

BROOKSFIELD

# 34 Meadowville Avenue, Spreydon

*Four Industrial Apartments*








*Renders*



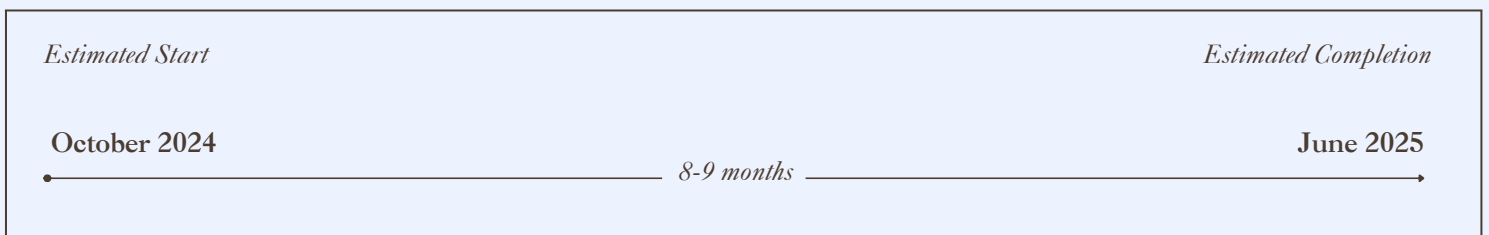
*General Information*

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	699,000
First floor West apartment (4)	2	1	Carpark	70	699,000

