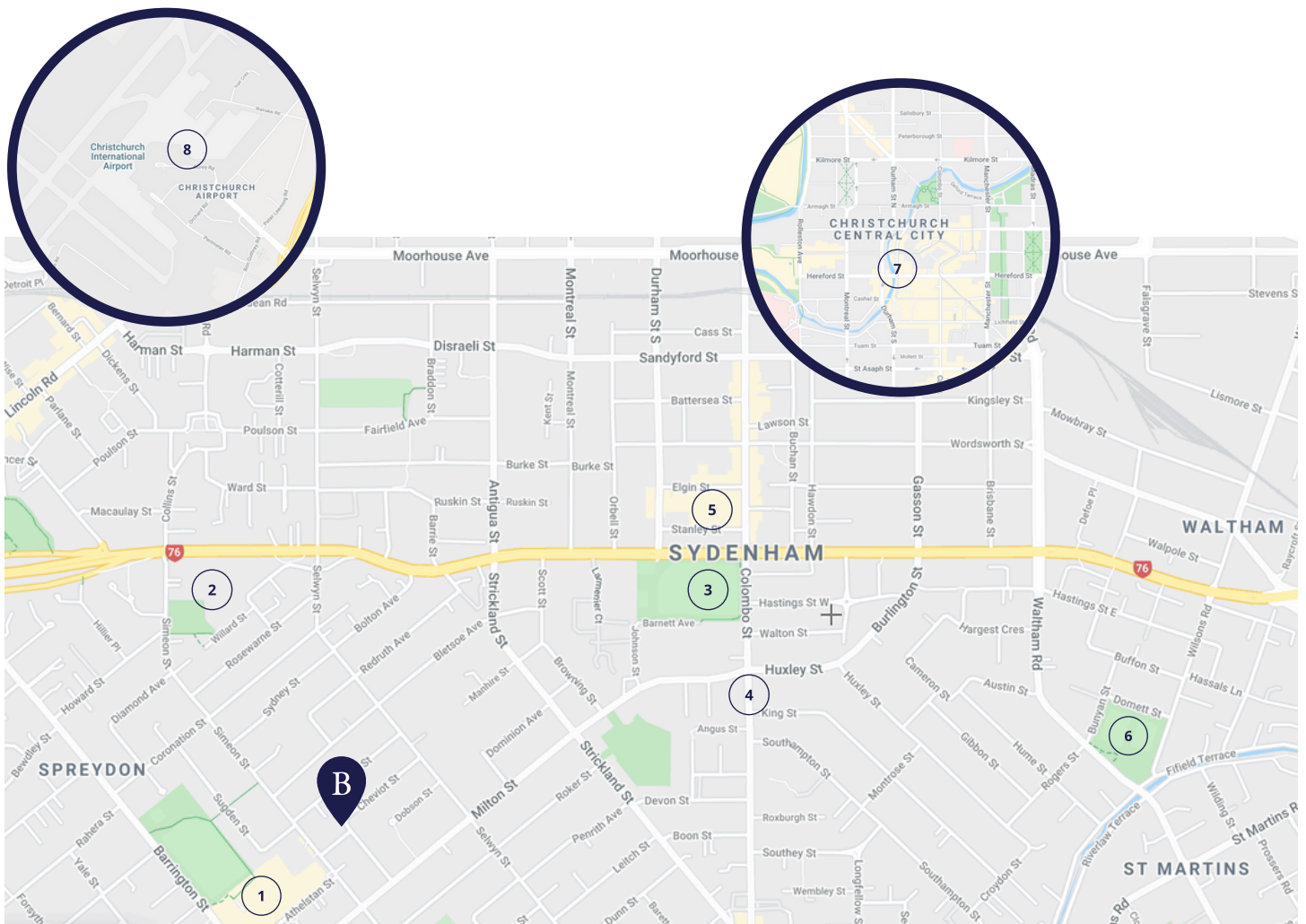
Build time



Location

34 Meadowville Avenue is another exceptional display of our industrial apartments designed in London by renowned Ben Pentreath Architects. Located in Spreydon, 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 or investment property.