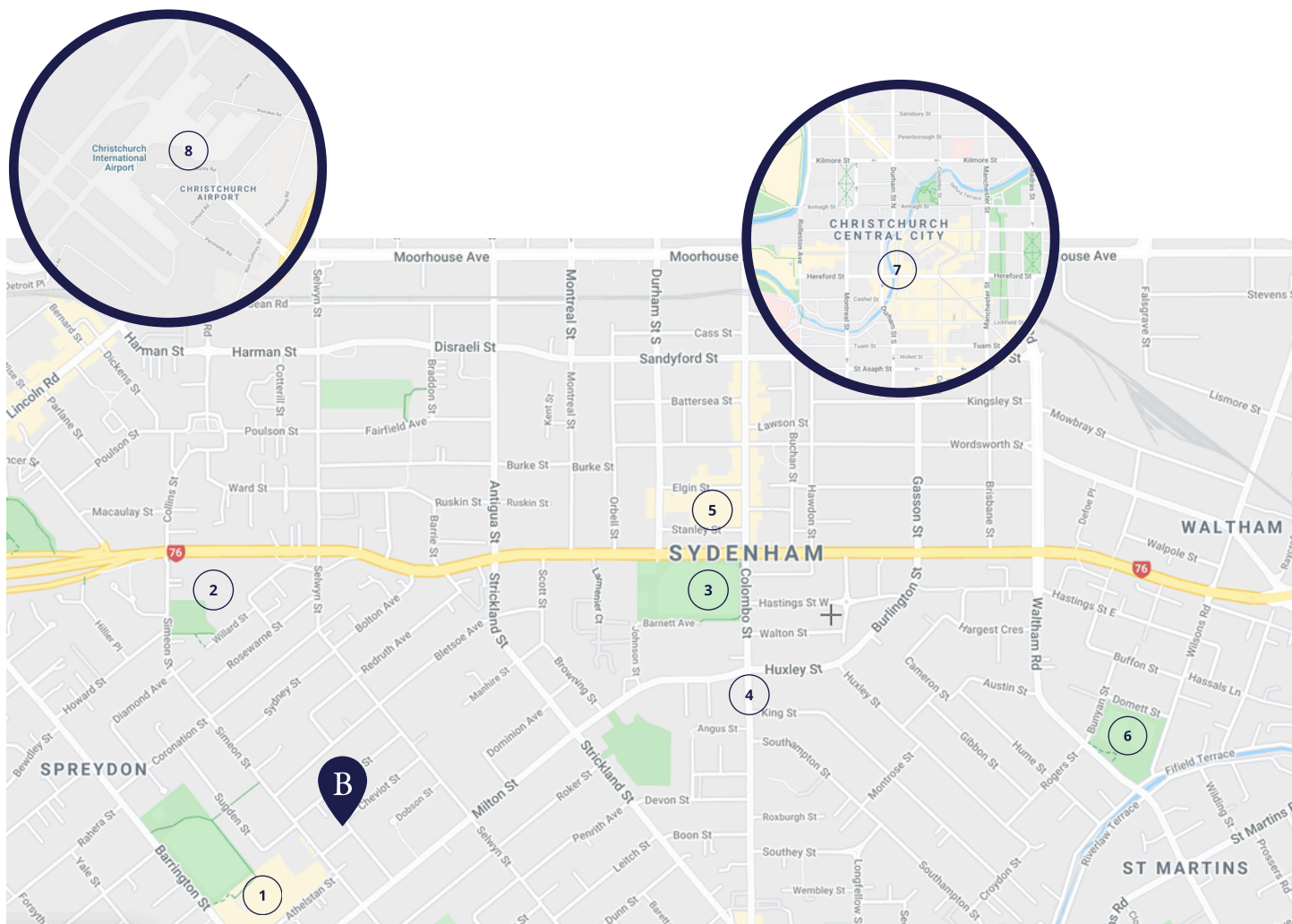
*Build time*



# Location

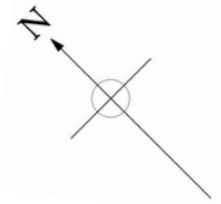
34 Meadowville Avenue is another exceptional display of our industrial apartments designed in London by renowned Ben Pentreath Architects. Located in Spreydon, many local amenities, public transport links and public recreation spots are only a short walking distance away.

Below are some of our favourite spots and points of interest close to your next home or investment property.



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






# Site Plan



## Landscaping Legend

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

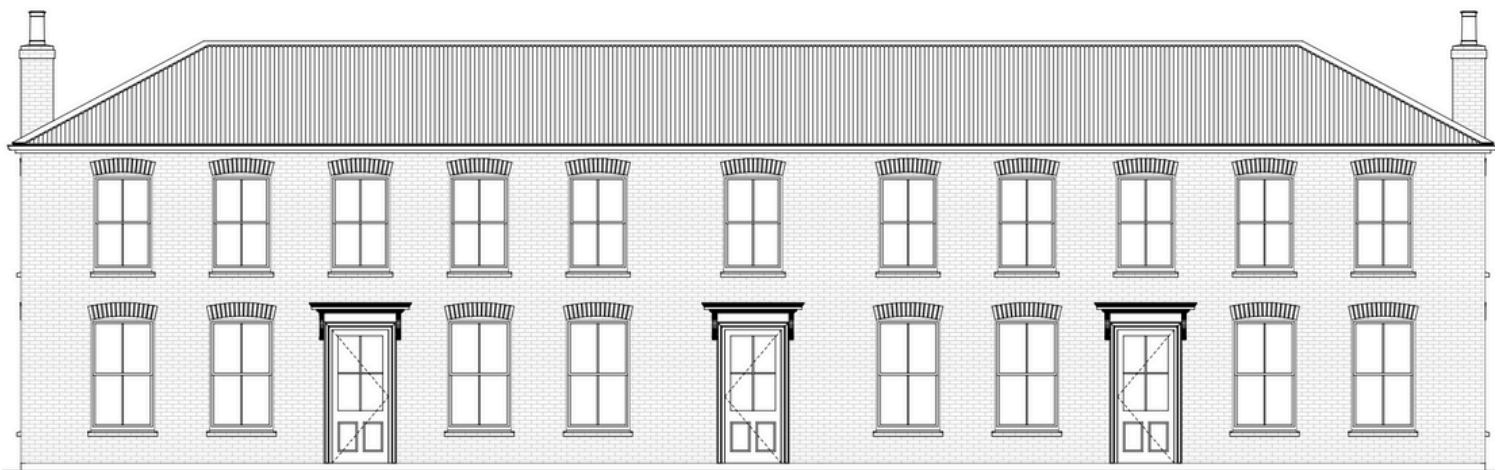
## Plant Legend

-  **TYPE 1 - PORTUGUESE LAUREL**  
*Prunus laurocerasus*
-  **TYPE 3 - KOWHAI TREE**  
*Sophora microphylla*
-  **TYPE 4 - CHERRY TREE**  
*Prunus 'Accolade'*
-  **TYPE 5 - SHRUB MIX**  
*Hydrangea, Lavender, Cypripedium, Hebe and/or similar shrubs*
-  **TYPE 6 - THUJA**  
*Thuja occidentalis*