- | | | | |
|---|--------------------------------|---|---|
| 1 | Barrington Mall - 230m | 5 | The Colombo Mall - 1.7km |
| 2 | Addington Primary School - 1km | 6 | Waltham Park and Pools - 2.4km |
| 3 | Sydenham Park - 1.1km | 7 | Christchurch Central City - 3.2km |
| 4 | Sydenham Village - 1.4km | 8 | Christchurch International Airport - 11km (18min) |



Site Plan



Landscaping Legend

	Existing Tree
	Proposed Standard
	Proposed Tree
	Garden Bed (138.9m ²)
	Evergreen Hedge
	Lawn (22.1 m ²)
	Selected Chip (42.3m ²)
	Hardwood Deck (15m ²)
	Coloured Cut Concrete (92.6m ²)
	Exposed Aggregate Concrete (179.8m ²)

Plant Legend

TYPE 1 - PORTUGUESE LAUREL <i>Prunus laurocerasus</i>	TYPE 3 - KOWHAI TREE <i>Sophora microphylla</i>	TYPE 4 - CHERRY TREE <i>Prunus 'Avalanche'</i>	TYPE 5 - SHRUB MIX <i>Hydrangea, Lavender, Coprosma, Hebe and/or similar shrubs</i>	TYPE 6 - THUJA <i>Thuja occidentalis</i>