# North & South Elevations

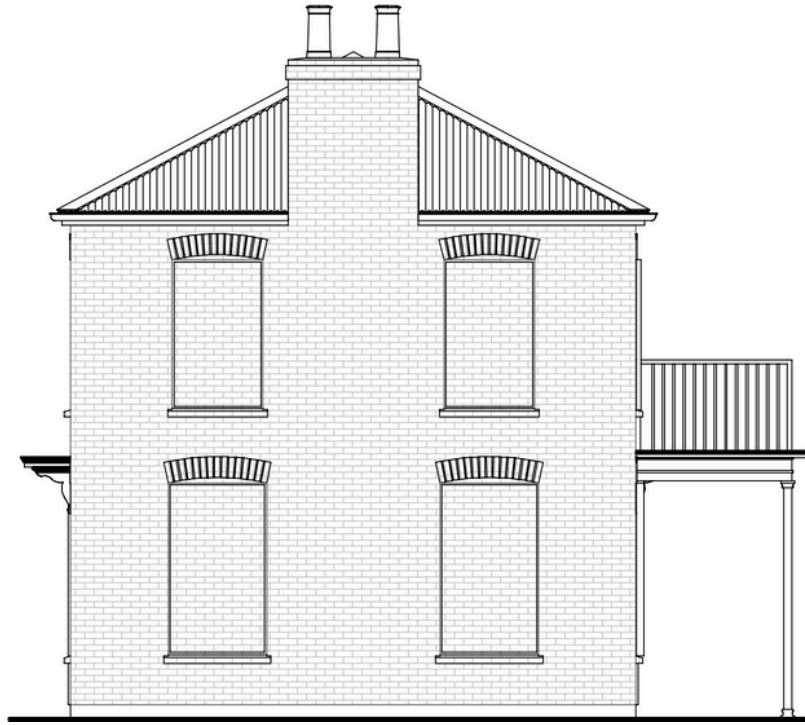


NORTH ELEVATION



SOUTH ELEVATION

# East & West Elevations

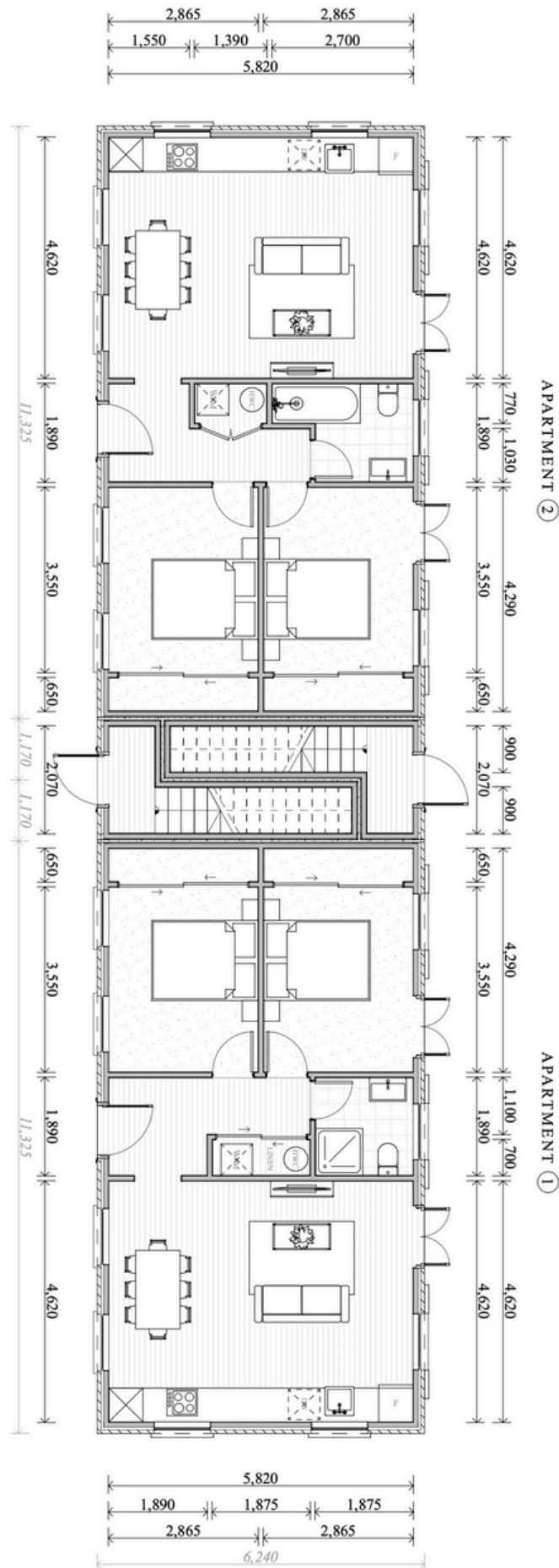


EAST ELEVATION



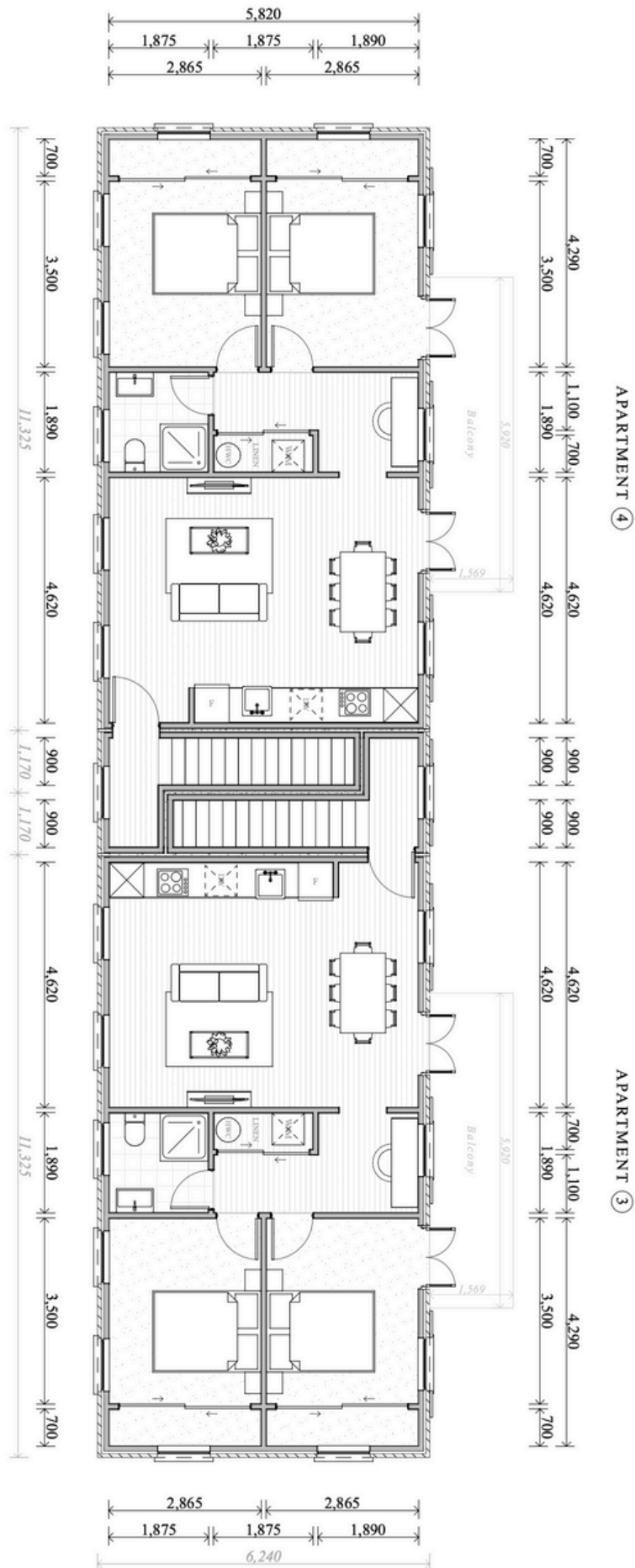