North & South Elevations



NORTH ELEVATION



SOUTH ELEVATION

East & West Elevations



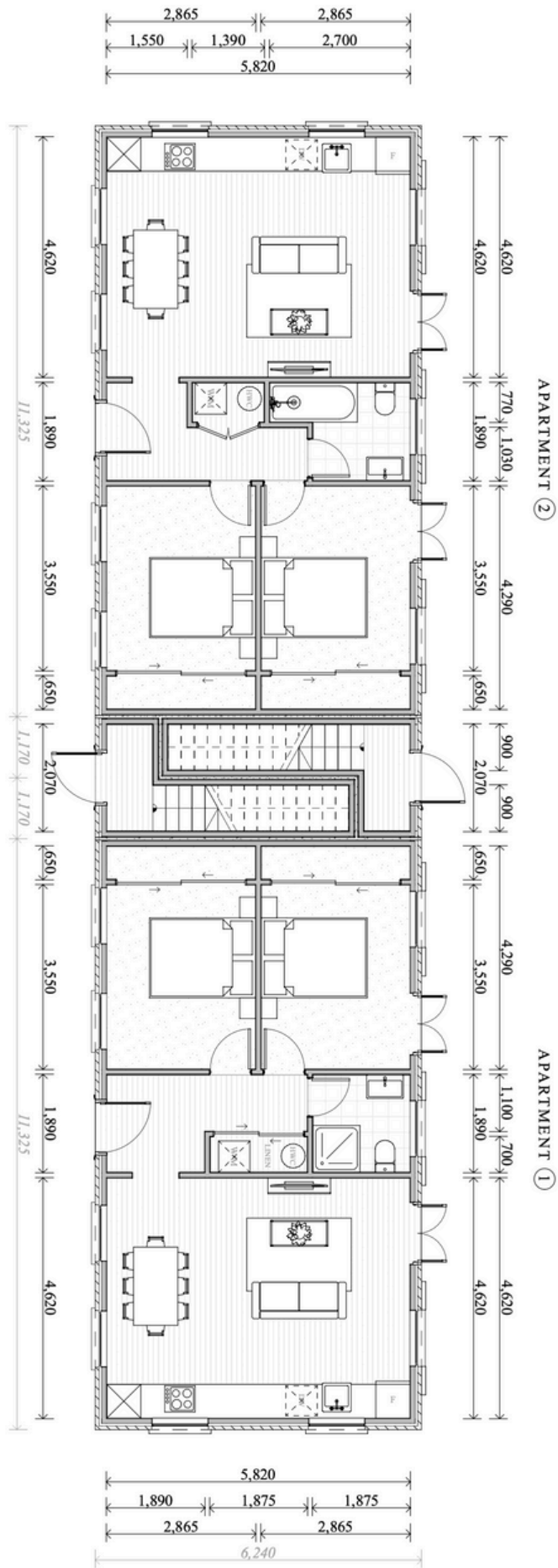
EAST ELEVATION



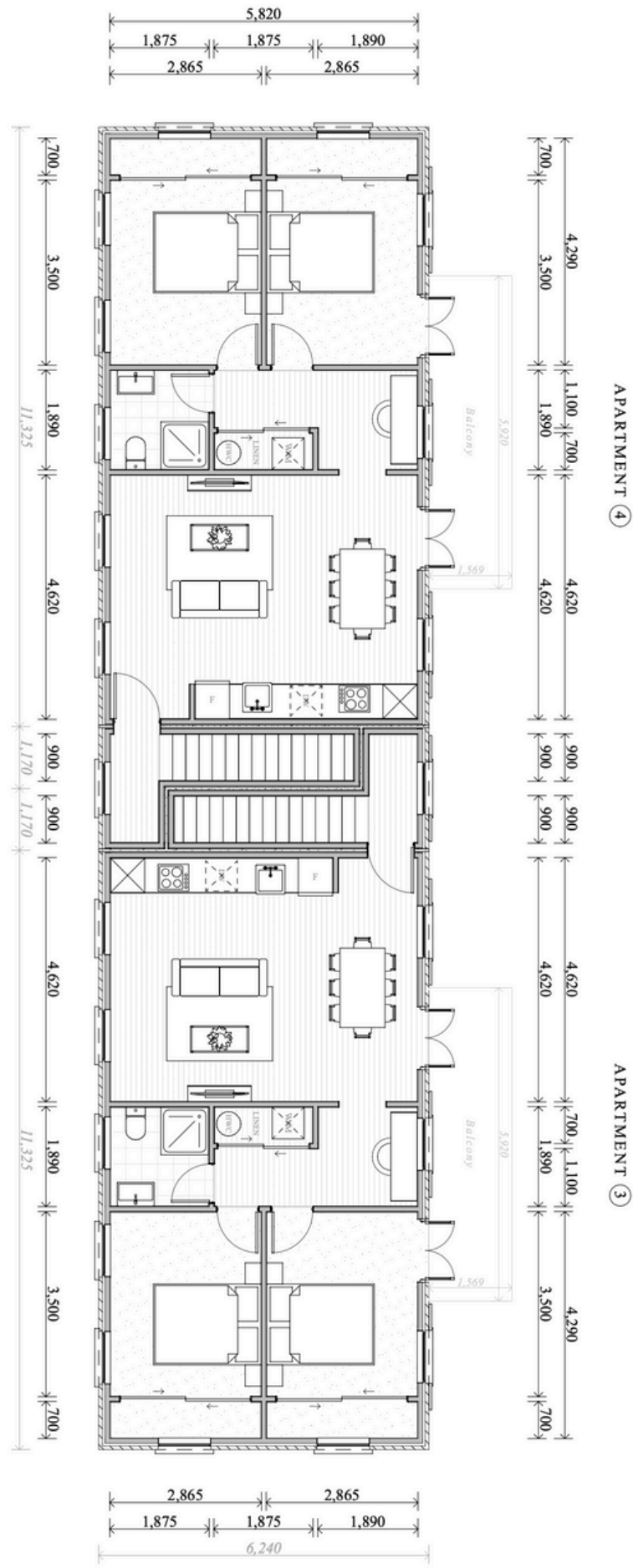
WEST ELEVATION



Ground Floor



First Floor



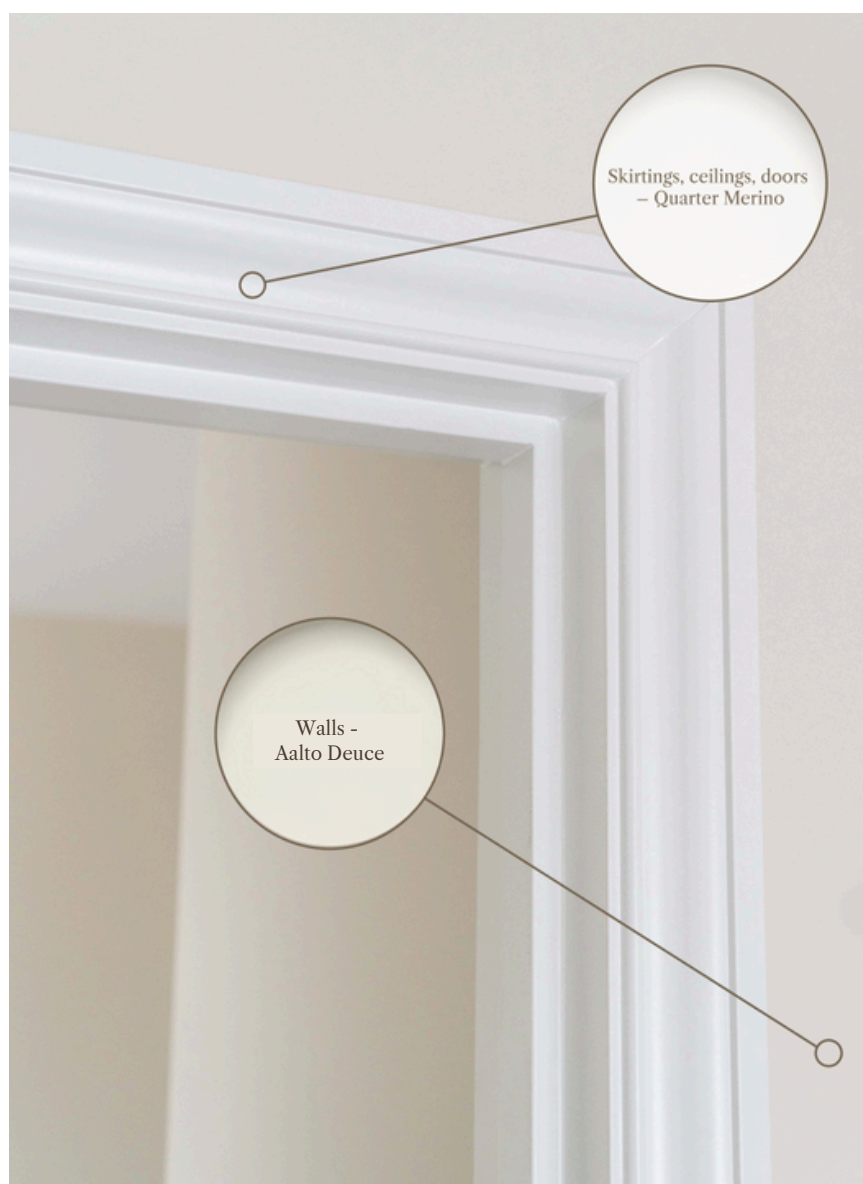
It's all in the details –
Standard Interior Spec
& Upgrade Options



Colouring & detailing

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

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brooksfeld 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.



Skirtings, ceilings, doors
– Quarter Merino

Walls -
Aalto Deuce

The homes come with a neutral colour palette for you to make your own



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

Shower:
Posh Domaine Brass Rail

Heated Towel Rail:
Elan 7 Rail Warmer

Heater:
Weiss FH24SS

Smoke Alarms: Cavius Photoelectric Smoke Alarm

Underfloor:
R1.4 Polystyrene in Concrete
Foundation



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Standard Spec



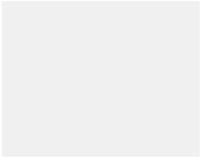
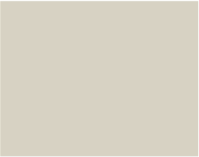















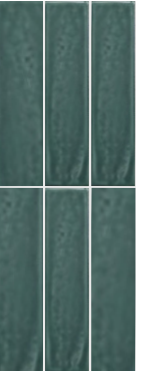
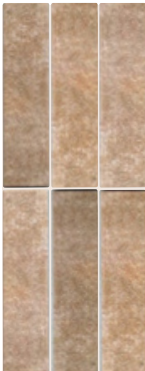

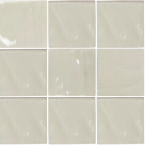




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Kitchen Upgrade Options

<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					
Standard range	 Posh Canterbury Mixer Standard	 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 Standard	 Unlacquered Brass	 Black




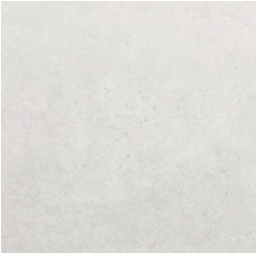








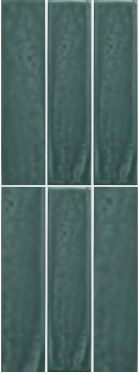





Flooring Upgrade Options

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><p></p></div></div>

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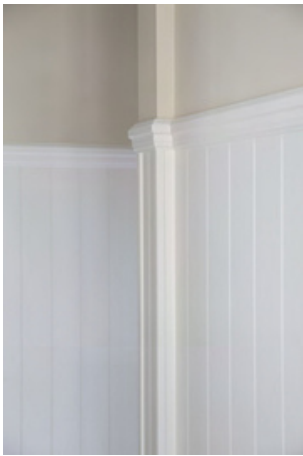