WEST ELEVATION

# Ground Floor





# First Floor



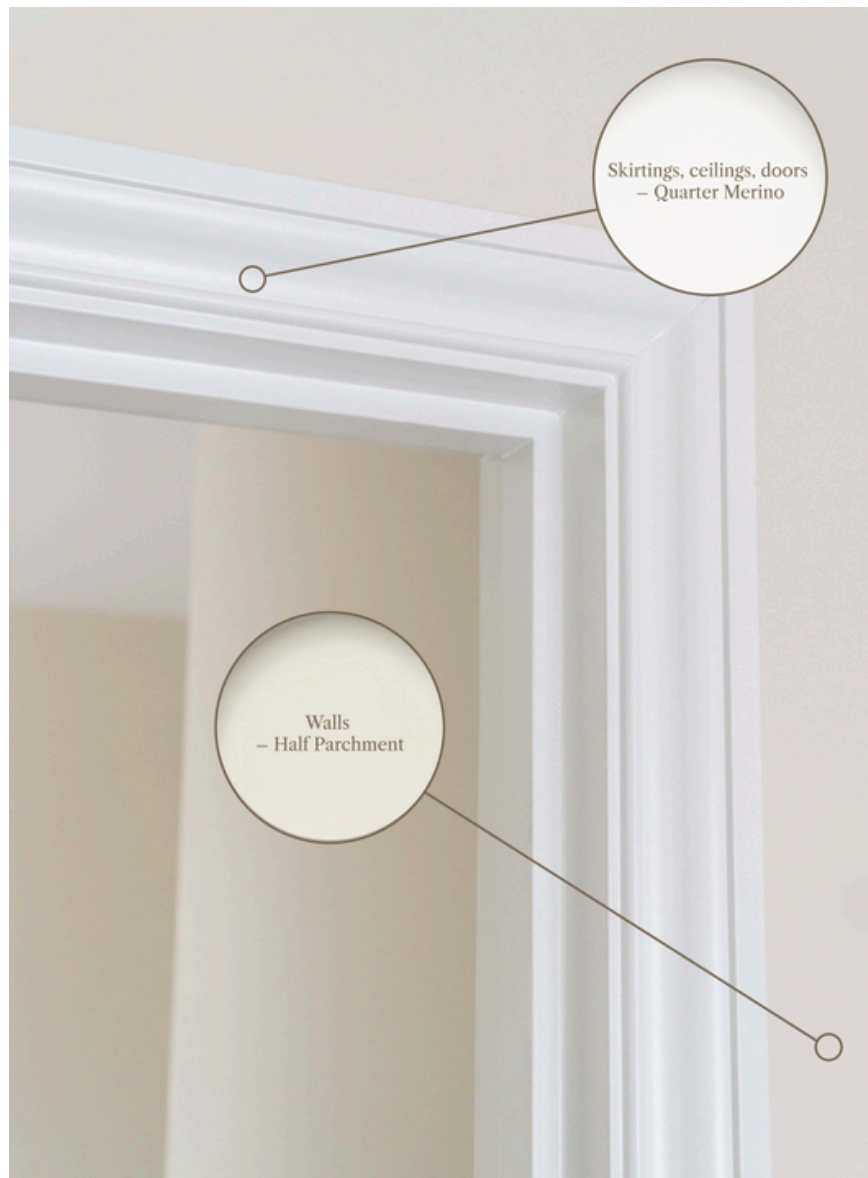
*It's all in the details –*  
Standard Interior Spec

## It's all in the details

*These homes are the latest in our series of 'Georgian Colonial Revival Homes'. Each home features well-thought-out spaces.*

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 Brookfield 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.

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



Skirtings, ceilings, doors  
– Quarter Merino

Walls  
– Half Parchment

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

# Standard interior spec



Kitchen/entrance Floor Tiles  
Forest Cedar



Carpet – Godfrey Hirst NZ wool  
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile  
Artisan Gris Matt



Kitchen tapware  
Posh Canterbury Sink Mixer



Splashback  
White Subway Tile



Cabinetry  
Melteca Warm White

Handles & Knobs  
Versailles Satin Black



Shower Mixer  
Posh Canterbury Mixer



Mirror  
Round with Demist Function

Tapware  
Posh Canterbury Basin Mixer



Toilet  
Nova Back-To-Wall



Vanity  
English Classic 700mm 2 Drawer

## Not Pictured:

### Bathroom

Shower - Acrylic Tray & Glass Wall 900x900  
Shower - Posh Domaine Brass Rail  
Heated Towel Rail - Elan 7 Rail Warmer  
Heater - Weiss FH24SS

### Insulation

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

### Window Furnishings

Living Area Blinds - Roller Blinds  
Bedroom Blinds - Venetian Blinds

### Appliances & Chattels

Oven - Smeg SFA6500TVX  
Cooktop - Smeg Induction SI7643B  
Dishwasher - Fisher & Paykel Single Drawer DD60ST4NX9  
Range Hood - Applco Canopy Range Hood  
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control  
Smoke Alarms - Cavius Photoelectric Smoke Alarm

### Garage

Fully Carpeted

# Upgrade Options



Oak Flooring Upgrade

- Colorado Oak
- Congo Oak
- Riverside Oak



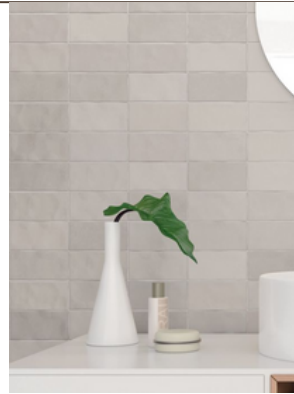
Door Handle Unlacquered Brass  
Iver Sarlat Levers On Plain Shouldered Long Plate



Butlers Sink  
Clotaire 500mm x 595mm



Traditional Panelling



Kitchen Splashback  
Fez Warm Matt



Shaker-Style Cabinetry

- Melteca Warm White
- Navy: Ink Breeze
- Green: Pistachio

Handles & Knobs  
Pictured: Tradco Unlacquered  
Solid Brass Cup and Knob



Kitchen Shelves



Brass Pendant



Kitchen Handles & Knobs

1. Standard: Versailles Cup & Knobs
2. Upgrade Option: Tradco Solid Handle and Knobs



Kitchen Tapware  
Perrin & Rowe Brushed Nickel - Ionian Two Hole Bench  
Mounted Mixer With White Porcelain Levers

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.

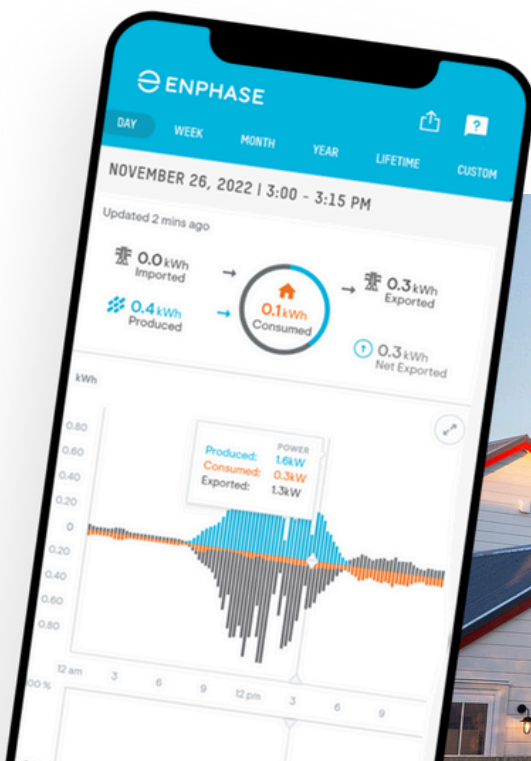
The solar power system installed in Brooksfeld homes features the latest in smart home technology. We also include a ‘Green Catch Diverter’ system which diverts excess power to the hot water cylinder before sending it back to the grid to sell, this is the most efficient way to use the power generated.

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.

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Each part of the system comes with a product warranty:

Green Catch Solar Diverter	5 years
Trina Vertex S 415watt all black	25 years
Enphase IQ7A Microinverter	10 years





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1



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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 therefor). 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



# 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](http://www.brooksfield.co.nz)

 [vinny@brooksfield.co.nz](mailto:vinny@brooksfield.co.nz)