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Bathroom Upgrade Options

Vanity fixture				
 <p>Posh Canterbury Basin Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
Vanity Handles				
	 <p>Chrome <i>Standard</i></p>	 <p>Antique Bronze</p>	 <p>Black</p>	 <p>Black Iron</p>
Shower fixture				
 <p>Posh Canterbury Shower Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
<i>Upgrade Range</i>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>
				 <p>WIN A FREE BROOKSFIELD</p> <p>Go in the draw when you buy a Brookfield.</p>

Other Upgrade Options

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



Please note only upstairs apartments have solar

Solar panels. Save 50% of your power bill*

**These homes feature our pre-installed system which will save you roughly 50% (+/-) on your power bill.*

The system we install in Brooksfeld homes includes an 'Enphase' individual inverter on each of the panels, meaning each panel works on its own without relying on the other panel's sun exposure or cleanliness.

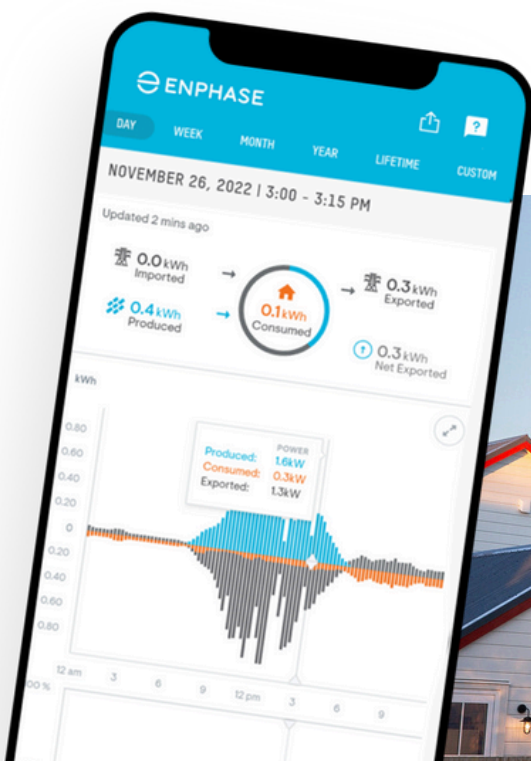
The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a 'Green Catch Diverter' system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

You can monitor and track the power produced and used as well as check to see how much power is being imported from and exported to the national grid. All you need is a wi-fi connection and the Enphase app.

Each part of the system comes with a product warranty:

Green Catch Solar Diverter
Trina Vertex S 415watt all black
Enphase IQ7A Microinverter

5 years
25 years
10 years



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Your Rental Appraisal

21 June 2024



ADDRESS: Apartments 1 - 4, 34 Meadowville Ave, Spreydon

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 between **\$500 - \$535 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

RENTAL APPRAISAL.

Date: 18 September 2024

Prepared for: Brookfield

Thank you for requesting a rental assessment for: Apartment 1 – 4, 34 Meadowville Avenue, Spreydon

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 \$530 and \$550 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>

34 Meadowville Avenue, Spreydon

(2 Bed, 1 Bath, Carpark)



Ohana offer an end-to-end short term property management service.
From resetting the property between stays, to marketing your listing online.

Rental Highlights

Christchurch's (CBD) is a vibrant hub of innovation and culture, blending the old with the new. Known for its resilient spirit, the area features modern architecture alongside historic buildings, green spaces like Hagley Park, and a thriving arts scene. With diverse dining options, boutique shopping, and a lively nightlife.

Conservatives Estimates

\$1,072

Gross Weekly Estimates
(at 80% occupancy)

\$54,912

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$180**
Gross Weekly Estimate **\$1,072**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$54,912**
(at 80% occupancy)

Expenses

~~15%~~ +GST Power and
Internet paid by the owner
Consumables \$95
(Monthly) Digital Property
Manual \$8 (Monthly) Linen
Hire \$25 - \$30 per
reservation

Booking Platform

Ohana **airbnb** **Booking.com** **Vrbo**

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.

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 more beautiful architectural details, durability and affordability.

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.





B R O O K S F I E L D

 0800 548 454

 www.brooksfield.co.nz

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